

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Tuesday May 26, 2020 \* Hailey City Hall Meeting Room  
5:30 PM**

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

**Via teleconference:** +1 (872) 240-3311, **Access Code:** 543-667-133

**Via One-touch:** United States <tel:+18722403311,543667133#>,

**From your computer, tablet or smartphone:** <https://www.gotomeet.me/CityofHaileyCityCouncil>

**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

**CONSENT AGENDA:**

|                        |                                                                                                                                                                                                                                                               |    |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <a href="#">CA 222</a> | Motion to ratify a letter from Mayor Burke to FaPo Holdings requesting an extension of the July 1, 2020 deadline for the relocation of the Forest Service Warehouse Building pursuant to the Second Amended Development Agreement <b>ACTION ITEM</b> .....    | 1  |
| <a href="#">CA 223</a> | Motion to approve the Special Event, The Hunger Coalition Lunch in the Park, to be held Monday through Friday beginning May 26 <sup>th</sup> , 2020 through August 14 <sup>th</sup> , 2020, from 11:30am to 12:30pm, in Kiwanis Park <b>ACTION ITEM</b> ..... | 5  |
| <a href="#">CA 224</a> | Motion to approve the Special Event, ArborFest, to be held Saturday, June 13 <sup>th</sup> , 2020 at McKercher Park and the Hope Garden from 10:00am until 2:00pm. <b>ACTION ITEM</b> .....                                                                   | 11 |
| <a href="#">CA 225</a> | Motion to approve unaudited Treasurer’s report for April 2020 <b>ACTION ITEM</b> .....                                                                                                                                                                        | 17 |

**MAYOR’S REMARKS:**

MR 000

**PUBLIC HEARING:**

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <a href="#">PH 226</a> | Consideration of a recommendation by the Planning and Zoning Commission for a Preliminary Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard within the Limited Business (LB) Zoning District <b>ACTION ITEM</b> ..... | 29  |
| <a href="#">PH 227</a> | Consideration of a recommendation by the Hailey Planning and Zoning Commission regarding the Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision <b>ACTION ITEM</b> .....                                         | 83  |
| <a href="#">PH 228</a> | Consideration of a recommendation by the Hailey Planning and Zoning Commission regarding the Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Blincoe Architecture, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District <b>ACTION ITEM</b> .....                                                                                                                                                                                                                         | 123 |

**STAFF REPORTS:** Staff Reports                  Council Reports                  Mayor’s Reports

|                        |                                                |     |
|------------------------|------------------------------------------------|-----|
| <a href="#">SR 229</a> | Draft of next City Council meeting agenda..... | 172 |
|------------------------|------------------------------------------------|-----|

**Matters & Motions from Executive Session or Workshop**

Next Ordinance Number - 1263    Next Resolution Number- 2020-066

**AGENDA ITEM SUMMARY**

**DATE:** 05/26/20 **DEPARTMENT:** CDD **DEPT. HEAD SIGNATURE:** LH

**SUBJECT:** Ratification of a letter from Mayor Burke to FaPo, LLC requesting an extension to the relocation of the Forest Service pursuant to the Second Amended Development Agreement with FaPo Holdings Idaho LLC regarding property located at Lots 4-8, 13, 14A and 20A, Block 20, Hailey Townsite.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code: Title 17 (IFAPPLICABLE)

**Background**

The Second Amendment Development Agreement with FaPo Holdings Idaho LLC was developed to accommodate relocation of the 1936 Warehouse Building in the Sawtooth Forest Service Supervisors Complex in order to create additional parking for the mixed-use building located at 314 South River Street. The Forest Service Block served as the Sawtooth Headquarters from 1933-1953, which included six (6) buildings, including the Warehouse. The 26-stall parking lot will be located at 306-308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite).

The attached letter from the Mayor requests an extension due to the pandemic.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

|                   |                                |                         |                   |
|-------------------|--------------------------------|-------------------------|-------------------|
| ___ City Attorney | ___ Finance                    | ___ Licensing           | ___ Administrator |
| ___ Library       | <u>X</u> Community Development | <u>X</u> P&Z Commission | ___ Building      |
| ___ Police        | <u>X</u> Fire Department       | <u>X</u> Engineer       | ___ W/WW          |
| <u>X</u> Streets  | <u>X</u> Parks                 | <u>X</u> Public Works   | ___               |

Mayor \_\_\_\_\_

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to ratify the attached letter from the Mayor requesting an extension to the relocation of the Forest Service Warehouse Building pursuant to the Second Amended Development Agreement with FaPo Holdings Idaho LLC regarding property located at Lots 13, 14A and 20A, Block 20, Hailey Townsite.

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_  
City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agmt. /Order Originals: Record \*Additional/Exceptional Originals to: \_\_\_\_\_

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

|                        |                                |                         |                   |
|------------------------|--------------------------------|-------------------------|-------------------|
| <u>x</u> City Attorney | ___ Finance                    | ___ Licensing           | ___ Administrator |
| ___ Library            | <u>X</u> Community Development | <u>X</u> P&Z Commission | ___ Building      |
| ___ Police             | ___ Fire Department            | ___ Engineer            | ___ W/WW          |
| ___ Streets            | ___ Parks                      | ___ Public Works        | ___ Mayor         |

115 MAIN STREET SOUTH, SUITE H  
HAILEY, IDAHO 83333  
(208) 788-4221  
Fax: (208) 788-2924

May 15, 2020

FaPo Holdings  
c/o Engle and Associates  
via email: [Jeremy.Lange-jeremy@englassociates.com](mailto:Jeremy.Lange-jeremy@englassociates.com)

Dear FaPo Representatives:

The City and FaPo Holdings Idaho, LLC are parties to a Second Amended Development Agreement recorded December 18, 2020) regarding Lots 4-8 inclusive Block 20 and 13, 14A, and 20A Block 20. This agreement stipulates in Section 6 that the City desires to preserve various buildings from the Forest Service Supervisors Complex located on the subject property. Of these buildings, Section 6 a) of the agreement gives the City or a non-profit identified by the City until July 1, 2020 to remove the Warehouse Building located on Lot 14A, subject to receipt of notice by FaPo prior to January 1, 2020. The City received this notice from FaPo legal representative on December 23, 2019.

Since the receipt of the notice, the City has been proceeding in good faith to develop a relocation plan for the Warehouse Building. We have entered into a contract for services with Ben Young Landscape Architect and Errin Bliss Architects. These two firms have made three presentations to the Hailey Arts and Historic Preservation Commission, the last of which was on March 10, 2020. The Commission planned to make a recommendation to the City Council in early April, with a plan to move the building pursuant to the July 1, 2020 deadline.

Unfortunately, the Covid pandemic has dramatically curtailed our plans to move forward with the building relocation. On March 13, 2020, the Governor announced the first Covid-19 case in Idaho. On March 14, the first case in Blaine County was announced. City Offices were closed on March 17. On March 20, the Governor issued a Stay-at-home Order for Blaine County, the first Idaho community hot spot. For all effective purposes, all normal business in Hailey was curtailed on March 17, 2020.

We are now operating under the Governors Stay Healthy Order. If all of the medical data milestones are met, under a "best-case" scenario the Orders would be lifted by June 27, 2020.

Hailey has clearly been unable to conduct normal business during this time. The last two Hailey Arts and Historic Preservation meetings were cancelled due to the lack of staff resources caused by the Covid pandemic. The City is not in the position to be able to complete our due diligence by the July 1 deadline. Section 10 of the Development Agreement, force Majeure, allows that in

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the event of performance by either owner or City are delayed for causes which are beyond reasonable control of the [party responsible for such performance, which shall include. Without limitation, acts of civil disobedience, strikes, war or similar causes, the time for such performance shall be extended by the amount of time of such delay. Pursuant to the dates above, the deadline would be moved from July 1 to October 10, 2020. However, it is impractical to move a building at the onset of winter. Therefore, we would request an extension of the move date to October 10, 2020.

Please respond at your earliest possible convenience

Regards,

Sincerely,



Martha Burke  
Mayor, City of Hailey

cc: Hailey City Council

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/26/2020 **DEPARTMENT:** CDD/PW **DEPT. HEAD SIGNATURE:** \_\_\_\_\_

**SUBJECT:**

Request for approval to hold a special event, the event being, The Hunger Coalition Lunch in the Park, to be held Kiwanis Park Monday through Friday, May 26, 2020 through August 14, 2020 (from 11:30 a.m. to 1:30 p.m.).

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |                                                        |                                                         |                                             |
|--------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library                        | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney                 | <input type="checkbox"/> Mayor                          | <input checked="" type="checkbox"/> Streets |
| <input type="checkbox"/> City Clerk                    | <input checked="" type="checkbox"/> Planning            | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building                      | <input checked="" type="checkbox"/> Police              | _____                                       |
| <input type="checkbox"/> Engineer                      | <input checked="" type="checkbox"/> Public Works, Parks | _____                                       |
| <input checked="" type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission               | _____                                       |

Request for approval to hold a special event, the event being, The Hunger Coalition Lunch in the Park, to be held Kiwanis Park Monday through Friday, May 26, 2020 through August 14, 2020 (from 11:30 a.m. to 1:30 p.m.), and authorization for the Mayor to sign the special event decision and special event agreement.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head in Attendance at Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

## DECISION

Based on the Application for a Special Event Permit for The Hunger Coalition Lunch in the Park, the City of Hailey, pursuant to Chapter 12.14 of the Hailey Municipal Code, approves the Application and grants the Special Event Permit, subject to the following conditions:

### Standard Conditions

- a. The Applicant shall comply with the terms, plans, covenants and provisions of the Application, as approved or as modified by the City of Hailey.
- b. The Applicant shall comply with all applicable local, state and federal laws, regulations and ordinances before, during and after the Special Event(s).
- c. The Applicant shall execute an agreement, relating to the reimbursement of expenses, indemnification and other provisions immediately upon the approval of the application for the Special Events Permit.
- d. In the event the Applicant fails to comply with all the conditions set forth herein, the City may revoke the Special Events Permit, in whole or in part.
- e. A supporting application is on file and shall be complied with.

### Additional Conditions

- a. Certificate of Liability Insurance in the amount of \$1,000,000 naming the City of Hailey as additionally insured.

DATED this 26<sup>th</sup> day of May, 2020.

CITY OF HAILEY

By: \_\_\_\_\_  
Martha Burke, its Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

## SPECIAL EVENT AGREEMENT

In consideration of the granting of a special event permit by the City of Hailey (“the City”) for The Hunger Coalition Mobile Market, to be held at Kiwanis Park Monday through Friday, May 26, 2020 through August 14, 2020 (from 11:30 a.m. to 12:30 p.m.), plus specified set up and teardown time, (“the Event”), and pursuant to Section 12.14 of the Hailey Municipal Code, the undersigned, as the applicant (“Applicant”) of a Special Event Permit from the City for the Event, does hereby agree to reimburse the City for any costs incurred by the City in repairing damage or providing any services or materials resulting from the Event. The Applicant agrees that such costs may be deducted from a non-refundable security deposit or additional deposit as established by the City, and that if costs exceed any deposit made by the applicant, further reimbursement will be made to the City upon demand. The Applicant hereby agrees to indemnify, defend and hold harmless the City and its officers and employees, in their official and individual capacities, from any and all claims, demands, obligations, liabilities, lawsuits, judgments, attorneys’ fees, costs, expenses and damages of any nature caused by or arising out of, or connected with the Event. 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 herein or on appeal, or in bankruptcy proceedings. The Applicant agrees to comply with all the laws and ordinances of the City of Hailey, Idaho applicable to the subject matter thereof, and to conduct the Event in accordance with the terms and provisions of the application for a Special Event Permit, as approved or as modified by the City, and all conditions of the Special Event Permit. The Applicant agrees that the Special Event Permit is nontransferable and shall be conducted only for the dates and locations as approved by the City.

IN WITNESS WHEREOF, Applicant and the City have executed this Agreement on this 26<sup>th</sup> day of May, 2020.

APPLICANT:

By: \_\_\_\_\_

\_\_\_\_\_  
(Please sign and print name and title, if applicable)

CITY OF HAILEY:

By: \_\_\_\_\_  
Martha Burke, its Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, its City Clerk

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## SPECIAL EVENT PERMIT APPLICATION

EVENT NAME: Lunch in the Park

LOCATION FOR EVENT (Be specific i.e. Hop Porter Park, all of 1<sup>st</sup> Avenue between Walnut and Pine, 115 Main St. S.):

Public Property  Private Property

Kiwanis Park

### I. EVENT SCHEDULE

Special Events are limited to four days, including set-up and tear-down days. No more than eight events per calendar year can be conducted by a single party or organization, unless a modification is granted by the City Council.

| Date(s) of Event                            | Hours                             | Estimated # of Attendees |
|---------------------------------------------|-----------------------------------|--------------------------|
| May 26 <sup>th</sup> - Aug 14 <sup>th</sup> | Start Time: 11:30 End Time: 12:30 | All Day: 40-120          |
| (M-F)                                       | Start Time: End Time:             | All Day:                 |
| Date(s) of Set-up/Tear-down                 | Hours                             | Estimated # Staff        |
|                                             | Start Time: End Time:             |                          |
|                                             | Start Time: End Time:             |                          |

### II. FEES

Special Event Permit Application Fee \$125

Per Day Park Rental Fee \$300

Events that meet both of the following criteria may be exempted from Park Rental Fee by resolution of the City Council:

- Non-profit event that is held annually within the City of Hailey for at least ten consecutive years and consistently draw large numbers of participants and spectators. Tax Exempt #: \_\_\_\_\_
- Promoted locally and regionally within the state and the northwest.

Tax (on park rental fees only) 6%

### TOTAL DUE

### III. ORGANIZATION INFORMATION

Sponsoring Organization: The Hunger Coalition

Applicant's Name: Sloan Storey Title: Program Coordinator

Address: 121 Honeysuckle St City: Bellevue State: ID Zip: 83333

Telephone Home: 208-788-0121 Mobile: \_\_\_\_\_ FAX: \_\_\_\_\_

Applicant Driver's License #: FA 129711G Email: sstorey@thehungercoalition.org

### IV. EVENT INFORMATION

New Event: Yes \_\_\_\_\_ No X Annual Event: Yes X No \_\_\_\_\_ Years Operating 12

Event Category:  Commercial  Noncommercial

Estimate of Gross Ticket Sales & Revenues (commercial event only): N/A

Description of Event: Daily free lunch distribution for kids in partnership with the Blaine County School District

### V. INSURANCE REQUIREMENTS

A COMPREHENSIVE GENERAL LIABILITY insurance policy must be maintained with coverage of not less than \$1,000,000.00 combined single limit per occurrence. Each policy shall be written as a primary policy, not contributing with or in excess of any coverage which the City may carry. A certificate naming the City of Hailey, Blaine County, Idaho as additional insured shall be delivered to the City of Hailey with this application. The adequacy of all insurance required by these provisions shall be subject to approval by the City Clerk. Failure to maintain any insurance coverage required by this agreement shall be cause for immediate termination of the application.

Insurance Company: Sun Valley Insurance Agent Name: Tom Marcroft Phone: (208) 725-0977  
Updated: 11/9/2016 (Attach any additional pages as needed)

**SPECIAL EVENT ACTIVITIES PLANNED**

It is the sole responsibility of the applicant to coordinate activities planned. All event materials and related items are to be furnished by the applicant unless arrangements are made prior to the event. (\*Additional fees may apply.)

| Yes | No | Check all Planned Activities                                                                                                                                                                                                                                                                                                                                                                                | Yes        | No             | Check all Planned Activities                                                                                                                                                                                                                              |
|-----|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |    | <b>Street Closures &amp; Access / Parade (if yes)</b><br>• Street Closure for Special Event Application and detailed map listing areas of closure are required. <i>An ITD permit and separate City form is required for Main Street Closures.</i><br>• Your Event Coordinator is required to have the Notification Certification completed by all affected businesses, churches, schools and neighborhoods. |            |                | <b>Alcohol Served or Sold:</b> Requires Alcohol Beverage Catering Permit (Hailey Code 5.13) <b>Provider -</b>                                                                                                                                             |
|     |    | <b>Barricades</b> If yes, please include a logistics map and # of barricades applicant is providing.                                                                                                                                                                                                                                                                                                        | ✓          |                | <b>Food/Beverages (Caterers) Please List:</b>                                                                                                                                                                                                             |
|     |    | <b>Police/Traffic Control Services</b> (A security plan is necessary for Special Events anticipated to attract 250 or more participants while serving beer, wine or liquor or for street closures.)<br><b>*Police Officers may be required for events serving alcohol. Applicant will be charged \$40/hr. per officer.</b>                                                                                  |            |                | <b>Booths:</b> Profit / Non-Profit                                                                                                                                                                                                                        |
|     |    | <b>Barricades</b> If yes, please include a logistics map and # of barricades applicant is providing.                                                                                                                                                                                                                                                                                                        |            |                | <b>Vendors (Items sold/ Solicitation) Please list:</b>                                                                                                                                                                                                    |
|     |    | <b>Police/Traffic Control Services</b> (A security plan is necessary for Special Events anticipated to attract 250 or more participants while serving beer, wine or liquor or for street closures.)<br><b>*Police Officers may be required for events serving alcohol. Applicant will be charged \$40/hr. per officer.</b>                                                                                  |            |                | <b>Vendors (Items sold/ Solicitation) Please list:</b><br><b>Canopies/Tents/Temporary Structures -</b> City of Hailey Fire Department, Fire Code Enforcement may require a permit for tents, canopies, membrane, or temporary structures over 400 sq. ft. |
|     |    | <b>Electricity / Generators:</b><br><br><b>Size:</b> _____<br><b>Medical Services (Circle)</b><br>EMT - Standby (or) Ambulance<br>*Determination of EMS services is dependent on event size & type.<br><b>Applicant will be charged \$35/hr. for EMS Standby.</b>                                                                                                                                           | ✓          |                | <b>Signs or Banners</b><br>*A separate application and fee are required for street banners.                                                                                                                                                               |
|     |    | <b>Electricity / Generators:</b><br><br><b>Size:</b> _____                                                                                                                                                                                                                                                                                                                                                  | <u>ADA</u> | <u>Regular</u> | <b>Portable Toilets / Wash Stations:</b><br>(Please provide one (1) permanent or portable toilet per 100 people) *Contact Clear Creek Disposal for ordering: 208-726-9600                                                                                 |
|     |    | <b>Medical Services (Circle)</b><br>EMT - Standby (or) Ambulance<br>*Determination of EMS services is dependent on event size & type.                                                                                                                                                                                                                                                                       | #          | #              | <b>Portable Toilets / Wash Stations:</b><br>(Please provide one (1) permanent or portable toilet per 100 people) *Contact Clear Creek Disposal for ordering: 208-726-9600                                                                                 |
|     |    |                                                                                                                                                                                                                                                                                                                                                                                                             | #          | #              |                                                                                                                                                                                                                                                           |

**Return to Agenda**

**AGENDA ITEM SUMMARY**

DATE: 5/26/20 DEPARTMENT: PW DEPT. HEAD SIGNATURE: \_\_\_\_\_

**SUBJECT:**

Request for approval to hold a special event, the event being ArborFest, to be held at McKercher Park on Saturday, June 13<sup>th</sup>, 2020 from 10am to 2pm, and authorization for the Mayor to sign the special event decision.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle  
# \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |                                             |                                                         |                                             |
|---------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library                        | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney      | <input type="checkbox"/> Mayor                          | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk         | <input type="checkbox"/> Planning                       | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police                         | _____                                       |
| <input type="checkbox"/> Engineer           | <input checked="" type="checkbox"/> Public Works, Parks | _____                                       |
| <input type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission               | _____                                       |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Request for approval to hold a special event, the event being ArborFest, to be held at McKercher Park on Saturday, June 13<sup>th</sup>, 2020 from 10am to 2pm, and authorization for the Mayor to sign the special event decision.

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

## DECISION

Based on the Application for a Special Event Permit for the ArborFest, the City of Hailey, pursuant to Chapter 12.14 of the Hailey Municipal Code, approves the Application and grants the Special Event Permit, subject to the following conditions:

### Standard Conditions

- a. The Applicant shall comply with the terms, plans, covenants and provisions of the Application, as approved or as modified by the City of Hailey.
- b. The Applicant shall comply with all applicable local, state and federal laws, regulations and ordinances before, during and after the Special Event(s).
- c. The Applicant shall execute an agreement, relating to the reimbursement of expenses, indemnification and other provisions immediately upon the approval of the application for the Special Events Permit.
- d. In the event the Applicant fails to comply with all the conditions set forth herein, the City may revoke the Special Events Permit, in whole or in part.
- e. A supporting application is on file and shall be complied with.

### Additional Conditions

- a. None

DATED this 26<sup>th</sup> day of May, 2020.

CITY OF HAILEY

By: \_\_\_\_\_  
Martha Burke, its Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221

## SPECIAL EVENT AGREEMENT

In consideration of the granting of a special event permit by the City of Hailey (“the City”) for ArborFest (Saturday, June 13<sup>th</sup>, 2020 from 10:00 a.m. to 2:00 p.m.), plus specified set up and teardown time) (“the Event”), and pursuant to Section 12.14 of the Hailey Municipal Code, the undersigned, as the applicant (“Applicant”) of a Special Event Permit from the City for the Event, does hereby agree to reimburse the City for any costs incurred by the City in repairing damage or providing any services or materials resulting from the Event. The Applicant agrees that such costs may be deducted from a non-refundable security deposit or additional deposit as established by the City, and that if costs exceed any deposit made by the applicant, further reimbursement will be made to the City upon demand. The Applicant hereby agrees to indemnify, defend and hold harmless the City and its officers and employees, in their official and individual capacities, from any and all claims, demands, obligations, liabilities, lawsuits, judgments, attorneys’ fees, costs, expenses and damages of any nature caused by or arising out of, or connected with the Event. 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 herein or on appeal, or in bankruptcy proceedings. The Applicant agrees to comply with all the laws and ordinances of the City of Hailey, Idaho applicable to the subject matter thereof, and to conduct the Event in accordance with the terms and provisions of the application for a Special Event Permit, as approved or as modified by the City, and all conditions of the Special Event Permit. The Applicant agrees that the Special Event Permit is nontransferable and shall be conducted only for the dates and locations as approved by the City.

IN WITNESS WHEREOF, Applicant and the City have executed this Agreement on this 26<sup>th</sup> day of May, 2020.

APPLICANT:

By: \_\_\_\_\_

(please sign and print name and title, if applicable)

CITY OF HAILEY:

By: \_\_\_\_\_

Martha Burke, its Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, its City Clerk

CITY OF HAILEY ■ 115 MAIN ST. S., SUITE H ■ HAILEY, IDAHO 83333 ■ 788-4221



# PARK RESERVATION APPLICATION

Park: \_\_\_\_\_ Field/Facility: \_\_\_\_\_

Type of Event: \_\_\_\_\_

Date(s) of Use: \_\_\_\_\_ Time: From: \_\_\_\_\_ To: \_\_\_\_\_

Day(s) of Use: M  T  W  Th  F  Sat  Sun

*(Seasonal use limited to 4 days per week.)*

## Applicant Information

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

## Organization Information (if applicable)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

### Fees:

|                                                                          |                  |                   |                                |
|--------------------------------------------------------------------------|------------------|-------------------|--------------------------------|
| Daily Pavilion Rental                                                    | 1 – 24 people    | \$50.00           | <input type="checkbox"/> _____ |
|                                                                          | 25 – 99 people   | \$100.00          | <input type="checkbox"/> _____ |
|                                                                          | 100 – 249 people | \$150.00          | <input type="checkbox"/> _____ |
| Daily Sports Field Rental                                                | 1 – 24 people    | \$100.00          | <input type="checkbox"/> _____ |
|                                                                          | 25 – 99 people   | \$150.00          | <input type="checkbox"/> _____ |
|                                                                          | 100 – 249 people | \$200.00          | <input type="checkbox"/> _____ |
| Daily Non-field Sport Rental                                             | 1 – 24 people    | \$50.00           | <input type="checkbox"/> _____ |
|                                                                          | 25 – 99 people   | \$100.00          | <input type="checkbox"/> _____ |
|                                                                          | 99 – 249 people  | \$150.00          | <input type="checkbox"/> _____ |
| Seasonal Sports Field Rental <i>(Keeper choose north or south field)</i> |                  | \$300.00          | <input type="checkbox"/> _____ |
| Seasonal Non-field Sport Rental                                          |                  | \$150.00          | <input type="checkbox"/> _____ |
|                                                                          |                  | <i>Subtotal</i>   | _____                          |
|                                                                          |                  | <i>6% Tax</i>     | _____                          |
|                                                                          |                  | <b>Total Due:</b> | =====                          |

### NOTE: Special Event Criteria

Your event is a Special Event if it meets either of the following criteria: 1) it will require a street closure within any zoning district, or 2) it is anticipated to attract 250 or more people at any one time within any zoning district. Special Event application procedures and additional fees apply.

I hereby certify the above statements to be true, complete and correct to the best of my knowledge.

Signature of Person Reserving Park: \_\_\_\_\_

Dear Mayor and City Council,

We request you consider our rescheduled ArborFest plans for June 13<sup>th</sup>. The Hailey Tree Committee canceled their original plans for April due to Covid-19 restrictions. The Hailey Tree Committee (HTC) is planning a modified ArborFest celebration this year which will follow the City of Hailey Covid-19 guidelines. On Saturday June 13<sup>th</sup>, from 10 am to 2 pm HTC members will give out free seedlings to the public at two locations: at the Hope Garden by the courthouse and at McKercher Park. We will ask that the public bring non-perishable food item(s) for the Hunger Coalition in exchange for a seedling. We will have a table set up with free information on tree planting and other tree care, as well as the updated tree list for Hailey. Information on this event will be posted on the Chamber site, Eye on Sun Valley and Idaho Mountain Express and the City of Hailey website.

Sincerely,

Linda Ries, Chair

Hailey Tree Committee



**Return to Agenda**



**CITY OF HAILEY SNAPSHOT OF REVENUE, EXPENSES, FUND BALANCE AND LIQUID ASSETS**

as of 4/30/2020

|                             | General Fund |           | Water Fund |             | Waste Water |           | Water Replacement |           | Waste Water Repl |           |
|-----------------------------|--------------|-----------|------------|-------------|-------------|-----------|-------------------|-----------|------------------|-----------|
|                             | YTD          | Budget    | YTD        | Budget      | YTD         | Budget    | YTD               | Budget    | YTD              | Budget    |
| Revenue*                    | 3,425,525    | 6,087,692 | 506,482    | 1,766,800   | 1,318,452   | 2,050,000 | 80,546            | 138,640   | 44,597           | 82,160    |
| Legislative                 | 147,707      | 341,124   |            |             |             |           |                   |           |                  |           |
| Finance                     | 205,052      | 357,468   |            |             |             |           |                   |           |                  |           |
| Comm Dev                    | 215,762      | 424,437   |            |             |             |           |                   |           |                  |           |
| Police                      | 965,978      | 1,645,838 |            |             |             |           |                   |           |                  |           |
| Streets                     | 799,204      | 1,513,633 |            |             |             |           |                   |           |                  |           |
| Public Works                | 49,224       | 110,384   |            |             |             |           |                   |           |                  |           |
| Library                     | 358,258      | 593,566   |            |             |             |           |                   |           |                  |           |
| Parks                       | 144,186      | 448,909   |            |             |             |           |                   |           |                  |           |
| Fire                        | 257,652      | 652,333   |            |             |             |           |                   |           |                  |           |
| Departmental Expenses       | 3,143,023    | 6,087,692 | 686,515    | 3,006,738   | 890,692     | 2,573,447 | 63,119            | 123,000   | -                | 430,000   |
| Net Revenue over Expenses   | 282,502      | -         | (180,033)  | (1,239,938) | 427,760     | (523,447) | 17,427            | 15,640    | 44,597           | (347,840) |
| Fund Balance** at 9/30/2019 | 2,366,627    | 2,366,627 | 3,177,655  | 3,177,655   | 3,703,435   | 3,703,435 | 2,556,634         | 2,556,634 | 1,496,642        | 1,496,642 |
| Change in Fund Balance      | 282,502      | -         | (180,033)  | (1,239,938) | 427,760     | (523,447) | 17,427            | 15,640    | 44,597           | (347,840) |
| Fund Balance YTD            | 2,649,129    | 2,366,627 | 2,997,622  | 1,937,717   | 4,131,195   | 3,179,988 | 2,574,061         | 2,572,274 | 1,541,239        | 1,148,802 |
| CASH IN BANKS               |              |           |            |             |             |           |                   |           |                  |           |
| Cash in Combined Checking   | (26,410)     |           | (32,123)   |             | 2,960       |           | (19,812)          |           | 63,463           |           |
| LGIP                        | 2,644,763    |           | 2,685,694  |             | 2,336,773   |           | 2,688,294         |           | 1,612,333        |           |
| LGIP                        | 15,534       |           | 194,962    |             | 608,129     |           |                   |           |                  |           |
| LGIP                        | 44,386       |           |            |             | 834,830     |           |                   |           |                  |           |

\* For Revenue detail, please see **General Fund Cash Flow Comparison**.

\*\* Cash Fund Balance, does not include depreciable assets in proprietary funds. Unaudited.

CASH FLOW ANALYSIS FOR FIRST SEVEN MONTHS OF FISCAL YEAR

|                              |                                              | FYE 20           |                    | FYE 19           |                    | FYE 18           |                    | FYE 17           |                  |
|------------------------------|----------------------------------------------|------------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|------------------|
|                              |                                              | CURRENT YEAR     |                    | CURRENT YEAR     |                    | PREVIOUS YEAR    |                    | PREVIOUS YEAR    |                  |
| Acct No                      | Account Description                          | at 4/30/2020     | Budget             | at 4/30/19       | Amd Budget         | at 4/30/2018     | Budget             | at 4/30/2017     | Budget           |
| <b>GENERAL FUND REVENUE</b>  |                                              |                  |                    |                  |                    |                  |                    |                  |                  |
| 100-00-31001                 | Property Taxes from County                   | 1,615,246        | 2,670,063          | 1,542,835        | 2,569,002          | 1,536,237        | 2,449,925          | 1,385,809        | 2,358,605        |
| 100-00-31009                 | Sales Tax Revenue through County             | 102,561          | 185,969            | 93,659           | 164,614            | 84,900           | 154,592            | 75,609           | 138,405          |
| 100-00-31910                 | Penalties & Interest On Taxes                | 2,563            | 14,120             | 15,761           | 14,120             | 7,337            | 14,817             | 4,323            | 10,331           |
| 100-00-31911                 | Motor Vehicle Fines through Co               | 44,698           | 100,000            | 24,128           | 50,000             | 20,034           | 50,000             | 25,410           | 40,500           |
| 100-00-32205                 | Alcohol Catering Licenses                    | 100              | 3,500              | 80               | 4,000              | 160              | 4,000              | 140              | 3,000            |
| 100-00-32209                 | Police Security                              |                  |                    |                  |                    |                  | 0                  | 0                | 10,000           |
| 100-00-32210                 | Building Permits                             | 90,331           | 250,000            | 88,121           | 301,912            | 76,405           | 262,500            | 93,918           | 175,000          |
| 100-00-32211                 | Business Licenses                            | 14,023           | 43,000             | 17,395           | 42,500             | 13,475           | 45,000             | 13,090           | 40,000           |
| 100-00-32212                 | HPD Traffic School & Muni Code Viol (205)    | 265              | 0                  | 35               | 0                  | 120              | 4,000              | 345              |                  |
| 100-00-32213                 | Business Licenses - LOT                      | 336,070          | 648,300            | 347,210          | 621,300            | 320,215          | 615,300            | 317,047          | 595,000          |
| 100-00-32215                 | Donations-Fireworks                          |                  | 15,000             | 25               | 15,000             | 100              | 15,000             | 1,064            | 15,000           |
| 100-00-32216                 | Donations- Miscellaneous                     | 14,258           | 25,000             | 21,686           | 28,100             | 26,919           | 25,000             | 14,690           | 19,500           |
| 100-00-32220                 | Encroachment Permits                         | 2,525            | 14,000             | 2,900            | 13,742             | 1,550            | 13,088             | 3,850            | 5,000            |
| 100-00-32230                 | Franchises-Cable T.V.                        | 38,757           | 79,583             | 38,521           | 79,583             | 39,176           | 79,583             | 38,471           | 73,000           |
| 100-00-32234                 | Banner Fees                                  | 2,550            | 5,000              | 3,200            | 6,000              | 2,600            | 7,000              | 2,820            | 6,000            |
| 100-00-32235                 | Franchise Fees-Idaho Power                   | 117,443          | 185,900            | 46,678           | 65,900             | 48,519           | 60,900             | 48,477           | 58,000           |
| 100-00-32236                 | Franchises-Intermountain Gas                 | 51,074           | 73,500             | 49,723           | 73,500             | 25,333           | 73,500             | 55,741           | 70,000           |
| 100-00-32237                 | Rubbish Company Franchise Fees               | 47,796           | 76,000             | 43,019           | 75,330             | 42,009           | 75,330             | 47,391           | 71,743           |
| 100-00-32257                 | Library Fines & Memberships                  | 5,612            | 15,000             | 7,092            | 19,000             | 8,057            | 18,000             | 9,554            | 18,000           |
| 100-00-32260                 | Library Meeting Room Rentals                 |                  |                    |                  |                    |                  |                    |                  |                  |
| 100-00-32265                 | Park Rental Fees                             | 6,524            | 16,560             | 5,725            | 20,000             | 5,400            | 20,000             | 6,900            | 20,000           |
| 100-00-32266                 | Hailey Rodeo Park Rental Fees                |                  | 10,000             |                  | 19,000             | 0                | 19,000             | 0                | 17,000           |
| 100-00-32273                 | Property Sales                               |                  | 10,000             | 350              | 10,000             | 2,300            | 5,000              | 0                | 500              |
| 100-00-32280                 | R. V. Dump Fees                              | 224              | 1,000              |                  | 1,000              | 205              | 1,000              | 231              | 750              |
| 100-00-32286                 | Sign and Fence Permits                       | 420              | 2,500              | 790              | 3,000              | 1,016            | 4,500              | 1,010            | 3,000            |
| 100-00-32290                 | Fire Dept Permits                            | 5,683            | 21,637             | 13,511           | 21,635             | 5,168            | 20,607             | 9,259            | 7,210            |
| 100-00-32294                 | Subdivision Inspection Permits               |                  | 2,000              | 0                | 2,000              | 5,568            | 2,000              | 0                | 500              |
| 100-00-32296                 | Zoning Applications                          | 32,836           | 29,000             | 19,310           | 35,000             | 30,013           | 24,000             | 22,501           | 16,000           |
| 100-00-32298                 | Maps, Copies & Postage                       | 4,029            | 10,000             | 2,366            | 9,500              | 7,936            | 8,000              | 7,406            | 4,000            |
| 100-00-32413                 | Interest Eamed                               | 31,614           | 45,000             | 31,840           | 40,000             | 17,929           | 10,000             | 6,312            | 3,000            |
| 100-00-32415                 | Refunds                                      | 20,320           | 20,250             | 8,702            | 24,000             | 12,025           | 12,000             | 1,820            | 12,000           |
| 100-00-32417                 | Mutual Aid Reimbursements                    | 0                | 0                  | 0                | 0                  | 24,454           | 20,000             | 70,923           | 7,135            |
| 100-00-33510                 | State Shared Liquor Apport.                  | 89,314           | 202,855            | 81,142           | 198,245            | 79,298           | 181,838            | 72,478           | 154,954          |
| 100-00-33550                 | State Shared Sales Tax                       | 272,105          | 543,188            | 253,142          | 506,954            | 241,293          | 495,062            | 223,866          | 450,763          |
| 100-00-33560                 | State Shared Highway Users Fund              | 205,394          | 389,894            | 204,556          | 384,904            | 195,716          | 370,451            | 192,039          | 353,317          |
| 100-00-33570                 | State Shared Grant                           | 3,900            | 0                  | 5,028            |                    | 2,500            | 0                  | 43,552           | 51,000           |
| 100-00-34002                 | Capital Pr (Countryside light to Cap)        | 0                |                    | 0                | 0                  |                  |                    |                  |                  |
| 100-00-34000                 | Recycling Outreach CCD Contract              | 7,966            | 12,500             | 7,170            | 12,000             | 7,002            | 12,000             | 7,898            | 11,957           |
| 100-00-34003                 | Rubbish Bookkeeping Contract                 | 47,796           | 76,000             | 43,019           | 75,330             | 42,010           | 75,330             | 47,391           | 71,753           |
| 100-00-34004                 | Police Security Contracts                    | 4,693            | 13,500             | 1,904            | 3,500              | 1,904            | 3,500              | 1,904            | 3,135            |
| 100-00-34006                 | Police Security Contracts-School             | 185,765          | 185,764            | 180,354          | 180,353            | 175,208          | 175,100            | 170,105          | 170,000          |
| 100-00-34007                 | Bellevue Marshall's Office                   |                  |                    |                  |                    |                  |                    | 0                |                  |
| 100-00-34008                 | Wood River Fire Dept. JOA                    | 21,070           | 92,109             | 59,618           | 89,427             | 49,175           | 86,822             | 49,175           | 84,293           |
|                              | <b>GENERAL FUND REVENUE</b>                  | <b>3,425,524</b> | <b>6,087,692</b>   | <b>3,260,594</b> | <b>5,779,451</b>   | <b>3,159,266</b> | <b>5,513,745</b>   | <b>3,072,519</b> | <b>5,149,351</b> |
|                              | <b>Rev. Dif from previous year</b>           | <b>164,930</b>   |                    | <b>101,328</b>   |                    | <b>86,747</b>    |                    | <b>206,978</b>   |                  |
| <b>GENERAL FUND EXPENSES</b> |                                              |                  |                    |                  |                    |                  |                    |                  |                  |
|                              | LEGISLATIVE                                  | 147,707          | 341,124            | 142,855          | 323,320            | 133,363          | 296,944            | 155,084          | 283,018          |
|                              | FINANCE                                      | 205,052          | 357,468            | 198,991          | 355,511            | 177,514          | 324,335            | 168,939          | 314,767          |
|                              | COMMUNITY DEVELOPMENT                        | 215,762          | 424,437            | 217,910          | 424,437            | 157,612          | 369,504            | 147,814          | 274,067          |
|                              | POLICE                                       | 965,978          | 1,645,838          | 939,046          | 1,562,004          | 916,870          | 1,521,338          | 903,069          | 1,475,137        |
|                              | STREET                                       | 799,204          | 1,513,633          | 784,971          | 1,340,753          | 508,560          | 1,309,195          | 699,823          | 1,153,481        |
|                              | ENGINEER/PUBLIC WORKS                        | 49,224           | 110,384            | 41,733           | 227,110            | 48,306           | 95,295             | 50,324           | 117,283          |
|                              | LIBRARY                                      | 358,258          | 593,566            | 347,418          | 582,665            | 323,625          | 560,574            | 307,056          | 544,092          |
|                              | PARKS                                        | 144,186          | 448,909            | 116,255          | 448,909            | 92,778           | 435,848            | 111,039          | 420,809          |
|                              | FIRE                                         | 257,652          | 652,333            | 307,264          | 634,742            | 299,578          | 600,712            | 301,076          | 566,697          |
|                              | <b>TOTAL EXPENSES</b>                        | <b>3,143,023</b> | <b>6,087,692</b>   | <b>3,096,443</b> | <b>5,899,451</b>   | <b>2,658,206</b> | <b>5,513,745</b>   | <b>2,844,224</b> | <b>5,149,351</b> |
|                              | <b>General Fund Balance</b>                  | <b>282,501</b>   | <b>0</b>           | <b>164,151</b>   | <b>(120,000)</b>   | <b>501,060</b>   | <b>(5,426,923)</b> | <b>228,295</b>   | <b>-</b>         |
| <b>PROPRIETARY FUNDS</b>     |                                              |                  |                    |                  |                    |                  |                    |                  |                  |
|                              | <b>WATER FUND REVENUE</b>                    | <b>506,482</b>   | <b>1,766,800</b>   | <b>493,328</b>   | <b>1,674,129</b>   | <b>502,949</b>   | <b>1,696,629</b>   | <b>501,299</b>   | <b>1,602,129</b> |
|                              | <b>WATER FUND EXPENSES</b>                   | <b>686,515</b>   | <b>3,006,738</b>   | <b>685,311</b>   | <b>3,089,715</b>   | <b>576,176</b>   | <b>2,134,473</b>   | <b>604,864</b>   | <b>1,918,403</b> |
|                              | <b>WATER FUND BALANCE</b>                    | <b>(180,033)</b> | <b>(1,239,938)</b> | <b>(191,983)</b> | <b>(1,415,586)</b> | <b>(73,227)</b>  | <b>(437,844)</b>   | <b>(103,565)</b> | <b>(316,274)</b> |
|                              | <b>WASTE WATER FUND REVENUE</b>              | <b>1,318,452</b> | <b>2,050,000</b>   | <b>1,189,310</b> | <b>2,019,875</b>   | <b>1,225,139</b> | <b>1,994,875</b>   | <b>1,191,583</b> | <b>1,989,175</b> |
|                              | <b>WASTE WATER FUND EXPENSES</b>             | <b>890,692</b>   | <b>2,573,447</b>   | <b>723,324</b>   | <b>2,463,966</b>   | <b>826,034</b>   | <b>2,376,898</b>   | <b>797,664</b>   | <b>2,142,318</b> |
|                              | <b>WASTE WATER FUND BALANCE</b>              | <b>427,760</b>   | <b>(523,447)</b>   | <b>465,986</b>   | <b>(444,091)</b>   | <b>399,105</b>   | <b>(382,023)</b>   | <b>393,919</b>   | <b>(153,143)</b> |
|                              | <b>WATER replacement FUND REVENUE</b>        | <b>80,546</b>    | <b>138,640</b>     | <b>65,737</b>    | <b>94,620</b>      | <b>66,206</b>    | <b>94,620</b>      | <b>74,258</b>    | <b>58,460</b>    |
|                              | <b>WATER replacement FUND EXPENSES</b>       | <b>63,119</b>    | <b>123,000</b>     | <b>21,440</b>    | <b>58,460</b>      | <b>26,857</b>    | <b>58,460</b>      | <b>-</b>         | <b>58,460</b>    |
|                              | <b>WATER replacement FUND BALANCE</b>        | <b>17,427</b>    | <b>15,640</b>      | <b>44,297</b>    | <b>36,160</b>      | <b>39,349</b>    | <b>36,160</b>      | <b>74,258</b>    | <b>0</b>         |
|                              | <b>WASTE WATER replacement FUND REVENUE</b>  | <b>44,597</b>    | <b>82,160</b>      | <b>32,179</b>    | <b>56,260</b>      | <b>43,547</b>    | <b>56,260</b>      | <b>37,826</b>    | <b>82,680</b>    |
|                              | <b>WASTE WATER replacement FUND EXPENSES</b> | <b>0</b>         | <b>430,000</b>     | <b>0</b>         | <b>430,000</b>     | <b>-</b>         | <b>430,000</b>     | <b>-</b>         | <b>82,680</b>    |
|                              | <b>WASTE WATER replacement FUND BALANCE</b>  | <b>44,597</b>    | <b>(347,840)</b>   | <b>32,179</b>    | <b>(373,740)</b>   | <b>43,547</b>    | <b>(373,740)</b>   | <b>37,826</b>    | <b>0</b>         |

CITY OF HAILEY LOCAL OPTION TAX RECEIPT AND EXPENDITURE ANALYSIS AND CASH FLOW

| EXPENDITURE DESCRIPTION                        | MONTH  | PAYMENTS       | Air Services Board | CHAMBER      | SR CONNECTION | & MT RIDES     | EMERGENCY SERVICES | TOTAL EXPENSES | 1% Air | RECEIPTS       | Chg     | LOT BALANCE   |
|------------------------------------------------|--------|----------------|--------------------|--------------|---------------|----------------|--------------------|----------------|--------|----------------|---------|---------------|
|                                                |        | \$0.00         |                    | \$0.00       |               |                | \$0.00             |                |        |                | %       |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/06            |        |                |                    |              |               |                |                    |                |        | \$92,718.67    |         |               |
| FISCAL YEAR ENDING 9/30/07                     | FYE 06 | \$234,196.00   |                    | \$10,000.00  | \$38,000.00   | \$100,000.00   | \$382,196.00       | \$382,196.00   |        | \$368,300.45   |         |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/07            | FYE 07 | \$234,196.00   |                    | \$10,000.00  | \$38,000.00   | \$100,000.00   | \$382,196.00       | \$382,196.00   |        | \$461,019.12   |         |               |
| FISCAL YEAR ENDING 9/30/08                     |        | \$294,289.32   |                    | \$49,343.95  | \$0.00        | \$120,000.00   | \$463,633.27       | \$463,633.27   |        | \$376,920.49   | 2%      |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/08            |        | \$528,485.32   |                    | \$59,343.95  | \$38,000.00   | \$220,000.00   | \$845,829.27       | \$845,829.27   |        | \$837,939.61   |         |               |
| FISCAL YEAR ENDING 9/30/09                     |        | \$146,490.24   |                    | \$74,138.00  | \$70,000.00   | \$13,900.00    | \$304,528.24       | \$304,528.24   |        | \$311,640.20   | -17.32% |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/09            |        | \$674,975.56   |                    | \$133,481.95 | \$108,000.00  | \$233,900.00   | \$1,150,357.51     | \$1,150,357.51 |        | \$1,149,579.81 |         | \$482.29      |
| FISCAL YEAR ENDING 9/30/10                     |        | \$167,474.54   |                    | \$69,000.00  | \$75,000.00   | \$233,900.00   | \$1,461,832.15     | \$1,461,832.15 |        | \$1,462,314.44 | 0.35%   |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/10            |        | \$842,450.20   |                    | \$202,481.95 | \$183,000.00  | \$97,300.00    | \$3,000,000.00     | \$3,000,000.00 |        | \$324,478.37   | 3.78%   |               |
| FISCAL YEAR ENDING 9/30/11                     |        | \$902,150.20   |                    | \$270,481.95 | \$258,000.00  | \$331,200.00   | \$1,761,832.15     | \$1,761,832.15 |        | \$1,786,792.81 |         |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/11            |        | \$1,744,600.40 |                    | \$61,000.00  | \$65,000.00   | \$82,200.00    | \$361,330.03       | \$361,330.03   |        | \$333,327.35   | 2.73%   |               |
| FISCAL YEAR ENDING 9/30/12                     |        | \$153,130.03   |                    | \$331,481.95 | \$323,000.00  | \$413,400.00   | \$2,123,162.18     | \$2,123,162.18 |        | \$2,120,120.16 |         |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/12            |        | \$1,897,730.43 |                    | \$61,000.00  | \$65,000.00   | \$68,000.00    | \$345,890.15       | \$345,890.15   |        | \$348,890.15   | 4.67%   |               |
| FISCAL YEAR ENDING 9/30/13                     |        | \$121,070.38   |                    | \$392,481.95 | \$388,000.00  | \$481,400.00   | \$2,469,052.33     | \$2,469,052.33 |        | \$2,469,010.31 |         |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/13            |        | \$2,018,800.81 |                    | \$61,000.00  | \$68,000.00   | \$100,000.00   | \$400,418.93       | \$400,418.93   |        | \$366,634.59   | 5.09%   |               |
| FISCAL YEAR ENDING 9/30/14                     |        | \$124,009.66   | \$47,409.27        | \$453,481.95 | \$456,000.00  | \$581,400.00   | \$2,869,471.26     | \$2,869,471.26 |        | \$48,774.97    |         | \$14,948.61   |
| ACCUMULATIVE TOTALS THROUGH 9/30/14            |        | \$1,331,180.04 | \$47,409.27        | \$61,000.00  | \$68,000.00   | \$100,000.00   | \$400,418.93       | \$400,418.93   |        | \$2,835,644.90 |         |               |
| FISCAL YEAR ENDING 9/30/15                     |        | \$186,664.65   | \$70,087.79        | \$61,000.00  | \$68,000.00   | \$96,787.24    | \$482,539.68       | \$482,539.68   |        | \$401,126.16   | 9.41%   |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/15            |        | \$1,517,844.69 | \$117,497.06       | \$514,481.95 | \$524,000.00  | \$678,187.24   | \$3,352,010.94     | \$3,352,010.94 |        | \$3,236,771.06 |         |               |
| FISCAL YEAR ENDING 9/30/16                     |        | \$202,168.97   | \$83,129.35        | \$61,000.00  | \$68,000.00   | \$107,000.00   | \$521,298.32       | \$521,298.32   |        | \$450,912.25   | 12.41%  |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/16            |        | \$1,720,013.66 | \$200,626.41       | \$575,481.95 | \$592,000.00  | \$785,187.24   | \$3,873,309.26     | \$3,873,309.26 |        | \$3,687,683.31 |         | \$20,779.82   |
| FISCAL YEAR ENDING 9/30/17                     |        | \$239,500.00   | \$93,456.19        | \$65,000.00  | \$72,500.00   | \$138,000.00   | \$608,456.20       | \$608,456.20   |        | \$498,284.09   | 10.67%  |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/17            |        | \$1,959,513.66 | \$294,082.60       | \$640,481.95 | \$664,500.00  | \$923,187.24   | \$4,481,765.46     | \$4,481,765.46 |        | \$4,185,967.40 |         | \$6,756.06    |
| FISCAL YEAR ENDING 9/30/18                     |        | \$295,500.00   | \$92,015.49        | \$65,000.00  | \$75,000.00   | \$89,800.00    | \$617,315.49       | \$617,315.49   |        | \$494,288.47   | -0.80%  |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/18            |        | \$2,255,013.66 | \$386,098.09       | \$705,481.95 | \$739,500.00  | \$1,012,987.24 | \$5,099,080.95     | \$5,099,080.95 |        | \$4,680,255.87 |         | (\$21,604.82) |
| Fire Dept                                      | Oct-18 | \$8,750.56     |                    | \$0.00       |               | \$6,500.00     | \$15,250.56        | \$15,250.56    |        | \$47,757.20    | 10.8%   | \$19,904.45   |
| Downtown Beautification, Streets Maint         | Nov-18 | \$6,046.14     |                    | \$2,880.14   |               | \$6,500.00     | \$60,179.95        | \$60,179.95    |        | \$38,967.98    | 30.0%   | \$5,074.79    |
| Downtown Beautification, Streets Maint         | Dec-18 | \$3,549.43     |                    | \$8,742.74   | \$19,687.50   | \$19,500.00    | \$61,479.67        | \$61,479.67    |        | \$25,984.16    | -1.5%   | (\$16,769.04) |
| Downtown Beautification, Streets Maint         | Jan-19 | \$44,591.67    |                    | \$7,618.02   |               | \$6,500.00     | \$65,938.74        | \$65,938.74    |        | \$43,719.48    | 3.5%    | (\$31,551.01) |
| Downtown Beautification, Streets Maint         | Feb-19 | \$7,229.05     |                    | \$2,992.67   |               | \$6,500.00     | \$20,211.22        | \$20,211.22    |        | \$50,838.77    | 7.8%    | \$10,103.86   |
| Downtown Beautification, Streets Maint         | Mar-19 | \$10,718.55    |                    | \$3,009.94   | \$19,687.50   | \$6,500.00     | \$80,759.96        | \$80,759.96    |        | \$38,039.01    | -10.1%  | (\$25,445.43) |
| Downtown Beautification, Streets Maint         | Apr-19 | \$6,970.85     |                    | \$2,725.47   |               | \$6,500.00     | \$16,892.74        | \$16,892.74    |        | \$47,135.94    | 22.6%   | \$14,643.24   |
| Downtown Beautification, Parks & Streets Maint | May-19 | \$7,667.27     |                    | \$5,571.40   |               | \$6,500.00     | \$67,892.32        | \$67,892.32    |        | \$59,584.50    | 154.6%  | \$18,438.66   |
| Fireworks Endowment                            | Jun-19 | \$11,229.25    |                    | \$9,413.00   |               | \$6,500.00     | \$41,226.37        | \$41,226.37    |        | \$25,511.95    | 2.3%    | \$5,940.16    |
| Downtown Beautification, Parks & Streets Maint | Jul-19 | \$3,125.87     |                    | \$13,816.16  |               | \$6,500.00     | \$72,809.32        | \$72,809.32    |        | \$46,678.74    | 18.5%   | (\$12,061.32) |
| Hailey Arts Commission                         | Aug-19 | \$7,901.49     |                    | \$11,001.78  |               | \$6,500.00     | \$46,011.27        | \$46,011.27    |        | \$88,959.25    | 24.1%   | \$52,452.90   |
| Downtown Beautification, Parks & Streets Maint | Sep-19 | \$20,509.49    |                    | \$9,716.18   | \$19,687.50   | \$6,500.00     | \$95,770.25        | \$95,770.25    |        | \$72,955.68    | 11.8%   | \$45,700.28   |
| FISCAL YEAR ENDING 9/30/19                     |        | \$44,591.65    | \$15,274.92        | \$77,487.50  | \$78,750.00   | \$91,000.00    | \$634,260.37       | \$634,260.37   |        | \$586,132.66   | 18.58%  |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/19            |        | \$278,050.00   | \$108,972.87       | \$77,487.50  | \$818,250.00  | \$1,103,987.24 | \$5,733,341.32     | \$5,733,341.32 |        | \$5,266,388.53 |         | \$43,281.00   |
| Fire Dept                                      | Oct-19 | \$2,533,063.66 | \$495,070.95       | \$782,969.45 |               | \$6,750.00     | \$14,533.07        | \$14,533.07    |        | \$49,629.98    | 3.9%    |               |
| Downtown Beautification, Streets Maint         | Nov-19 | \$7,783.07     |                    | \$3,850.65   |               | \$6,750.00     | \$61,754.89        | \$61,754.89    |        | \$34,437.07    | -11.6%  | \$21,637.11   |
| Downtown Beautification, Streets Maint         | Dec-19 | \$5,395.91     |                    | \$6,231.98   | \$20,500.00   | \$19,750.00    | \$49,448.49        | \$49,448.49    |        | \$24,500.40    | -5.7%   | (\$191.62)    |
| Downtown Beautification, Streets Maint         | Jan-20 | \$2,966.51     |                    | \$6,525.61   | \$4,000.00    | \$6,750.00     | \$70,793.09        | \$70,793.09    |        | \$44,021.35    | 0.7%    | (\$18,804.43) |
| Downtown Beautification, Streets Maint         | Feb-20 | \$7,759.14     |                    | \$4,916.22   |               | \$6,750.00     | \$24,695.61        | \$24,695.61    |        | \$57,702.21    | 13.5%   | \$27,902.90   |
| Downtown Beautification, Streets Maint         | Mar-20 | \$13,029.39    |                    | \$3,458.02   | \$20,500.00   | \$6,750.00     | \$85,876.70        | \$85,876.70    |        | \$48,888.31    | 28.5%   | \$809.72      |
| Downtown Beautification, Streets Maint         | Apr-20 | \$9,410.34     |                    | \$3,458.02   |               | \$6,750.00     | \$16,674.87        | \$16,674.87    |        | \$27,914.10    | -40.8%  | \$17,117.20   |
| Downtown Beautification, Parks & Streets Maint | May-20 | \$4,819.90     |                    | \$5,104.97   |               | \$6,750.00     | \$62,751.43        | \$62,751.43    |        | \$23,409.97    | -60.7%  | (\$19,124.26) |
| Fireworks Endowment                            | Jun-20 | \$2,948.10     |                    | \$7,295.00   | \$20,500.00   | \$6,750.00     | \$39,961.40        | \$39,961.40    |        | \$25,511.95    | 0.0%    | (\$30,507.05) |
| Downtown Beautification, Parks & Streets Maint | Jul-20 | \$2,500.00     |                    | \$7,295.00   | \$6,750.00    | \$6,750.00     | \$70,614.31        | \$70,614.31    |        | \$46,678.74    | 0.0%    | (\$47,109.29) |
| Downtown Beautification, Parks & Streets Maint | Aug-20 | \$5,758.33     |                    | \$11,131.98  |               | \$6,750.00     | \$45,344.78        | \$45,344.78    |        | \$88,959.25    | 0.0%    | \$11,272.93   |
| Hailey Arts Commission                         | Sep-20 | \$8,000.00     |                    | \$17,145.57  | \$20,500.00   | \$6,750.00     | \$94,885.33        | \$94,885.33    |        | \$72,955.68    | 0.0%    | \$4,676.61    |
| Downtown Beautification, Parks & Streets Maint |        | \$14,582.00    |                    | \$7,295.00   | \$86,000.00   | \$94,000.00    | \$637,333.98       | \$637,333.98   |        | \$544,609.01   | -7.06%  |               |
| FISCAL YEAR ENDING 9/30/20                     |        | \$285,050.00   | \$92,033.98        | \$80,250.00  | \$80,250.00   | \$1,197,987.24 | \$6,370,675.30     | \$6,370,675.30 |        | \$5,810,997.54 |         |               |
| ACCUMULATIVE TOTALS THROUGH 9/30/20            |        | \$2,818,113.66 | \$687,104.93       | \$863,219.45 | \$904,250.00  | \$1,197,987.24 | \$6,370,675.30     | \$6,370,675.30 |        | \$5,810,997.54 |         |               |

Year-to-date change down 1.83% from FY19, up 6.48% v FY18, 7.54% v FY17, +20.8% compared with FY 16, +36.86% compared with FY 15, +54.93% compared with FY 14, +57.26% when compared with FY 13, +65.96% compared with FY 12 and +75.03% compared with FY11

| Month of L.O.T. Payment to Retail Establishment<br>(City receives in month following payment to business)<br>(at 4/29/19) |             | Lodging &<br>Rental Cars<br>3% Tax<br>(8? Businesses) | Short Term<br>Rentals<br>3%<br>(29 ShortTerm sites)<br>1/31/2019 | 1% Air       | Alcohol<br>Beverages<br>2% Tax<br>(15? Businesses) | Restaurant<br>Food<br>1% Tax<br>(23? Businesses) | Monthly<br>Total | Penalty     |
|---------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------|------------------------------------------------------------------|--------------|----------------------------------------------------|--------------------------------------------------|------------------|-------------|
| FYE 9/30/2006 (3 months collected in fire)                                                                                |             | \$79,998.51                                           |                                                                  |              | \$11,959.47                                        | \$31,274.14                                      | \$123,232.12     | \$ -        |
| FYE 9/30/2007                                                                                                             |             | \$219,816.63                                          |                                                                  |              | \$47,957.72                                        | \$105,888.56                                     | \$373,662.91     | \$346.34    |
| FYE 9/30/2008                                                                                                             |             | \$215,375.75                                          |                                                                  |              | \$45,661.79                                        | \$110,790.35                                     | \$371,827.89     | \$1,235.36  |
| FYE 9/30/2009                                                                                                             |             | \$163,489.38                                          |                                                                  |              | \$40,465.86                                        | \$102,727.58                                     | \$306,682.82     | \$1,093.57  |
| FYE 9/30/2010                                                                                                             |             | \$163,137.76                                          | \$216.00                                                         |              | \$43,749.89                                        | \$104,365.59                                     | \$311,253.24     | \$587.02    |
| FYE 9/30/2011                                                                                                             |             | \$158,010.54                                          | \$94.84                                                          |              | \$45,845.48                                        | \$111,747.96                                     | \$315,603.98     | \$750.76    |
| FYE 9/30/2012                                                                                                             |             | \$170,970.28                                          | \$258.21                                                         |              | \$48,144.39                                        | \$115,899.49                                     | \$335,014.16     | \$579.20    |
| FYE 9/30/2013                                                                                                             |             | \$180,541.81                                          | \$316.92                                                         |              | \$48,526.08                                        | \$119,782.37                                     | \$348,850.26     | \$655.81    |
| FYE 9/30/2014                                                                                                             |             | \$194,566.46                                          | \$468.95                                                         | \$54,810.31  | \$49,229.77                                        | \$123,960.08                                     | \$422,566.62     | \$841.58    |
| FYE 9/30/2015                                                                                                             |             | \$217,876.99                                          | \$797.14                                                         | \$72,825.66  | \$51,644.80                                        | \$133,652.48                                     | \$475,799.93     | \$1,330.55  |
| 2016                                                                                                                      | October     | \$11,899.81                                           |                                                                  | \$3,966.60   | \$5,292.77                                         | \$13,947.77                                      | \$35,106.95      | \$105.80    |
|                                                                                                                           | November    | \$8,327.49                                            |                                                                  | \$2,775.83   | \$3,565.44                                         | \$9,064.42                                       | \$23,733.18      | \$28.26     |
|                                                                                                                           | December    | \$17,360.55                                           |                                                                  | \$5,786.85   | \$4,930.31                                         | \$12,058.01                                      | \$40,135.72      | \$319.07    |
|                                                                                                                           | January     | \$31,143.56                                           |                                                                  | \$10,381.19  | \$4,206.79                                         | \$9,221.14                                       | \$54,952.68      | \$278.27    |
|                                                                                                                           | February    | \$21,003.14                                           |                                                                  | \$7,001.05   | \$4,084.37                                         | \$10,233.65                                      | \$42,322.20      | \$562.37    |
|                                                                                                                           | March       | \$20,500.88                                           |                                                                  | \$6,833.63   | \$4,065.98                                         | \$10,031.10                                      | \$41,431.58      | \$29.24     |
|                                                                                                                           | April       | \$9,296.36                                            |                                                                  | \$3,098.79   | \$3,609.19                                         | \$10,033.39                                      | \$26,037.73      | \$43.99     |
|                                                                                                                           | May         | \$9,723.02                                            |                                                                  | \$3,241.01   | \$3,907.26                                         | \$10,786.14                                      | \$27,657.42      | \$21.16     |
|                                                                                                                           | June        | \$20,961.08                                           |                                                                  | \$6,987.03   | \$3,614.62                                         | \$12,413.73                                      | \$44,767.43      | \$431.63    |
|                                                                                                                           | July        | \$44,455.31                                           | \$1,631.03                                                       | \$15,362.11  | \$5,981.69                                         | \$15,527.67                                      | \$82,957.81      | \$258.70    |
| August                                                                                                                    | \$40,581.52 | \$164.84                                              | \$13,582.12                                                      | \$5,232.05   | \$14,255.42                                        | \$73,815.94                                      |                  |             |
| September                                                                                                                 | \$24,016.60 | \$1,008.91                                            | \$8,341.84                                                       | \$4,594.61   | \$13,087.39                                        | \$51,049.35                                      | \$112.93         |             |
| FYE 9/30/2016                                                                                                             |             | \$259,269.30                                          | \$3,595.75                                                       | \$87,358.03  | \$53,085.08                                        | \$140,659.83                                     | \$543,967.99     | \$2,191.42  |
| 2017                                                                                                                      | October     | \$11,324.80                                           | \$198.69                                                         | \$3,841.16   | \$4,716.23                                         | \$11,768.22                                      | \$31,849.10      | \$225.45    |
|                                                                                                                           | November    | \$10,679.94                                           | \$254.88                                                         | \$3,644.94   | \$3,724.29                                         | \$9,652.70                                       | \$27,956.75      | \$185.97    |
|                                                                                                                           | December    | \$19,895.63                                           | \$1,213.96                                                       | \$7,036.53   | \$5,231.50                                         | \$12,088.16                                      | \$45,465.78      | \$23.27     |
|                                                                                                                           | January     | \$33,836.28                                           | \$104.25                                                         | \$11,313.51  | \$4,484.51                                         | \$11,058.08                                      | \$60,796.63      | \$32.72     |
|                                                                                                                           | February    | \$25,161.36                                           | \$141.54                                                         | \$8,434.30   | \$4,314.73                                         | \$10,765.56                                      | \$48,817.49      | \$673.49    |
|                                                                                                                           | March       | \$21,701.41                                           | \$961.64                                                         | \$7,554.35   | \$4,559.88                                         | \$11,445.78                                      | \$46,223.05      | \$78.86     |
|                                                                                                                           | April       | \$11,793.08                                           | \$118.68                                                         | \$3,970.59   | \$3,720.34                                         | \$10,376.46                                      | \$29,979.14      | \$282.05    |
|                                                                                                                           | May         | \$8,837.87                                            | \$57.39                                                          | \$2,965.09   | \$3,984.51                                         | \$11,607.10                                      | \$27,451.95      | \$83.13     |
|                                                                                                                           | June        | \$21,378.98                                           | \$669.73                                                         | \$7,349.57   | \$4,472.98                                         | \$14,092.52                                      | \$47,963.77      | \$22.68     |
|                                                                                                                           | July        | \$49,282.56                                           | \$103.56                                                         | \$16,462.04  | \$6,839.39                                         | \$15,014.21                                      | \$87,701.76      | \$141.09    |
| August                                                                                                                    | \$45,215.11 | \$488.14                                              | \$15,234.42                                                      | \$5,536.84   | \$15,270.28                                        | \$81,744.78                                      | \$176.94         |             |
| September                                                                                                                 | \$23,426.65 | \$644.48                                              | \$8,023.71                                                       | \$4,400.50   | \$12,732.48                                        | \$49,227.81                                      | \$18.68          |             |
| FYE 9/30/2017                                                                                                             |             | \$282,533.65                                          | \$4,956.92                                                       | \$95,830.19  | \$55,985.70                                        | \$145,871.55                                     | \$585,178.01     | \$1,944.33  |
| 2018                                                                                                                      | October     | \$12,988.91                                           | \$172.92                                                         | \$4,387.28   | \$4,525.47                                         | \$12,148.44                                      | \$34,223.01      | \$44.89     |
|                                                                                                                           | November    | \$13,559.97                                           | \$197.58                                                         | \$4,585.85   | \$3,914.71                                         | \$9,882.57                                       | \$32,140.68      | \$349.44    |
|                                                                                                                           | December    | \$21,141.61                                           | \$915.13                                                         | \$7,352.25   | \$5,436.18                                         | \$12,984.48                                      | \$47,829.64      | \$116.77    |
|                                                                                                                           | January     | \$31,381.81                                           | \$333.41                                                         | \$10,571.74  | \$4,578.33                                         | \$11,044.17                                      | \$57,909.45      | \$88.10     |
|                                                                                                                           | February    | \$25,381.49                                           | \$139.28                                                         | \$8,506.92   | \$4,201.95                                         | \$10,467.08                                      | \$48,696.71      | \$1,106.86  |
|                                                                                                                           | March       | \$20,771.12                                           | \$759.75                                                         | \$7,176.96   | \$4,745.30                                         | \$11,400.11                                      | \$44,853.24      | \$137.14    |
|                                                                                                                           | April       | \$9,064.41                                            | \$27.75                                                          | \$3,030.72   | \$3,886.69                                         | \$10,391.44                                      | \$26,401.01      | \$58.44     |
|                                                                                                                           | May         | \$8,812.25                                            | \$197.05                                                         | \$3,003.10   | \$4,055.27                                         | \$12,397.85                                      | \$28,465.51      | \$43.40     |
|                                                                                                                           | June        | \$18,840.85                                           | \$1,105.80                                                       | \$6,648.88   | \$4,601.51                                         | \$15,584.68                                      | \$46,781.72      | \$93.33     |
|                                                                                                                           | July        | \$48,472.58                                           | \$1,198.69                                                       | \$16,557.09  | \$6,451.58                                         | \$17,049.37                                      | \$89,729.30      | \$75.30     |
| August                                                                                                                    | \$43,491.36 | \$973.55                                              | \$14,821.64                                                      | \$5,721.20   | \$16,205.68                                        | \$81,213.42                                      | \$33.99          |             |
| September                                                                                                                 | \$25,394.34 | \$1,613.55                                            | \$9,002.63                                                       | \$4,806.37   | \$14,216.85                                        | \$55,033.74                                      | \$245.37         |             |
| FYE 9/30/2018                                                                                                             |             | \$279,300.67                                          | \$7,634.44                                                       | \$95,645.04  | \$56,924.56                                        | \$153,772.72                                     | \$593,277.43     | \$2,393.03  |
| 2019                                                                                                                      | October     | \$18,292.79                                           | \$368.13                                                         | \$6,220.31   | \$5,469.98                                         | \$13,318.66                                      | \$43,669.87      | \$269.05    |
|                                                                                                                           | November    | \$10,896.51                                           | \$58.53                                                          | \$3,651.68   | \$4,811.53                                         | \$11,207.52                                      | \$30,625.77      | \$15.11     |
|                                                                                                                           | December    | \$20,800.13                                           | \$1,511.72                                                       | \$7,437.29   | \$6,460.19                                         | \$13,829.14                                      | \$50,038.47      | \$137.19    |
|                                                                                                                           | January     | \$32,870.60                                           | \$211.33                                                         | \$11,027.31  | \$5,029.50                                         | \$11,561.44                                      | \$60,700.18      | \$29.66     |
|                                                                                                                           | February    | \$21,063.91                                           | \$451.08                                                         | \$7,171.66   | \$4,824.90                                         | \$11,120.11                                      | \$44,631.66      | \$42.77     |
|                                                                                                                           | March       | \$27,256.53                                           | \$2,278.68                                                       | \$9,845.07   | \$5,368.46                                         | \$12,242.74                                      | \$56,991.48      | \$17.99     |
|                                                                                                                           | April       | \$9,929.70                                            | \$26,380.04                                                      | \$12,103.25  | \$4,450.85                                         | \$11,387.12                                      | \$64,250.96      | \$7,948.34  |
|                                                                                                                           | May         | \$7,644.11                                            | \$2,003.64                                                       | \$3,215.92   | \$4,830.71                                         | \$12,838.69                                      | \$30,533.06      | \$71.75     |
|                                                                                                                           | June        | \$20,901.14                                           | \$3,486.14                                                       | \$8,129.10   | \$5,031.59                                         | \$15,060.67                                      | \$52,608.64      | \$310.27    |
|                                                                                                                           | July        | \$57,989.05                                           | \$6,709.70                                                       | \$21,566.25  | \$7,181.72                                         | \$20,310.42                                      | \$113,757.13     | \$123.52    |
| August                                                                                                                    | \$44,705.32 | \$3,480.55                                            | \$16,061.96                                                      | \$6,714.25   | \$17,884.31                                        | \$88,846.38                                      | \$197.30         |             |
| September                                                                                                                 | \$22,295.90 | \$2,256.38                                            | \$8,184.09                                                       | \$5,136.02   | \$15,449.02                                        | \$53,321.41                                      | \$378.19         |             |
| FYE 9/30/2019                                                                                                             |             | \$294,645.69                                          | \$49,195.91                                                      | \$114,613.87 | \$65,309.70                                        | \$166,209.84                                     | \$689,975.01     | \$9,541.14  |
| 2020                                                                                                                      | October     | \$15,224.85                                           | \$1,796.93                                                       | \$5,673.93   | \$4,524.42                                         | \$13,178.21                                      | \$40,398.33      | \$126.89    |
|                                                                                                                           | November    | \$7,551.53                                            | \$1,806.54                                                       | \$3,119.36   | \$3,911.87                                         | \$10,914.86                                      | \$27,304.15      | \$44.06     |
|                                                                                                                           | December    | \$22,362.10                                           | \$2,114.69                                                       | \$8,158.93   | \$5,361.46                                         | \$13,350.96                                      | \$51,348.13      | \$72.83     |
|                                                                                                                           | January     | \$38,923.22                                           | \$2,178.98                                                       | \$13,700.74  | \$4,899.82                                         | \$12,310.31                                      | \$72,013.07      | \$51.40     |
|                                                                                                                           | February    | \$26,500.10                                           | \$3,185.54                                                       | \$9,895.21   | \$4,680.76                                         | \$11,306.08                                      | \$55,567.69      | \$21.41     |
| March                                                                                                                     | \$14,645.72 | \$559.02                                              | \$5,068.25                                                       | \$2,102.09   | \$6,451.87                                         | \$28,826.94                                      | \$95.65          |             |
| FYE 9/30/2020                                                                                                             |             | \$125,207.51                                          | \$11,641.70                                                      | \$45,616.40  | \$25,480.42                                        | \$67,512.29                                      | \$275,458.31     | \$912.24    |
| GRAND TOTAL SINCE INCEPTION                                                                                               |             | \$3,004,740.93                                        | \$79,176.77                                                      | \$566,499.49 | \$689,970.71                                       | \$1,734,114.83                                   | \$6,072,350.67   | \$24,402.35 |

**CASH FLOW of 1% LOT for FYE 20 (October - September revenues and receipt of funds)**

| HAILEY                                                           | FY19 Budget       |                  | FY19 Actual      |                   | FY20 Budget       |                   | FY20 Actual       |                  | FY20 Actual       |                  | FY20 Actual       |                  | PAID ASB |
|------------------------------------------------------------------|-------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|------------------|-------------------|------------------|----------|
|                                                                  | BED/CAR3%         | BED/CAR1%        | Bud net          | BED/CAR3%         | BED/CAR1%         | BED/CAR3%         | BED/CAR1%         | Bud net          | BED/CAR3%         | BED/CAR1%        | MINUS COST        | NET              |          |
| OCT                                                              | 13,200.00         | 4,400.00         | 4,276.80         | 18,660.92         | 6,220.31          | 14,000.00         | 4,666.67          | 4,438.00         | 17,021.79         | 5,673.93         | (278.02)          | 5,395.91         |          |
| Adj from underreported Aug payment for June sales, paid 12/27/19 |                   |                  |                  |                   |                   |                   |                   |                  |                   |                  |                   |                  |          |
| NOV                                                              | 13,800.00         | 4,600.00         | 4,471.20         | 10,955.04         | 3,651.68          | 14,000.00         | 4,666.67          | 4,438.00         | 9,358.07          | 3,119.36         | (152.86)          | 2,966.51         |          |
| DEC                                                              | 22,000.00         | 7,333.33         | 7,128.00         | 22,311.85         | 7,437.28          | 23,000.00         | 7,666.67          | 7,291.00         | 24,476.79         | 8,158.93         | (399.79)          | 7,759.14         |          |
| JAN                                                              | 31,500.00         | 10,500.00        | 10,206.00        | 33,081.99         | 11,027.33         | 32,000.00         | 10,666.67         | 10,144.00        | 41,102.20         | 13,700.73        | (671.35)          | 13,029.39        |          |
| FEB                                                              | 25,600.00         | 8,533.33         | 8,294.40         | 21,514.99         | 7,171.65          | 26,000.00         | 8,666.67          | 8,242.00         | 29,685.64         | 9,895.21         | (484.88)          | 9,410.34         |          |
| MAR                                                              | 22,000.00         | 7,333.33         | 7,128.00         | 29,535.23         | 9,845.07          | 26,000.00         | 8,666.67          | 8,242.00         | 15,204.74         | 5,068.25         | (248.34)          | 4,819.90         |          |
| APR                                                              | 9,100.00          | 3,033.33         | 2,948.40         | 36,309.74         | 12,103.24         | 9,300.00          | 3,100.00          | 2,948.10         |                   |                  | 0.00              | 0.00             |          |
| MAY                                                              | 9,100.00          | 3,033.33         | 2,948.40         | 9,647.75          | 3,215.91          | 9,200.00          | 3,066.67          | 2,916.40         |                   |                  | 0.00              | 0.00             |          |
| JUNE                                                             | 20,000.00         | 6,666.67         | 6,480.00         | 24,387.32         | 8,129.10          | 22,000.00         | 7,333.33          | 6,974.00         |                   |                  | 0.00              | 0.00             |          |
| JULY                                                             | 49,900.00         | 16,633.33        | 16,167.60        | 64,698.74         | 21,566.24         | 52,000.00         | 17,333.33         | 16,484.00        |                   |                  | 0.00              | 0.00             |          |
| AUG                                                              | 44,800.00         | 14,933.33        | 14,515.20        | 48,185.87         | 16,061.95         | 46,000.00         | 15,333.33         | 14,582.00        |                   |                  | 0.00              | 0.00             |          |
| SEPT                                                             | 27,000.00         | 9,000.00         | 8,748.00         | 24,552.28         | 8,184.08          | 29,500.00         | 9,833.33          | 9,351.50         |                   |                  | 0.00              | 0.00             |          |
|                                                                  |                   |                  |                  |                   |                   |                   |                   |                  |                   |                  | 0                 | 0                |          |
|                                                                  |                   |                  |                  |                   |                   |                   |                   |                  |                   |                  | 0                 | 0                |          |
|                                                                  |                   |                  |                  |                   |                   |                   |                   |                  |                   |                  | 0                 | 0                |          |
| <b>Total</b>                                                     | <b>288,000.00</b> | <b>96,000.00</b> | <b>93,312.00</b> | <b>343,841.72</b> | <b>114,613.83</b> | <b>306,486.18</b> | <b>102,162.05</b> | <b>96,051.00</b> | <b>138,011.28</b> | <b>46,778.46</b> | <b>(2,121.44)</b> | <b>44,657.03</b> |          |
|                                                                  |                   | 93,312.00        |                  |                   |                   |                   | 97,156.11         |                  |                   |                  |                   |                  |          |

**PAYABLE: SUN VALLEY AIR SERVICES BOARD**

**ACCOUNT CODE: 100-10-41707**

email Kathleer kschwartzberger@ketchumidaho.gov  
and Eric EBertovich@Ketchumidaho.org

\$77,500.00

Budgeted  
Yet to expend

|                                           | OCT      | NOV      | DEC      | JAN      | FEB      | MAR      | APR | MAY | JUNE | JULY | AUG | SEP | TOTAL     |
|-------------------------------------------|----------|----------|----------|----------|----------|----------|-----|-----|------|------|-----|-----|-----------|
| Visitor Inquiries:                        |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Total Number of Members                   | 372      | 376      | 376      | 377      | 370      | 370      |     |     |      |      |     |     | 2,241     |
| E-mails answered                          | 150      | 167      | 137      | 126      | 135      | 149      |     |     |      |      |     |     | 864       |
| Visitor Count                             | 372      | 460      | 183      | 211      | 230      | 118      |     |     |      |      |     |     | 1,574     |
| Phone Inquiries                           | 101      | 115      | 83       | 77       | 67       | 83       |     |     |      |      |     |     | 526       |
| Relocation Packets/Information            | 8        | 5        | 5        | 5        | 4        | 3        |     |     |      |      |     |     | 28        |
| Referrals to Local Businesses             | 77       | 93       | 125      | 127      | 137      | 145      |     |     |      |      |     |     | 704       |
| Press Releases/Articles                   | 34       | 33       | 25       | 27       | 32       | 30       |     |     |      |      |     |     | 181       |
| Website Unique Visitors                   | 2,998    | 3,208    | 2,612    | 3,208    | 3,070    | 3,427    |     |     |      |      |     |     | 18,524    |
| Website Total Visits                      | 3,148    | 3,208    | 3,680    | 4,367    | 4,343    | 2,454    |     |     |      |      |     |     | 21,101    |
| Website Pages                             | 5,815    | 5,791    | 4,213    | 5,162    | 5,208    | 4,211    |     |     |      |      |     |     | 30,400    |
| Facebook Posts                            | 24       | 21       | 11       | 19       | 13       | 28       |     |     |      |      |     |     | 116       |
| Facebook Fans                             | 9,525    | 9,522    | 9,517    | 9,501    | 9,491    | 9,494    |     |     |      |      |     |     | 57,950    |
| Facebook Videos (unique Views)            | 885      | 1,593    | 621      | 4,250    | 1,299    | 1,577    |     |     |      |      |     |     | 10,325    |
| Facebook Total Reach (unique users)       | 13,964   | 15,247   | 8,584    | 21,481   | 27,116   | 18,732   |     |     |      |      |     |     | 105,124   |
| Special Events/ Business Promotion        | 371      | 366      | 408      | 425      | 445      | 458      |     |     |      |      |     |     | 77,500    |
| Arborfest (May)                           |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Crossoberfest (October)                   |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Fiddler's State Championship              |          |          |          |          |          |          |     |     |      |      |     |     |           |
| 58 Fathers Day Bash (June)                |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Halloween Hoopla (October)                | 150.00   |          |          |          |          |          |     |     |      |      |     |     | 150.00    |
| Holiday Hoopla (December)                 |          |          | 1,570.36 |          |          |          |     |     |      |      |     |     | 1,570.36  |
| July 4th Days of the Old West (July)      |          |          |          |          | 125.00   |          |     |     |      |      |     |     | 125.00    |
| Memorial Day (May)                        |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Rodeos (July, Aug, Sept)                  |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Sheep Town Drags (June)                   |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Trailing of the Sheep (October)           |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Turkey Trot                               | 225.00   | 3,366.70 | 1,683.48 | 1,485.75 |          |          |     |     |      |      |     |     | 6,760.93  |
| Wood River Valley Harvestfest (September) |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Promote Halley/business                   |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Event Insurance                           |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Copies                                    |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Website Updates                           |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Misc/Event supplies                       |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Event Administration                      | 242.76   | 400.76   | 400.76   | 376.95   |          | 2,954.94 |     |     |      |      |     |     | 3,975.43  |
| Visitor Center Staffing                   | 3,485.65 | 2,526.52 | 2,368.00 | 2,887.52 | 3,201.21 | 2,044.04 |     |     |      |      |     |     | 16,482.94 |
| Merchant Account Fees                     |          |          |          |          |          |          |     |     |      |      |     |     |           |
| Telephone/Internet                        | 94.00    | 94.00    | 94.00    | 188.00   | 94.00    | 94.00    |     |     |      |      |     |     | 564.00    |
| Computer Expl/Dropbox                     |          |          | 408.99   |          | 11.99    | 11.99    |     |     |      |      |     |     | 432.97    |
| Visitor Center Improvements               |          |          |          |          | 25.82    |          |     |     |      |      |     |     | 25.82     |
| TOTAL                                     | 3,860.65 | 6,231.98 | 6,525.61 | 4,916.22 | 3,458.02 | 5,104.97 |     |     |      |      |     |     | 30,097.45 |
|                                           |          |          |          |          |          |          |     |     |      |      |     |     | 77,500.00 |
|                                           |          |          |          |          |          |          |     |     |      |      |     |     | 47,402.55 |



9:03 PM

04/10/20

Accrual Basis

**The Chamber- Hailey, Wood River Valley**  
**LOT Transaction Detail**  
**March 2020**

| Type                                                  | Date       | Num    | Name               | Memo           | Amount   |
|-------------------------------------------------------|------------|--------|--------------------|----------------|----------|
| <b>50050 · Payroll &amp; Benefit Expenses</b>         |            |        |                    |                |          |
| <b>50057 · Salary Expense</b>                         |            |        |                    |                |          |
| <b>50052 · Visitor Services</b>                       |            |        |                    |                |          |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 561.00   |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 459.00   |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 260.00   |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 204.00   |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 0.00     |
| Total 50052 · Visitor Services                        |            |        |                    |                | 1,484.00 |
| <b>50057 · Salary Expense - Other</b>                 |            |        |                    |                |          |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 0.00     |
| Total 50057 · Salary Expense - Other                  |            |        |                    |                | 0.00     |
| Total 50057 · Salary Expense                          |            |        |                    |                | 1,484.00 |
| <b>50055 · Contract Labor</b>                         |            |        |                    |                |          |
| Bill                                                  | 03/24/2020 | 320    | Lowe, Virginia     |                | 175.00   |
| Total 50055 · Contract Labor                          |            |        |                    |                | 175.00   |
| <b>50060 · Payroll Taxes</b>                          |            |        |                    |                |          |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 34.78    |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 8.13     |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 3.37     |
| Paycheck                                              | 03/02/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 4.62     |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 28.46    |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 6.66     |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 2.75     |
| Paycheck                                              | 03/13/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 3.78     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 16.12    |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 3.77     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 1.56     |
| Paycheck                                              | 03/13/2020 | DD1... | Enderud, Shelley K | Direct Deposit | 2.14     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 22.26    |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 13.70    |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 5.21     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 3.20     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 0.00     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 2.95     |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 1.82     |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 12.65    |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 2.96     |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 1.22     |
| Paycheck                                              | 03/31/2020 | DD1... | Baker, Tabitha L   | Direct Deposit | 1.68     |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 50.25    |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 97.00    |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 11.75    |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 22.69    |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 0.00     |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 0.00     |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 6.67     |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 12.89    |
| Total 50060 · Payroll Taxes                           |            |        |                    |                | 385.04   |
| <b>50050 · Payroll &amp; Benefit Expenses - Other</b> |            |        |                    |                |          |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 359.01   |
| Paycheck                                              | 03/13/2020 | DD1... | McKenna, Michael W | Direct Deposit | 220.93   |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 810.43   |
| Paycheck                                              | 03/31/2020 | DD1... | McKenna, Michael W | Direct Deposit | 1,564.57 |

9:03 PM  
04/10/20  
Accrual Basis

The Chamber- Hailey, Wood River Valley  
**LOT Transaction Detail**  
March 2020

| Type                                               | Date       | Num   | Name              | Memo           | Amount          |
|----------------------------------------------------|------------|-------|-------------------|----------------|-----------------|
| Total 50050 · Payroll & Benefit Expenses - Other   |            |       |                   |                | 2,954.94        |
| Total 50050 · Payroll & Benefit Expenses           |            |       |                   |                | 4,998.98        |
| <b>50220 · Telephone &amp; Communications Exp.</b> |            |       |                   |                |                 |
| Bill                                               | 03/28/2020 |       | Cox Internet, Inc | Internet March | 94.00           |
| Total 50220 · Telephone & Communications Exp.      |            |       |                   |                | 94.00           |
| <b>50230 · Computer &amp; Internet Exp.</b>        |            |       |                   |                |                 |
| Check                                              | 03/09/2020 | Debit | DropBox           |                | 11.99           |
| Total 50230 · Computer & Internet Exp.             |            |       |                   |                | 11.99           |
| <b>TOTAL</b>                                       |            |       |                   |                | <b>5,104.97</b> |





4/30/2020

## CITY OF HAILEY INVESTMENT REPORT

| FUND                                  | <i>Apr interest</i> | STATE INV POOL       | PIPER JAFF | TOTAL                |
|---------------------------------------|---------------------|----------------------|------------|----------------------|
|                                       |                     | 1.501%               |            |                      |
| GENERAL (includes Fireworks and PARK) |                     | 2,704,643.13         |            | 2,704,643.13         |
| CAPITAL PROJECTS                      |                     | 663,490.49           |            | 663,490.49           |
| CAPITAL PROJECTS                      | DIF Reserve         | 204,279.12           |            | 204,279.12           |
| CAPITAL PROJECTS                      | Public Art          | 32,596.33            |            | 32,596.33            |
| CAPITAL PROJECTS                      | Pathways 4 P        | 129,921.96           |            | 129,921.96           |
| RODEO PARK PROPETY TAX RCPTS          |                     | 364,494.86           |            | 364,494.86           |
| WATER REVENUE                         |                     | 2,685,693.80         |            | 2,685,693.80         |
| WATER RATE STABILIZATION              |                     | 194,962.20           |            | 194,962.20           |
| WASTE WATER REV                       |                     | 2,336,773.40         |            | 2,336,773.40         |
| WASTE WATER BOND RESERVE              |                     | 608,129.05           |            | 608,129.05           |
| WASTE WATER RATE STABILIZATION        |                     | 834,829.90           |            | 834,829.90           |
| WATER REPLACEMENT                     |                     | 2,688,263.91         | -          | 2,688,263.91         |
| WASTE WATER REPLACEMENT               |                     | 1,612,333.63         |            | 1,612,333.63         |
| <b>TOTAL</b>                          |                     | <b>15,060,411.78</b> | -          | <b>15,060,411.78</b> |

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/26/2020 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

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**-SUBJECT:**

Consideration of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, to be located at located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16  
(IFAPPLICABLE)

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**-BACKGROUND:**

On March 30, 2020, the Hailey Planning and Zoning Commission considered a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. All driveways are oriented toward internal alleys (Heartland Way, Hopper way and Herder’s Way); all onsite parking is located below grade or within the proposed structures.

A 69,696 square foot park is existing and meets the park requirements of the Hailey Municipal Code. The project is located in the Limited Business (LB) Zone District.

This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019.

**ATTACHMENTS:**

- 1. [Staff Report](#)
  - 2. [Preliminary Plat Map, Site Plan and Landscape Plan](#)
  - 3. [Planning and Zoning Findings of Fact, Conclusions of Law and Decision, dated April 6, 2020](#)
- 

**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

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**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

|                                                   |                                                         |                                              |                                   |
|---------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> City Administrator             | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Building |
| <input type="checkbox"/> Library                  | <input checked="" type="checkbox"/> planning            | <input type="checkbox"/> Fire Dept.          | _____                             |
| <input type="checkbox"/> Safety Committee         | <input type="checkbox"/> P & Z Commission               | <input type="checkbox"/> Police              | _____                             |
| <input checked="" type="checkbox"/> Streets       | <input checked="" type="checkbox"/> Public Works, Parks | <input type="checkbox"/> Mayor               | _____                             |

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**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Conduct a public hearing on the Sweetwater Communities Preliminary Plat Application Block 2, Phase 1

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**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No



# **Return to AIS**





**STAFF REPORT**  
**Hailey City Council**  
**Regular Meeting of May 26, 2020**

**To:** Hailey City Council

**From:** Lisa Horowitz, Community Development Director

**Overview:** Consideration of a Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District.

**Hearing:** May 26, 2020

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**Applicant:** Kilgore Properties, LLC

**Project:** Sweetwater P.U.D. Subdivision

**Request:** Preliminary Plat Application

**Location:** Block 2, Sweetwater P.U.D. Subdivision (Phase I)

**Size:** 6.50 acres (283,188 square feet)

**Zoning:** Limited Business (LB) Zone District

**Background:**

On March 30, 2020, the Planning and Zoning Commission approved a Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho), where Phase 1 of Block 2 is subdivided into 14 sublots, consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. . The total development comprises of 6.5 acres. This project is located with the Limited Business (LB) Zoning District. This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review was approved for this project on December 16, 2019.

**Notice:**

Notice for the May 11, 220 public hearing was published in the Idaho Mountain Express on April 22, 2020 and mailed to property owners and public agencies on April 22, 2020. The project was continued on record at the May 11, 2020 public hearing to May 26, 2020.

**Background:**

Consideration of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. All driveways are oriented toward internal alleys (Heartland Way, Hopper way and Herder’s Way); all onsite parking is located below grade or within the proposed structures.

A 69,696 square foot park is existing and meets the park requirements of the Hailey Municipal Code. The project is located in the Limited Business (LB) Zone District.

**Procedural History:**

The Application was submitted on January 8, 2020 and certified complete on January 17, 2020. public hearing before the Planning and Zoning Commission was planned for March 16, 2020, in the meeting room of Hailey City Hall. This project was continued on record at the March 16, 2020 public hearing to March 30, 2020. The Planning and Zoning Commission approved this project on March 30, 2020 and approved the Findings of Fact dated April 6, 2020 at the April 6, 2020 Public Hearing.

As noted, this property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019.

| Standards of Evaluation for a Subdivision |                          |                          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------|--------------------------|--------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliant                                 |                          |                          | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Yes                                       | No                       | N/A                      | City Code                    | City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.050                    | Complete Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | Department Comments          | Engineering: <i>No comments at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                           |                          |                          |                              | <b>Life/Safety:</b> <i>No comments at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                           |                          |                          |                              | <p><b>Water and Sewer:</b> <i>The Water and Wastewater Divisions, and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant’s response to said issues are noted in bold and italics):</i></p> <p><i>Water Division:</i></p> <ul style="list-style-type: none"> <li>- <i>The plans do not show where the meter vaults will be set or show that there will be meter vaults going in. It appears a fire system will be going into Building #18. No isolation valve on the water main has been shown. A second line is going into the same building. Is this a separate domestic line? Please clarify. <b>Water meter cans are now shown on water service lines, as well as Plan and Profile Sheets (Sheet C-300). The 4” water service for the condominium building is noted as typical,</b></i></li> </ul> |

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                       | <p><b>with valve shown on service. All 2" water services for condominium buildings are noted as typical.</b></p> <p>Wastewater Division:</p> <ul style="list-style-type: none"> <li>- Are sewer services connected to the center of each unit? <b>Sewer laterals for townhouse units have been moved to the center of each unit.</b></li> <li>- There was no indication that the mainline going into the existing manhole SSMH 103 would need to be core drilled at a different angle than it currently exists. <b>A note has been added to remove existing sewer main stub (Sheet C-300). A new main to be installed at proposed angle.</b></li> <li>- Any and all meter vaults that are located in asphalt or concrete shall have metal collars on them for the meter vault lids. This has been made a Condition of Approval.</li> </ul> <p>To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                       | <p><b>Building:</b> No comments at this time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                       | <p><b>Streets:</b> The Streets Division and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):</p> <ul style="list-style-type: none"> <li>- Continental crosswalks shall be installed instead of 12" lines. <b>The crosswalk on Shenandoah Drive in Phase I has been changed and noted as a continental pattern (Sheet C-600). Future crosswalk in Phase II on Shenandoah Drive and Maple Leaf Drive have also been updated to be continental pattern.</b></li> <li>- The stop bar located on Countryside Boulevard in the east bound lane seems to be out of place. Please remedy. <b>This stop bar has been removed (Sheet C-600).</b></li> <li>- The Signage and Striping Plan doesn't call out all of the signs along Shenandoah Drive. There need to be accessible parking signs adjacent to the accessible on-street parking. <b>Accessible parking signage has been shown by accessible parking stall(s) (Sheet C-600).</b></li> <li>- Will there be no parking fire lane at the entrances into the project? <b>"No Parking – Fire Lane" Signage, noted as typical on entrances (Sheet C-600).</b></li> <li>- Crosswalk Signs shall be provided at the Shenandoah Drive and Maple Leaf crosswalks on Shenandoah Drive. <b>These signs have been added in our base files' signage will be installed with crosswalks in Phase II of constructions.</b></li> <li>- An R7-203a Sign pertaining to snow routes shall be installed. <b>"Snow Route – No Parking" signs have been shown on the Signage and Striping Plan (Sheet C-600).</b></li> </ul> <p>To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.</p> |
|                                                                                       | <p><b>Landscaping/Parks:</b> No comments at this time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p><b>16.04.010 Development Standards</b></p> <p><b>Applicability:</b> 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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                                     | accordance with general provisions of the Comprehensive Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Please refer to the specific standards as noted herein.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.04.020: Streets:</b>          |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and <i>Staff Comments</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | 16.04.020                           | <b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                                  | <b>Development Standards:</b> All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | <b>Cul-De-Sacs; Dead-End Streets:</b> Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no cul-de-sacs or dead-end streets or alleys are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>Access:</b> 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | D.                                  | <b>Design:</b> 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. |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E.                                  | <b>Centerlines:</b> 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.                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as Shenandoah Drive and Maple Leaf Drive are existing. Windmill Way, a 26'-wide private alley, is proposed. No traffic calming measures are proposed at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | F.                                  | <b>Width:</b> Street width is to be measured from property line to property line. The                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                       | <p>minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | G.                    | <p>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.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | H.                    | <p>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.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p>                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | I.                    | <p>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.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | J.                    | <p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | K.                    | <p>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.</p> <p><i>Staff Comments</i><br/>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | L.                    | <p><b>Private Streets:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. 1.                 | <p>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.</p>                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <p>N/A, as Heartland Way, Hopper Way and Herder's Way are private alleys and will be maintained by the homeowner's association. The private alleys meet the minimum total width of 26'-wide and shall be constructed to meet City Standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 2.                 | <p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 3.                 | The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 4.                 | Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 5.                 | Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 6.                 | Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | M.                    | Driveways:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | M. 1.                 | Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | M. 2.                 | Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:<br>a) Accessing one residential unit: twelve feet (12')<br>b) Accessing two residential units: sixteen feet (16')<br>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as no driveways exceed 150'.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                     |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|--------------------------|--------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                           |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                             |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | O.                    | Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.                                                                                                                                                                                                                                                             |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |

**16.04.030: Sidewalks and Drainage Improvements**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and Staff Comments                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                           | Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.                                                         |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.                           | New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E.                           | The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                                                                                                |

**16.04.040: Alleys and Easements**

| Compliant |  |  | Standards and Staff Comments |  |
|-----------|--|--|------------------------------|--|
|-----------|--|--|------------------------------|--|

| Yes                                 | No                       | N/A                                 | City Code             | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | A.                    | <b>Alleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 1.                 | <b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 2.                 | <b>The minimum width of an alley shall be twenty-six (26') feet.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                 | <b>All alleys shall be dedicated to the public or provide for public access.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 4.                 | <b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 5.                 | <b>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.</b> |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 6.                 | <b>Dead-end alleys shall not be allowed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as no dead-end alleys are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 7.                 | <b>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.</b>                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.                    | <b>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</b>                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                 | <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.</b>                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as this site does not border the Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                 | <b>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</b>                                                                                                                                                                                                                                                          |



|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                                     | <p>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.</p> |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B. 3.                               | <p>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.</p>                                                                                                                                                                                              |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.050: Blocks</b>            |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.050                           | <p><b>Blocks:</b> 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.</p>                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no blocks are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>16.04.060: Lots</b>              |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.060                           | <p><b>Lots:</b> 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.</p>          |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | <p>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.</p>                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | <p>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).</p>                 |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no double frontage lots are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as no flag lots are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as this project is not located within the Townsite Overlay (TO) Zone District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

#### 16.04.070: Orderly Development

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|--------------------------|-------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                           | Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | <b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C.                           | <b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> </ul> |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                          |                                     |                       | <b>g) Provisions for ongoing maintenance.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D.                    | <p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**16.04.080: Perimeter Walls, Gates and Berms**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------|-------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                    | The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade. |
|                          |                          |                                     | <i>Staff Comments</i>        | N/A, as no perimeter walls, gates or landscape berms are proposed. Retaining walls are proposed to be located at the western entrance to the townhomes and will be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases.                     |

**16.04.090: Cuts, Fills, Grading and Drainage**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>        | The Commission has found this standard to be met.                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                 |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as the City Engineer has not required a Soils Report from the Applicant. A Soils Report, prepared by Butler and Associates, was submitted in 2006, and is available for review, if so desired.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 2.                 | <p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met..</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | B.                    | <b>Design Standards:</b> The proposed subdivision shall conform to the following design standards:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B. 4.                 | <p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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 &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>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.</li> <li>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.</li> </ul> |

|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.100: Overlay Districts</b>                      |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                                         |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                                               | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                          |                          |                                     | A.                                  | Flood Hazard Overlay District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met..</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met..</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                               | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | Hillside Overlay District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                               | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | B. 3.                               | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.110: Parks, Pathways and Other Green Spaces</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                                         |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                                               | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                          |                          |                                     | A. 1.                               | Parks:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 1. a.                            | The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or                                                                                                                                                                                                                                                                                                                       |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | <p>acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p><math>P = x</math> multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.1.b                 | In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 2.                 | Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | <p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> <li>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</li> <li>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),</li> <li>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.</li> <li>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.</li> </ul> |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | D.                    | <b>Minimum Requirements:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. 2.                 | Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | D. 5.                 | Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 1.                 | Shall meet the minimum applicable requirements required by Subsection D of this section.                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 2.                 | Shall provide safe and convenient access, including ADA standards.                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. 5.                 | Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 6.                 | Shall require low maintenance or provide for maintenance or maintenance endowment.                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F.                    | Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F. 1.                 | Shall meet the minimum applicable requirements required by Subsection D of this section.                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F. 2.                 | Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | G.                    | Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | G. 1.                 | Shall meet the minimum applicable requirements required by section 4.10.04 of this section.                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. 2.                 | Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as public and private green spaces on the same property or adjacent properties are not proposed and/or existing.</i>                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                       |



|                                      |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | G. 4.                               | <b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                      |                          |                                     | H.                                  | <b>In-Lieu Contributions:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. 1.                               | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | H. 2.                               | <b>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.</b>                                                                                                                                                                      |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | H. 3.                               | <b>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.</b>                                                                                                                                                                                                                    |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | H. 4.                               | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                            |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>16.05: Improvements Required:</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Compliant</b>                     |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Yes</b>                           | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.010                           | <b>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.</b> |
|                                      |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | A.                                  | <b>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</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                             |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------|--------------------------|--------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |                          |                          |                       | conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                           |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                               |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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) |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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 VIII B of the Hailey Zoning Ordinance.                                                                                                                                                                                                                                                                                                     |
|                                                             |                          |                          | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.030: Sewer Connections</b>                         |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.05.040: Water Connections</b>                           |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>N/A, as this project is not within the Townsite Overlay (TO) District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.05.050: Drainage</b>                                    |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.05.060: Utilities</b>                                   |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.05.070: Parks, Green Space</b>                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.05.080: Installation to Specifications; Inspections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                               |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met. .</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| 16.05.090: Completion; Inspections; Acceptance |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|--------------------------|-------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                      |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>N/A. Completion of all major infrastructure by the Developer is preferred over bonding.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 16.05.100: As Built Plans and Specifications   |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.100                    | As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 16.08: Townhouses:                             |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Compliant                                      |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Yes                                            | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.010                    | Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015) |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.020                    | Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.030                    | Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.040                    | Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.050             | <b>General Applicability:</b> All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.060             | <b>Expiration:</b> Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070             | <b>Conversion:</b> The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.080             | <b>Density:</b> The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010             | <b>Exceptions:</b> Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Summary and Suggested Conditions:** The Council shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application.

The following are suggested Conditions of Approval for this Application:

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All Fire Department and Building Department requirements shall be met.
- c) 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:
  - i. Permits shall be obtained for installation of all drywells.
  - ii. A Site Alteration Permit shall be obtained prior to any development occurring.
  - iii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
- d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020.
- e) 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.
- f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- h) Any application development fees shall be paid prior to recording the Final Plat.
- i) The Applicant shall submit an Erosion Control Plan prior to Final Plat.
- j) Prior to any future development in the SFHA, the property owner shall be required to obtain a Flood Hazard Development Permit from the City of Hailey for the proposed work.

**Motion Language:**

**Approval:**

Motion to approve the Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, to be located at Parcel B2, Block 2, Sweetwater P.U.D. Subdivision (located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho), finding that the application meets all City Standards, and that Conditions (a) through (j) are met.

**Denial:**

Motion to deny the Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho), finding that \_\_\_\_\_ [Council should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:**

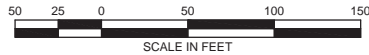
Motion to continue the public hearing to \_\_\_\_\_ [Council should specify a date].

# Return to AIS

# A PRELIMINARY PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

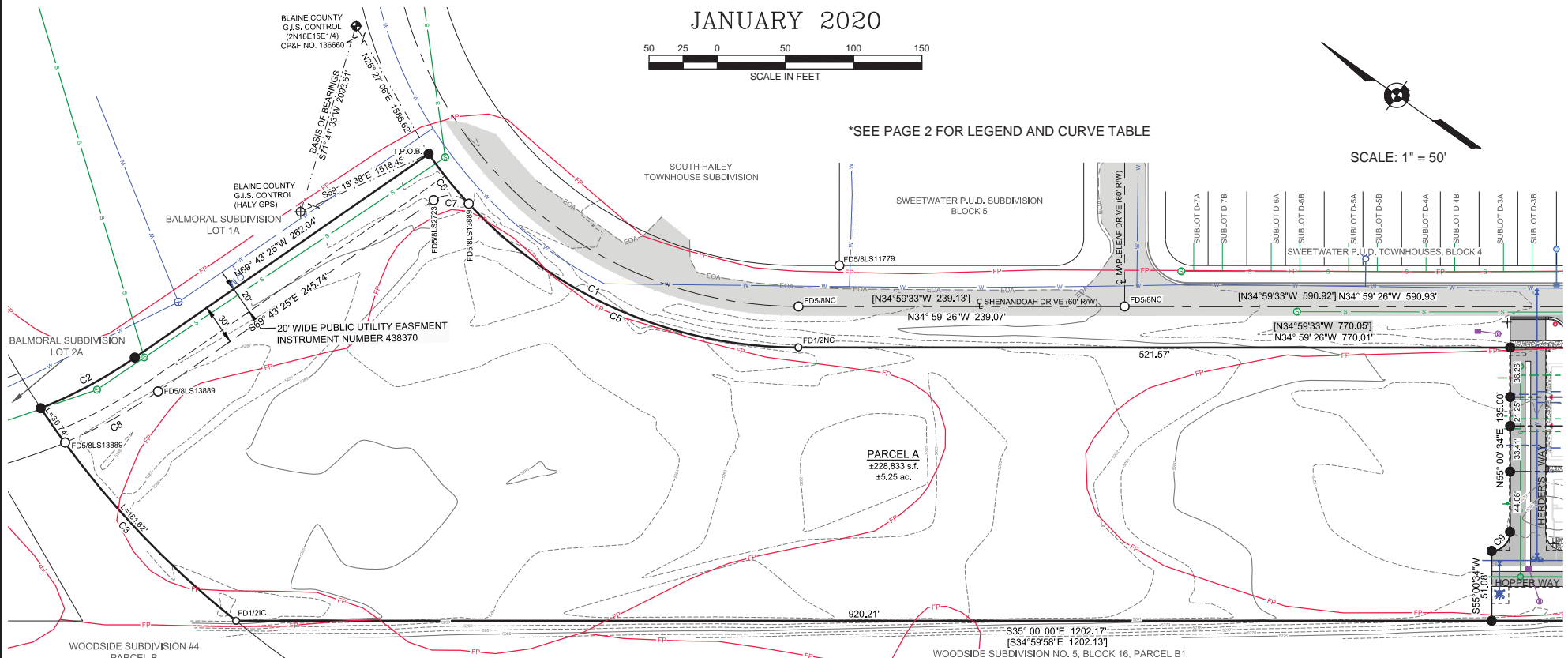
WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED  
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2020



\*SEE PAGE 2 FOR LEGEND AND CURVE TABLE

SCALE: 1" = 50'



### SURVEY NARRATIVE AND NOTES

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON FOUND MONUMENTS AND THE RECORDED PLAT OF SWEETWATER P.U.D. SUBDIVISION, INSTRUMENT NUMBER 576317, RECORDS OF BLAINE COUNTY, IDAHO. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. MISSING PROPERTY CORNERS HAVE BEEN RESET BY PROPORTIONING RECORD DISTANCES. REFER TO THE PLAT NOTES, CONDITIONS, COVENANTS, AND/OR RESTRICTIONS ON THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION, RECORDED AS INSTRUMENT NO. 576317, THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 5 RECORDED AS INSTRUMENT NO. 150393, AND THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 22 RECORDED AS INSTRUMENT NO. 152517. THE ABOVE MENTIONED PLATS PER RECORDS OF BLAINE COUNTY, IDAHO. ADDITIONAL DOCUMENTS USED IN THE COURSE OF THIS SURVEY INCLUDE:
 

|                                       |                       |
|---------------------------------------|-----------------------|
| WOODSIDE SUBDIVISION #4,              | INSTRUMENT NO. 150392 |
| WOODSIDE SUBDIVISION #5,              | INSTRUMENT NO. 150393 |
| BALMORAL SUBDIVISION,                 | INSTRUMENT NO. 439351 |
| SOUTH HAILEY TOWNHOUSE,               | INSTRUMENT NO. 206882 |
| LOTS 3B AND 4B, BALMORAL SUBDIVISION, | INSTRUMENT NO. 457308 |
2. REFER TO THE MASTER DECLARATION OF CC&R'S FOR THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION RECORDED AS INSTRUMENT NO. 576318, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.
3. LOT OWNERS, THEIR TENANTS, AND GUESTS ARE ADVISED THAT THIS PROPERTY IS LOCATED NEAR THE FRIEDMAN MEMORIAL AIRPORT. PRESENT AND FUTURE IMPACTS MAY BE ANNOYING AND INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF PROPERTY. THESE NOISE IMPACTS MAY CHANGE OVER TIME BY VIRTUE OF GREATER NUMBERS OF AIRCRAFT, LOUDER AIRCRAFT, SEASONAL VARIATIONS, AND TIME-OF-DAY VARIATIONS. THAT CHANGES TO AIRPORT AIRCRAFT, AND, AIR TRAFFIC CONTROL OPERATING PROCEDURES OR IN AIRPORT LAYOUT COULD RESULT IN INCREASED NOISE IMPACTS; AND THAT THE USER'S OWN PERSONAL PERCEPTIONS OF THE NOISE EXPOSURE COULD CHANGE AND THAT HIS OR HER SENSITIVITY TO AIRCRAFT NOISE COULD INCREASE.
4. THE TOWNHOUSE SUBDIVISION IS SUBJECT TO THE TOWNHOUSE DECLARATION, RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF BLAINE COUNTY, IDAHO.
5. REFER TO THE SWEETWATER P.U.D. AGREEMENT RECORDED AS INSTRUMENT NO. 542953, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.
6. THE EXISTING PHYSICAL BOUNDARIES OF THE COMMON UNIT WALL AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLATS OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN THE ACTUAL LOCATION AND BOUNDARIES SHOWN.
7. A MUTUAL RECIPROCAL EASEMENT FOR SIDEWALKS AND UTILITIES IS GRANTED WITHIN SUBLOTS 17A - 21D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS.
8. THE PROPERTY SHOWN HEREON IS AFFECTED BY ADDITIONAL EXCEPTIONS AS PROVIDED IN A TITLE REPORT BY AMERITITLE WITH THE COMMITMENT DATE OF 10/05/06 @ 8:00am AND ORDER NO. 56933:
  - E. PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR A FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT IN, THROUGH, AND ACROSS THE AIRSPACE ABOVE THE ELEVATION 6,115 FEET MEAN SEA LEVEL DATUM, EXECUTED BY SAWTOOTH TITLE COMPANY, INC., AN IDAHO CORPORATION, TRUSTEE, TO CITY OF HAILEY, BLAINE COUNTY, IDAHO, RECORDED JULY 17, 1973, AS INSTRUMENT NO. 150169.
9. THE 100-YR FLOODPLAIN AREA DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, GALENA ENGINEERING, INC. NEITHER REPRESENTS, GUARANTEES, WARRANTS, NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER.
 

FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR CITY OF HAILEY, BLAINE COUNTY, IDAHO, COMMUNITY NUMBER 16013C, PANEL NO'S 0668 E AND 0856 E, NOVEMBER 26, 2010. VERTICAL DATUM IS NAVD88.
10. ZONING IS LIMITED BUSINESS (LB).
11. SNOW STORAGE EASEMENTS WITHIN SUBLOTS 17A THRU 21D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS ARE GRANTED AS SHOWN HEREON.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date \_\_\_\_\_ South Central District Health Dept., EHS



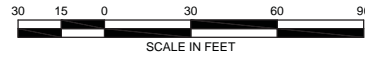
SWEETWATER P.U.D. TOWNHOUSES  
BLOCK 2, PHASE 1  
GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
SHEET 1 OF 3  
Job No. 7778



# A PRELIMINARY PLAT SHOWING SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED  
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

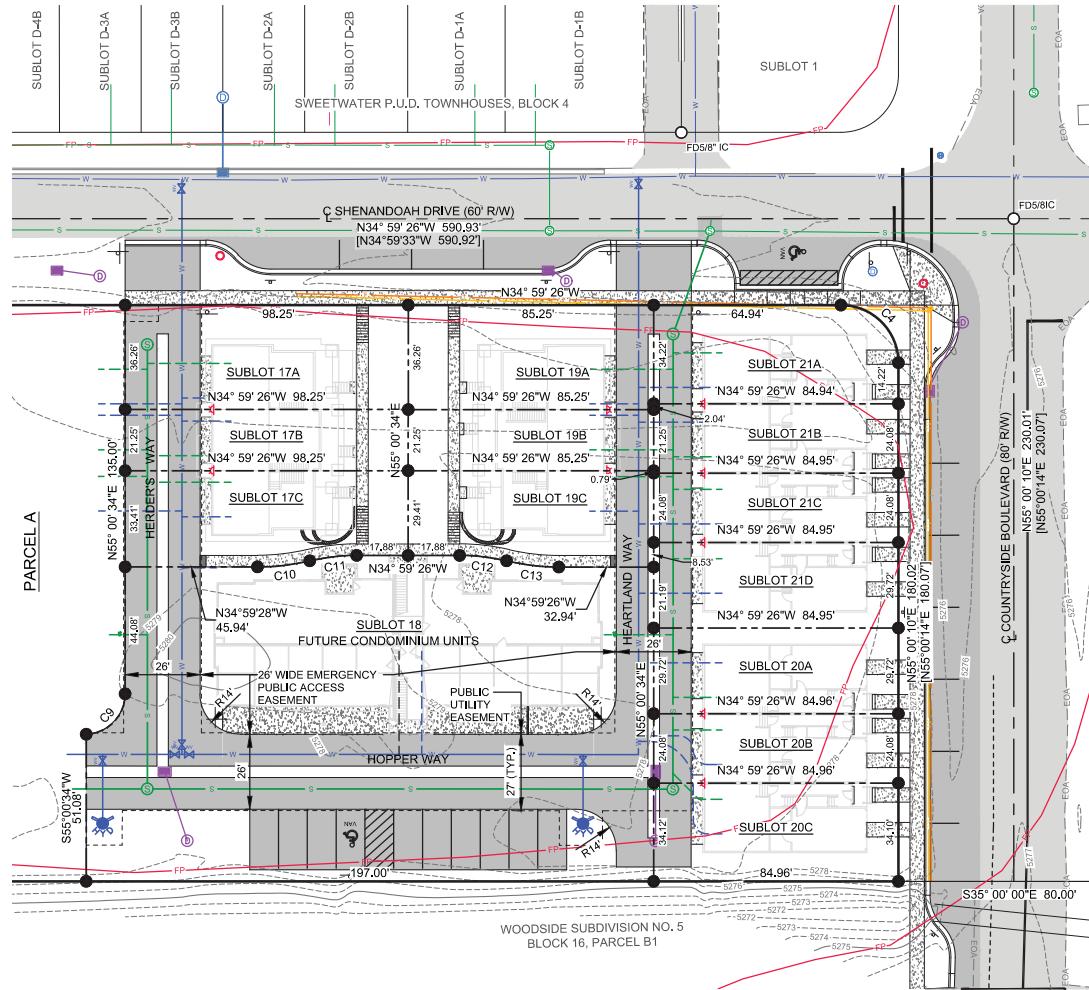
JANUARY 2020



SCALE: 1" = 30'

| SUBLOT AREAS |               |            |
|--------------|---------------|------------|
| SUBLOT       | AREA (sq.ft.) | AREA (ac.) |
| 17A          | 3,562         | 0.08       |
| 17B          | 2,088         | 0.05       |
| 17C          | 3,144         | 0.07       |
| 18           | 21,036        | 0.48       |
| 19A          | 3,091         | 0.07       |
| 19B          | 1,812         | 0.04       |
| 19C          | 2,709         | 0.06       |
| 20A          | 2,525         | 0.06       |
| 20B          | 2,046         | 0.05       |
| 20C          | 2,898         | 0.07       |
| 21A          | 2,821         | 0.06       |
| 21B          | 2,046         | 0.05       |
| 21C          | 2,046         | 0.05       |
| 21D          | 2,525         | 0.06       |
| PARCELA      | 228,833       | 5.25       |
| PROJECT      | 283,180       | 6.50       |

| CURVE TABLE |           |         |         |         |         |               |
|-------------|-----------|---------|---------|---------|---------|---------------|
| CURVE       | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       |
| C1          | 55°13'30" | 330.00' | 318.07' | 172.61' | 305.90' | S 07°23'37" E |
| C2          | 12°50'15" | 350.00' | 78.42'  | 39.37'  | 78.26'  | S 63°14'14" E |
| C3          | 18°01'33" | 675.00' | 212.36' | 107.07' | 211.48' | S 12°22'37" W |
| C4          | 89°59'36" | 20.00'  | 31.41'  | 20.00'  | 28.28'  | N 10°00'22" E |
| C5          | 47°03'55" | 330.00' | 271.08' | 143.71' | 263.52' | S 11°28'24" E |
| C6          | 8°09'35"  | 330.00' | 47.00'  | 23.54'  | 46.96'  | S 16°08'21" W |
| C7          | 80°42'42" | 20.00'  | 28.17'  | 16.99'  | 25.90'  | N 29°11'12" W |
| C8          | 11°47'34" | 380.00' | 78.21'  | 39.24'  | 78.07'  | S 63°45'54" E |
| C9          | 87°58'06" | 14.00'  | 21.49'  | 13.51'  | 19.44'  | S 81°00'23" E |
| C10         | 13°15'02" | 79.12'  | 18.30'  | 9.19'   | 18.26'  | S 41°36'59" E |
| C11         | 13°15'02" | 71.12'  | 16.45'  | 8.26'   | 16.41'  | N 41°36'59" W |
| C12         | 13°15'06" | 71.11'  | 16.45'  | 8.26'   | 16.41'  | N 28°21'53" W |
| C13         | 13°15'06" | 79.11'  | 18.30'  | 9.19'   | 18.26'  | S 28°21'53" E |



- LEGEND**
- Property Line
  - Adjoiner's Lot Line
  - - - Centerline
  - - - Sublot Line
  - - - G.I.S. Tie
  - FP — Floodplain
  - - - Public Utility Easement
  - - - Easement, type and width as shown
  - - - Vacated Former Balmoral Sub Tract A (used to establish northern boundary)
  - ▨ Snow Storage Easement (see note 11)
  - ⊕ Found Brass Cap
  - ⊕ Found Stainless Steel Rod in Monument Well
  - FD5/8 = Found 5/8" Rebar
  - FD1/2 = Found 1/2" Rebar
  - Set 5/8" Rebar, PLS16670
  - Existing 5' Contour Interval
  - Existing 1' Contour Interval
  - - - EOA
  - ▨ Existing Asphalt
  - ▨ Proposed Asphalt Improvements
  - ▨ Proposed Concrete Improvements
  - TV — Buried Cable TV Line
  - TV — Proposed Cable TV Line
  - P — Proposed Phone Line
  - ⊕ Proposed Light
  - ⊕ Catch Basin
  - ⊕ Proposed Catch Basin
  - ⊕ Drywell
  - ⊕ Proposed Drywell
  - Proposed Storm Drain
  - Proposed Sign
  - S — Sewer Main
  - S — Proposed Sewer Main
  - S — Proposed Sewer Service
  - ⊕ Sewer Manhole
  - ⊕ Proposed Sewer Manhole
  - W — Water Main
  - W — Proposed Water Main
  - W — Proposed Water Service
  - Proposed Fire Line
  - ⊕ Fire Hydrant
  - ⊕ Proposed Fire Hydrant
  - ⊕ Water Valve
  - ⊕ Proposed Water Valve
  - [ ] Record Bearing & Distance, Sweetwater PUD Subdivision, Instrument Number 576317
  - { } Record Bearing & Distance, Sweetwater PUD Townhouses: Block 4: Sublots 25-35 & 58-71, Instrument Number 576317



SWEETWATER P.U.D. TOWNHOUSES  
BLOCK 2, PHASE 1  
GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
SHEET 2 OF 3  
Job No. 7778

# Return to AIS

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 30, 2020, the Planning and Zoning Commission approved a Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho), where Phase 1 of Block 2 is subdivided into 14 sublots, consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. . The total development comprises of 6.5 acres. This project is located with the Limited Business (LB) Zoning District. This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review was approved for this project on December 16, 2019.

The Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law and Decision.

### FINDINGS OF FACT

#### Notice:

Notice for the public hearing was published in the Idaho Mountain Express on February 26, 2020 and mailed to property owners and public agencies on February 26, 2020. This project was continued on record at the March 16, 2020 public hearing to March 30, 2020. The project was approved at the March 30, 2020 Public Hearing.

#### Background:

Consideration of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. All driveways are oriented toward internal alleys (Heartland Way, Hopper way and Herder's Way); all onsite parking is located below grade or within the proposed structures.

A 69,696 square foot park is existing and meets the park requirements of the Hailey Municipal Code. The project is located in the Limited Business (LB) Zone District.

#### Procedural History:

The Application was submitted on January 8, 2020 and certified complete on January 17, 2020. public hearing before the Planning and Zoning Commission was planned for March 16, 2020, in the meeting room of Hailey City Hall. This project was continued on record at the March 16, 2020 public hearing to March 30, 2020.

As noted, this property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019.

| Standards of Evaluation for a Subdivision |                              |
|-------------------------------------------|------------------------------|
| Compliant                                 | Standards and Staff Comments |

| Yes                                 | No                       | N/A                      | City Code           | City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|--------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.050           | Complete Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Department Comments | Engineering: <i>No comments at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                          |                     | Life/Safety: <i>No comments at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                          |                     | <p><b>Water and Sewer:</b> <i>The Water and Wastewater Divisions, and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):</i></p> <p><i>Water Division:</i></p> <ul style="list-style-type: none"> <li>- <i>The plans do not show where the meter vaults will be set or show that there will be meter vaults going in. It appears a fire system will be going into Building #18. No isolation valve on the water main has been shown. A second line is going into the same building. Is this a separate domestic line? Please clarify. <b>Water meter cans are now shown on water service lines, as well as Plan and Profile Sheets (Sheet C-300). The 4" water service for the condominium building is noted as typical, with valve shown on service. All 2" water services for condominium buildings are noted as typical.</b></i></li> </ul> <p><i>Wastewater Division:</i></p> <ul style="list-style-type: none"> <li>- <i>Are sewer services connected to the center of each unit? <b>Sewer laterals for townhouse units have been moved to the center of each unit.</b></i></li> <li>- <i>There was no indication that the mainline going into the existing manhole SSMH 103 would need to be core drilled at a different angle than it currently exists. <b>A note has been added to remove existing sewer main stub (Sheet C-300). A new main to be installed at proposed angle.</b></i></li> <li>- <i>Any and all meter vaults that are located in asphalt or concrete shall have metal collars on them for the meter vault lids. This has been made a Condition of Approval.</i></li> </ul> <p><i>To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.</i></p> |
|                                     |                          |                          |                     | <b>Building:</b> <i>No comments at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                          |                     | <p><b>Streets:</b> <i>The Streets Division and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):</i></p> <ul style="list-style-type: none"> <li>- <i>Continental crosswalks shall be installed instead of 12" lines. <b>The crosswalk on Shenandoah Drive in Phase I has been changed and noted as a continental pattern (Sheet C-600). Future crosswalk in Phase II on Shenandoah Drive and Maple Leaf Drive have also been updated to be continental pattern.</b></i></li> <li>- <i>The stop bar located on Countryside Boulevard in the east bound lane seems to be out of place. Please remedy. <b>This stop bar has been removed (Sheet C-600).</b></i></li> <li>- <i>The Signage and Striping Plan doesn't call out all of the signs along Shenandoah Drive. There need to be accessible parking signs adjacent</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                     |                          |                                     | <p>to the accessible on-street parking. <b>Accessible parking signage has been shown by accessible parking stall(s) (Sheet C-600).</b></p> <ul style="list-style-type: none"> <li>- Will there be no parking fire lane at the entrances into the project? <b>“No Parking – Fire Lane” Signage, noted as typical on entrances (Sheet C-600).</b></li> <li>- Crosswalk Signs shall be provided at the Shenandoah Drive and Maple Leaf crosswalks on Shenandoah Drive. <b>These signs have been added in our base files’ signage will be installed with crosswalks in Phase II of constructions.</b></li> <li>- An R7-203a Sign pertaining to snow routes shall be installed. <b>“Snow Route – No Parking” signs have been shown on the Signage and Striping Plan (Sheet C-600).</b></li> </ul> <p>To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.</p> |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | Landscaping/Parks: No comments at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>16.04.010 Development Standards</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <p>Staff Comments</p> <p>Please refer to the specific standards as noted herein.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 16.04.020: Streets:                 |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Compliant                           |                          |                                     | Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Yes                                 | No                       | N/A                                 | City Code      City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <p>16.04.020</p> <p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>A.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <p>Staff Comments</p> <p>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B.</p> <p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <p>Staff Comments</p> <p>N/A, as no cul-de-sacs or dead-end streets or alleys are proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>C.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <p>Staff Comments</p> <p>The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>D.</p> <p>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,</p>                                                                                                                                                                                                                                                                                                                                                                             |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | 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.                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as Shenandoah Drive and Maple Leaf Drive are existing. Windmill Way, a 26'-wide private alley, is proposed. No traffic calming measures are proposed at this time.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | J.                    | Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | K.                    | Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.                                                                                                                                                                                                                                                                                                                                                                         |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | L.                    | <b>Private Streets:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. 1.                 | Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as Heartland Way, Hopper Way and Herder's Way are private alleys and will be maintained by the homeowner's association. The private alleys meet the minimum total width of 26'-wide and shall be constructed to meet City Standards.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 2.                 | Private streets, wherever possible, shall provide interconnection with other public streets and private streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 3.                 | The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 4.                 | Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 5.                 | Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | L. 6.                 | Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | M.                    | <b>Driveways:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | M. 1.                 | Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       |                          |                                     |                                     | one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.                                                                                                                                                                                                 |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | M. 2.                               | Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:<br>a) Accessing one residential unit: twelve feet (12')<br>b) Accessing two residential units: sixteen feet (16')<br>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.                       |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                            |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no driveways exceed 150'.</i>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                 |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                           |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                             |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | O.                                  | Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.                                                                                                                                                                                                                                                             |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>16.04.030: Sidewalks and Drainage Improvements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Compliant</b>                                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Yes</b>                                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | A.                                  | Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.                                                                                                                                                                                                                                                                    |
|                                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                   |



|                                        |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | D.                                  | <b>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.</b>                                                                                                                                                                                                                                                                                                                                            |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E.                                  | <b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>16.04.040: Alleys and Easements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                       |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                             | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                        |                          |                                     | A.                                  | <b>Alleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 1.                               | <b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 2.                               | <b>The minimum width of an alley shall be twenty-six (26') feet.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                               | <b>All alleys shall be dedicated to the public or provide for public access.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 4.                               | <b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 5.                               | <b>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.</b> |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 6.                               | <b>Dead-end alleys shall not be allowed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no dead-end alleys are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 7.                               | <b>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.</b>                                                                                                                                                                 |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                               | To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as this site does not border the Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.04.050: Blocks</b>            |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.050                           | Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no blocks are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.060: Lots</b>              |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.060                           | Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       |                          |                                     |                                     | Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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).                                                                                                                                                                                                                                                               |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no double frontage lots are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as no flag lots are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as this project is not located within the Townsite Overlay (TO) Zone District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.04.070: Orderly Development</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                    |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | <b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                    |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C.                                  | <b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                |
|                                                    |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
|                                                    |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16.04.080: Perimeter Walls, Gates and Berms</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Compliant</b>                                   |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Yes</b>                                         | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                           | The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|  |  |  |                       |                                                                                                                                                                                                                                                                                                                                                                 |
|--|--|--|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <i>Staff Comments</i> | <i>N/A, as no perimeter walls, gates or landscape berms are proposed. Retaining walls are proposed to be located at the western entrance to the townhomes and will be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases.</i> |
|--|--|--|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**16.04.090: Cuts, Fills, Grading and Drainage**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.<br><br><i>Staff Comments</i><br><i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.<br><br><i>Staff Comments</i><br><i>N/A, as the City Engineer has not required a Soils Report from the Applicant. A Soils Report, prepared by Butler and Associates, was submitted in 2006, and is available for review, if so desired.</i>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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:<br><ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul><br><i>Staff Comments</i><br><i>The Commission has found this standard to be met..</i> |
|                                     |                          |                                     | B.                           | Design Standards: The proposed subdivision shall conform to the following design standards:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.<br><br><i>Staff Comments</i><br><i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.<br><br><i>Staff Comments</i><br><i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                         |

|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B. 4.                               | <p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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 &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>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.</li> <li>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.</li> </ul> |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>16.04.100: Overlay Districts</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | A.                                  | Flood Hazard Overlay District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met..</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met..</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                               | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | Hillside Overlay District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                          |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                               | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | B. 3.                               | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>16.04.110: Parks, Pathways and Other Green Spaces</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Compliant</b>                                         |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Yes</b>                                               | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                          |                          |                                     | A. 1.                               | Parks:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 1. a.                            | The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:<br><br>P = x multiplied by .0277<br><br>"P" is the Parks contribution in acres<br><br>"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. |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | A.1.b                               | In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                      | <input type="checkbox"/> | <input type="checkbox"/>            | A. 2.                               | Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                          |                          |                                     | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:<br>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<br>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                                                                                                                                                                                                                                                                                             |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | <p>manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</p> <p>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.</p> <p>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.</p>       |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | D.                    | Minimum Requirements:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. 2.                 | Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City. |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | D. 5.                 | <p>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will 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.</p> |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E.                    | <p>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):</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 1.                 | <p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 2.                 | <p>Shall provide safe and convenient access, including ADA standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 3.                 | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. 4.                 | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. 5.                 | <p>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | E. 6.                 | <p>Shall require low maintenance or provide for maintenance or maintenance endowment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F.                    | <p>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):</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F. 1.                 | <p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | F. 2.                 | Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | G.                    | Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | G. 1.                 | Shall meet the minimum applicable requirements required by section 4.10.04 of this section.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. 2.                 | Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as public and private green spaces on the same property or adjacent properties are not proposed and/or existing.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | G. 4.                 | The private ownership and maintenance of green space shall be adequately provided for by written agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | H.                    | In-Lieu Contributions:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. 1.                 | After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | H. 2.                 | The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | H. 3.                 | Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | H. 4.                 | In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.                                                                                                                                                                                                       |

|                                                             |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |                          |                          | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>16.05: Improvements Required:</b>                        |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Compliant</b>                                            |                          |                          | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Yes</b>                                                  | <b>No</b>                | <b>N/A</b>               | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.010                           | <p><b>Minimum Improvements Required:</b> 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.</p> <p><i>Staff Comments</i><br/><i>The Commission has found this standard to be met.</i></p> |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | A.                                  | <p><b>Plans Filed, maintained:</b> 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.</p> <p><i>Staff Comments</i><br/><i>The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | B.                                  | <p><b>Preconstruction Meeting:</b> 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.</p> <p><i>Staff Comments</i><br/><i>The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | C.                                  | <p><b>Term of Guarantee of Improvements:</b> 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.</p> <p><i>Staff Comments</i><br/><i>The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.020                           | <p><b>Streets, Sidewalks, Lighting, Landscaping:</b> 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.</p> <p><i>Staff Comments</i><br/><i>The Commission has found this standard to be met.</i></p>                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/> | A.                                  | <p><b>Street Cuts:</b> 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)</p>                                                                                                                                                                                                                          |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.                    | <b>Signage:</b> Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.                    | <b>Streetlights:</b> Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>16.05.030: Sewer Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.030             | <b>Sewer Connections:</b> The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>16.05.040: Water Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <b>Requirements:</b> The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | <b>Townsite Overlay:</b> Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, as this project is not within the Townsite Overlay (TO) District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16.05.050: Drainage</b>          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.050             | <b>Drainage:</b> 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| 16.05.060: Utilities                                   |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------|--------------------------|-------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                     |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 16.05.070: Parks, Green Space                          |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 16.05.080: Installation to Specifications; Inspections |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                           |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met. .</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 16.05.090: Completion; Inspections; Acceptance         |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                            |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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)                                                                                                                                                                                                                                                                                                                                             |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>N/A. Completion of all major infrastructure by the Developer is preferred over bonding.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 16.05.100: As Built Plans and Specifications           |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.100                    | As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                             |
|                                                        |                          |                                     | <i>Staff Comments</i>        | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 16.08: Townhouses:                                     |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Compliant                                              |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Yes                                                    | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.010                    | Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.020             | Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.030             | Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.040             | Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.050             | General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.060             | Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015) |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070             | Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.080             | Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010             | Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|  |  |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--|--|--|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |                       | hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|  |  |  | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**17.06.060 Criteria.**

**A. The Commission or Hearing Examiner shall determine the following before approval is given:**

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

**B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**

1. Ensure compliance with applicable standards and guidelines.
2. Require conformity to approved plans and specifications.
3. Require security for compliance with the terms of the approval.
4. Minimize adverse impact on other development.
5. Control the sequence, timing and duration of development.
6. Assure that development and landscaping are maintained properly.
7. Require more restrictive standards than those generally found in the Zoning Title.

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

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

## **CONCLUSIONS OF LAW**

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

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.

The Preliminary Plat Application for Kilgore Properties, LLC, represented by Matt Watson, to be located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (j), and noted below:

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All Fire Department and Building Department requirements shall be met.
- c) 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:
  - i. Permits shall be obtained for installation of all drywells.
  - ii. A Site Alteration Permit shall be obtained prior to any development occurring.
  - iii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
- d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020.
- e) 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.
- f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- h) Any application development fees shall be paid prior to recording the Final Plat.
- i) The Applicant shall submit an Erosion Control Plan prior to Final Plat.



- j) Prior to any future development in the SFHA, the property owner shall be required to obtain a Flood Hazard Development Permit from the City of Hailey for the proposed work.

Signed this 16 day of April, 2020.

*/s/ Janet Fugate*

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

*Jessie Parker*

\_\_\_\_\_  
Jessie Parker, Community Development Assistant

# Return to AIS

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 5/26/2020 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH

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**-SUBJECT:**

Consideration of a Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision.

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**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16  
(IFAPPLICABLE)

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**-BACKGROUND:**

On April 20, 2020 the Hailey Planning and Zoning Commission considered a Preliminary Plat Application for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. On May 4, 2020, the Planning and Zoning Commission made a recommendation to the Hailey City Council to approve the plat as outlined in the staff report.

S.V. Flying Squirrels, LLC submitted an Application for Townhouse Subdivision of an existing eight (8) unit condominium project, to convert these condominiums to townhouses. Project background:

- 1) The 12-unit project was constructed in 1977 and remodeled in 2007, previously called Del Norte Apartments.
- 2) On September 24, 2008, the Hailey City council approved a condominium plat for these 12 units.
- 3) Lot 3A was subsequently sold.
- 4) In January 2009, Phase 1 of the Quigley Townhomes was recorded, which excluded Lot 3A from the project.
- 5) The applicant states that converting the condo project to a townhome gives greater opportunities for purchase.

**ATTACHMENTS:**

1. [Staff Report](#)
  2. [Preliminary Plat Map, Site Plan and Landscape Plan](#)
  3. [Planning and Zoning Findings of Fact, Conclusions of Law and Decision, dated May 4, 2020.](#)
- 

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

|                                      |                                  |
|--------------------------------------|----------------------------------|
| Caselle # _____                      | YTD Line Item Balance \$ _____   |
| Budget Line Item # _____             | Estimated Completion Date: _____ |
| Estimated Hours Spent to Date: _____ | Phone # 788-9815 #13             |
| Staff Contact: Lisa Horowitz         |                                  |

-----

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IFAPPLICABLE)

|                                                   |                                                         |                                              |                                   |
|---------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> City Administrator             | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Building |
| <input type="checkbox"/> Library                  | <input checked="" type="checkbox"/> planning            | <input type="checkbox"/> Fire Dept.          | _____                             |
| <input type="checkbox"/> Safety Committee         | <input type="checkbox"/> P & Z Commission               | <input type="checkbox"/> Police              | _____                             |
| <input checked="" type="checkbox"/> Streets       | <input checked="" type="checkbox"/> Public Works, Parks | <input type="checkbox"/> Mayor               | _____                             |

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# Return to AIS

## STAFF REPORT

**TO:** Hailey City Council  
**FROM:** Lisa Horowitz, Community Development Director  
**RE:** Preliminary Plat- Quigley Townhomes  
**HEARING:** May 26, 2020

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**Applicant:** S.V. Flying Squirrels, LLC  
**Project:** Quigley Townhomes  
**Request:** Preliminary Plat  
**Location:** Lot 1A and 2A of Quigley View Subdivision  
**Property Address:** 631 E Croy Street  
**Size:** .5 Acres  
**Zoning:** Limited Residential 1 (LR 1)

### **Background**

S.V. Flying Squirrels, LLC submitted an Application for Townhouse Subdivision of an existing eight (8) unit condominium project, to convert these condominiums to townhouses. Project background:

- 1) The 12-unit project was constructed in 1977 and remodeled in 2007, previously called Del Norte Apartments.
- 2) On September 24, 2008, the Hailey City council approved a condominium plat for these 12 units.
- 3) Lot 3A was subsequently sold.
- 4) In January 2009, Phase 1 of the Quigley Townhomes was recorded, which excluded Lot 3A from the project.
- 5) The applicant states that converting the condo project to a townhome gives greater opportunities for purchase.

### **Procedural History**

The Application was submitted on January 17, 2020 and certified complete on January 24, 2020. A public hearing before the Planning and Zoning Commission was on be held on April 6, 2020, and continued on record to April 20, 2020 in the Hailey City Council Chambers. The Hailey Planning and Zoning

Commission recommended this project for approval at the April 20, 2020 Public Hearing and Findings of Fact were approved at the May 4, 2020 Public Hearing.

**Notice**

Notice for the April 6, 2020, public hearing was published in the Idaho Mountain Express on March 18, 2020. The notice was mailed to property owners within 300 feet and to public agencies on March 18, 2020. Notice for the May 26, 2020, public hearing was published in the Idaho Mountain Express on May 7, 2020. The notice was mailed to property owners within 300 feet and to public agencies on May 5, 2020.

| <b>Standards of Evaluation for a Subdivision</b> |                          |                                     |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliant</b>                                 |                          |                                     | <b>Standards and Staff Comments</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                                       | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                          | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>              | <input type="checkbox"/> | <input type="checkbox"/>            | <b>16.04.010</b><br>Development Standards | <p><b>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.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed Townhouse Subdivision is almost identical to the underlying condominium subdivision. The eight units each have one dedicated parking space, and the complex contains an additional 13 guest parking spaces. Common elements between the existing condo subdivision and the proposed townhouse subdivision include:</i></p> <ul style="list-style-type: none"> <li>• <i>All elements of the built environment: roads, utilities, parking, buildings, Number of units and parking spaces dedicated to each unit.</i></li> </ul> <p><i>Changes include identification of limited common areas (parking stall for each unit and patio areas), now differentiated from common areas (drive aisles and guest parking areas).</i></p> <p><i>The Commission found that this standard has been met.</i></p> |
| <b>Compliant</b>                                 |                          |                                     | <b>Standards and Staff Comments</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                                       | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                          | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>16.04.020</b>                          | <p><b>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</b></p> <p><i>Staff Comments</i></p> <p><i>None of these standards apply, as there are no changes to City Streets.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>M.</b>                                 | <p><b>Driveways:</b></p> <p><i>Staff Comments</i></p> <p><i>No proposed driveways are shown. The project contains a parking access lane.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>M. 1.</b>                              | <p><b>Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



|                                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>No proposed driveways are shown. The project contains a parking access lane.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | <b>N.</b>                           | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>The proposed parking access lane conforms with Fire Department requirements.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | <b>O.</b>                           | <b>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</b>                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>The parking access lane serves as a Fire Lane.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>16.04.060: Sidewalks and Drainage Improvements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | <b>A.</b>                           | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>Sidewalks were paid for in lieu in 2008.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16.04.040: Alleys and Easements</b>                |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A.</b>                           | <b>Alleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>An alley is shown on the plat to the rear of the property.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | <b>A. 4.</b>                        | <b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>All utilities are in place and are underground.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A. 5.</b>                        | <b>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.</b> |
|                                                       |                          |                                     | <b>Staff Comments</b>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A. 6.</b>                        | <b>Dead-end alleys shall not be allowed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|                                     |                          |                                     | <b>Staff Comments</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <b>Staff Comments</b> | An alley exists, but has not historically been used to service this property. Plat notes mention the 5' side yard utility easement and the 10' easement centered on water and sewer lines. Staff requests that these be shown graphically on the plat. (Note that the 5' side yard easement would be needed on the east side only, as Croy Street is the front property line and the west side abuts an alley).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                       | The Commission found that this standard has been met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | B.                    | Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <b>Staff Comments</b> | See comments above.<br>The Commission found that this standard has been met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                 | To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <b>Staff Comments</b> | Property does not border Big Wood River.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <b>Staff Comments</b> | Property does not border Big Wood River.<br>The Commission found that this standard has been met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <b>Staff</b>          | Some snow storage areas are shown, but calculations have not been provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       |                          |                                     | <i>Comments</i>                     | <i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>16.04.050: Blocks</b>              |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and <i>Staff Comments</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.050                           | <b>Blocks:</b> The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.                                                                                                                                                                                                                                           |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>The proposed subdivision meets this standard.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.060: Lots</b>                |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and <i>Staff Comments</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.060                           | <b>Lots:</b> 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. |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>There are no "lots" only Townhouse sublots. Therefore, these standards do not apply.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>16.04.070: Orderly Development</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and <i>Staff Comments</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | <b>Phasing Required:</b> Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | <b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.                                                                                                                                                                                                                                                                                                                             |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>Mitigation of Negative Effects:</b> 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:<br>1. Provision of on-site or off-site street or intersection improvements.                        |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                          |                                     |                       | <ol style="list-style-type: none"> <li>2. Provision of other off-site improvements.</li> <li>3. Dedications and/or public improvements on property frontages.</li> <li>4. Dedication or provision of parks or green space.</li> <li>5. Provision of public service facilities.</li> <li>6. Construction of flood control canals or devices.</li> <li>7. Provisions for ongoing maintenance.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                          |                          |                                     | <i>Staff Comments</i> | <p>No impacts are associated with the conversion of a Condominium Subdivision to a Townhouse Subdivision.</p> <p>The Commission found that this standard has been met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D.                    | <p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
|                          |                          |                                     | <i>Staff Comments</i> | N/A- all land owned by this applicant is included.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

**16.04.080: Perimeter Walls, Gates and Berms**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|--------------------------|-------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                    | <p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p> |
|                          |                          |                                     | <i>Staff Comments</i>        | <p>No perimeter gate or wall is proposed.</p> <p>The Commission found that this standard has been met.</p>                                                                                                                                                                                                                                                                          |

**16.04.090: Cuts, Fills, Grading and Drainage**

| Compliant                           |                          |                          | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|--------------------------|--------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                      | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
|                                     |                          |                          | <i>Staff Comments</i>        | <i>No cuts, fills, grading or new drainage is planned as this is only a plat conversion.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                       |

**16.04.100: Overlay Districts**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                |
|--------------------------|--------------------------|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                           | Flood Hazard Overlay District:                                                                                                                                                 |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.             |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                        | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                                   |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | Hillside Overlay District:                                                                                                                                                     |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.               |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                        | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                                |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 3.                        | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                                   |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                     |

**16.04.110: Parks, Pathways and Other Green Spaces**

| Compliant                                                   |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------|--------------------------|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                                         | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                           | <b>Parks and Pathways:</b> Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                             |                          |                                     | <i>Staff Comments</i>        | <i>These standards do not apply for a conversion from condominium to townhouse.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                             |                          |                                     | A. 1.                        | <b>Parks:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Staff Comments</i>        | <i>These standards do not apply for a conversion from condominium to townhouse.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>16.05: Improvements Required:</b>                        |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Compliant                                                   |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Yes                                                         | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.05.010                    | <b>Minimum Improvements Required:</b> It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare. |
|                                                             |                          |                                     | <i>Staff Comments</i>        | <i>No additional infrastructure is needed; all infrastructure is in place.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                           | <b>Plans Filed, Maintained:</b> Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.                                                                                                                                                                                                                                                                                                  |
|                                                             |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | <b>Preconstruction Meeting:</b> Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.                                                                                                                                                                                                                                                                                                                                                               |
|                                                             |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C.                           | <b>Term Of Guarantee Of Improvements:</b> The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the city engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                             |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.05.020                    | <b>Streets, Sidewalks, Lighting, Landscaping:</b> The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | Council, and to the finished grades which have been officially approved by the city engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>None of these standards apply.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.05.030: Sewer Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All sewer connections exist.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>16.05.040: Water Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All water connections exist.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16.05.050: Drainage</b>          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                               |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                               |                          |                                     | <b>Staff Comments</b> | <i>No changes to on site drainage.</i><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                               |
| <b>16.05.060: Utilities</b>                                   |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.060             | <b>Utilities:</b> 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.                                                                                                                                                                           |
|                                                               |                          |                                     | <b>Staff Comments</b> | <i>All utilities are in place.</i><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.05.070: Parks, Green Space</b>                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> ?                         | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.070             | <b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.                                                                                                                                                                                                                                                                                                               |
|                                                               |                          |                                     | <b>Staff Comments</b> | <i>See section 16.04.110</i><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.080: Installation To Specifications; Inspections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.080             | <b>Installation to Specifications; Inspections:</b> 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.                                                                                                                                 |
|                                                               |                          |                                     | <b>Staff Comments</b> | <i>No inspections are needed- all improvements are in place.</i><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.05.090: Completion; Inspections; Acceptance</b>         |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <b>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.</b> |
|                                                               |                          |                                     | <b>Staff Comments</b> | <i>All infrastructure has been completed and accepted.</i><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | <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)</b>                                                                                                                                                                                                                   |



|                                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                          |                                     | <i>Staff Comments</i>               | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>16.05.100: As Built Plans and Specifications</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.100                           | As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the city engineer. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                     |                          |                                     | <i>Staff Comments</i>               | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>16.08: Townhouses:</b>                           |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and <i>Staff Comments</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.010                           | Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015) |
|                                                     |                          |                                     | <i>Staff Comments</i>               | Association documents have been submitted. The party Wall agreement is imbedded in the CC & R’s. The Building Official will inspect the separation between the condo units to ensure that a party wall is in place prior to the hearing.<br><br>The Commission found that this standard has been met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.020                           | Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                |
|                                                     |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.030                           | Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                     |                          |                                     | <i>Staff Comments</i>               | Parking requirements are met, and exceeded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.040                           | Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                     |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.050                           | General Applicability: All other provisions of this title and all applicable ordinances, rules                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                          |                                     |                       | and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.060             | Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)                                                                                                                                                                                             |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070             | Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.080             | Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010             | Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.

The Preliminary Plat Application for Quigley Townhomes by S.V. Flying Squirrels, LLC, to be located at 631 E Croy Street (Lot 1A and 2A of Quigley View Subdivision) meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (h), and noted below:

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, improvements shown on the submitted on the plat dated October 2, 2017.
- b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.
- d) 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 Subdivision Title, prior to recordation of the final plat.
- e) 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.
- f) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- g) Any application development impact fees shall be paid prior to recording the final plat.
- h) The 10' water, sewer easements and the 5' utility easement shall be shown graphically on the plat.

**Motion Language:**

**Approval:**

Motion to approve the Preliminary Plat Application for Quigley Townhomes, by S.V. Flying Squirrels, located at Lots 1A and 2A, Quigley View Subdivision with conditions (a) through (h) finding that the application meets all City standards.

**Denial:**

Motion to deny the Preliminary Plat Application for Quigley Townhomes, by S.V. Flying Squirrels, located at Lots 1A and 2A, Quigley View Subdivision, finding that \_\_\_\_\_ (Council should cite which standards are not met and provided the reason why each identified standard is not met).

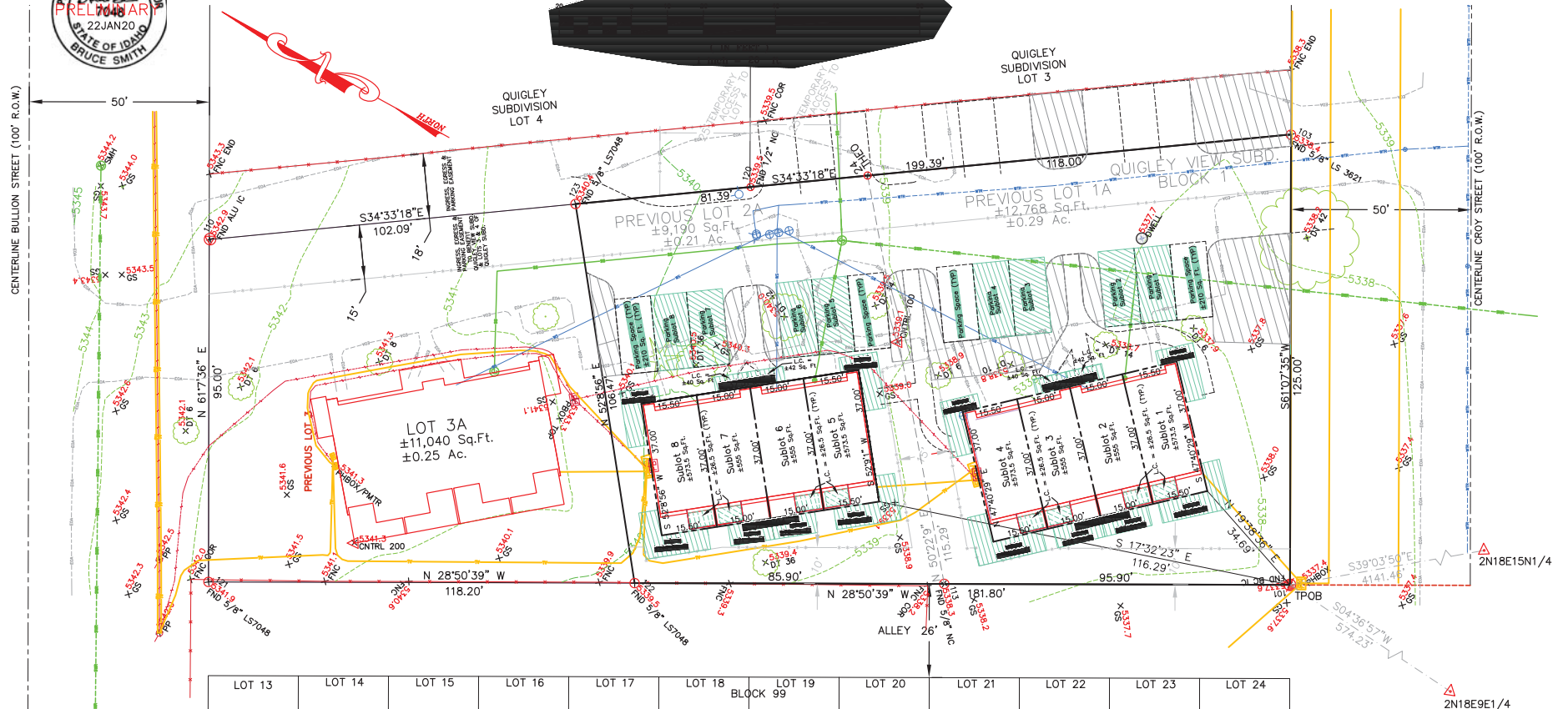
**Continuation:**

Motion to continue the public hearing upon the Preliminary Plat Application for Quigley Townhomes, by S.V. Flying Squirrels, located at Lots 1A and 2A, Quigley View Subdivision to \_\_\_\_\_ [the Council should specify a date].

# Return to AIS

# A PRELIMINARY PLAT SHOWING QUIGLEY VIEW TOWNHOMES

WHEREIN LOTS 1A, & 2A QUIGLEY VIEW SUBDIVISION ARE PLATTED AS TOWNHOUSE SUBLOTS AS SHOWN  
LOCATED WITHIN SECTIONS 9 & 10, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
JANUARY 2020  
GRAPHIC SCALE



### LEGEND

- |                              |                                       |
|------------------------------|---------------------------------------|
| Property Boundary            | Access & Public Utility Easement Line |
| Proposed Sublot Boundary     | FNC = Fence Line                      |
| Previous Lot Line            | EOA = Edge of Asphalt                 |
| Adjoiner's Property Boundary | Sewermain Line                        |
| 1' Contour Line              | Overhead Power Line                   |
| 5' Contour Line              | Overhead Telephone Line               |
| Building/Structure Line      | Water Main Line                       |
| Limited Common Area          | Water Service Line                    |
| Snow Storage                 | Sewer Service Line                    |
|                              | Cable TV Line                         |
|                              | Blaine County GIS Control and Ties    |

- |                             |
|-----------------------------|
| DT = Deciduous Tree         |
| CT = Coniferous Tree        |
| CNTRL = Survey Control      |
| FND 1/2" = Found 1/2" Rebar |
| FND 5/8" = Found 5/8" Rebar |

- |                              |
|------------------------------|
| FND ALU = Found Aluminum Cap |
| FND BC = Found Brass Cap     |
| PBOX = Power Box             |
| CABOX = Cable Television Box |
| PHBOX = Telephone Riser      |
| WV = Water Valve             |
| FH = Fire Hydrant            |
| SCO = Sewer Cleanout         |
| SMH = Sewer Manhole          |
| PP = Power Pole              |
| DWELL = Dry Well             |
| No Cap                       |
| IC Illegible Cap             |
| GS Ground Shot               |
| PMTR Power Meter             |
| WMH Water Manhole            |

### NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, At Grid, in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary is based on record information and Found Monuments. Please refer to the Recorded Plat of Quigley View Subdivision, Instrument Number 583584.
- 3) This property is subject to the Amended and Restated Covenants, Conditions and Restrictions of Quigley View Townhomes, Articles of Incorporation and Bylaws recorded as Instrument No. \_\_\_\_\_, records of Blaine County, Idaho.
- 4) All Areas that are not Sublots nor Limited Common Areas are Common Areas.
- 5) Documents that may affect the plot are recorded as Instrument Numbers 17553, 181167, 181640, 355935, 366305, 366306, 565334, & 565335; Records of Blaine County, Idaho.
- 6) 5 foot Utility Easements Shall be located along all Side Lot Lines.
- 7) A 10 foot Sanitary Sewer Easement and 10 foot Water Line Easement shall be located upon the center line of said Sanitary Sewer Lines and Water Lines.
- 8) Current Zoning appears to be Limited Residential 1 (LR-1).
- 9) Total Snow Storage Area is ±3,840 Sq. Ft.

| AREA CALCULATIONS     |                 |
|-----------------------|-----------------|
| TOTAL PROJECT AREA    | ±21,958 Sq. Ft. |
| SUBLLOT TOTAL         | ±4,514 Sq. Ft.  |
| L.C. DECKS            | ±1,705 Sq. Ft.  |
| L.C. PARKING          | ±1,680 Sq. Ft.  |
| REMAINING COMMON AREA | ±14,059 Sq. Ft. |

QUIGLEY VIEW TOWNHOMES  
ALPINE ENTERPRISES INC.  
KETCHUM, IDAHO  
SHEET 1 OF 1

**HEALTH CERTIFICATE:** Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

# Return to AIS

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 20, 2020, the Planning and Zoning Commission approved a Preliminary Plat Application by S.V. Flying Squirrels, LLC, to be located at 631 E Croy Street (Lot 1A and 2A of Quigley View Subdivision). The proposed subdivision consists of converting eight (8) unit condominiums to townhouses. The total development comprises of 0.5 Acres. This project is located with the Limited Residential 1 (LR 1).

The Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law and Decision.

### Background

S.V. Flying Squirrels, LLC submitted an Application for Townhouse Subdivision of an existing eight (8) unit condominium project, to convert these condominiums to townhouses. Project background:

- 1) The 12-unit project was constructed in 1977 and remodeled in 2007, previously called Del Norte Apartments.
- 2) On September 24, 2008, the Hailey City council approved a condominium plat for these 12 units.
- 3) Lot 3A was subsequently sold.
- 4) In January 2009, Phase 1 of the Quigley Townhomes was recorded, which excluded Lot 3A from the project.
- 5) The applicant states that converting the condo project to a townhome gives greater opportunities for purchase.

### Procedural History

The Application was submitted on January 17, 2020 and certified complete on January 24, 2020. A public hearing before the Planning and Zoning Commission was on be held on April 6, 2020, and continued on record to April 20, 2020 in the Hailey City Council Chambers.

### Notice

Notice for the April 6, 2020, public hearing was published in the Idaho Mountain Express on March 18, 2020. The notice was mailed to property owners within 300 feet and to public agencies on March 18, 2020.

| Standards of Evaluation for a Subdivision |                          |                          |                                       |                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|--------------------------|--------------------------|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliant                                 |                          |                          | Standards and Staff Comments          |                                                                                                                                                                                                                                                                                                                                    |
| Yes                                       | No                       | N/A                      | City Code                             | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.010<br>Development<br>Standards | <b>Applicability:</b> 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. |
|                                           |                          |                          | <i>Staff Comments</i>                 | <i>The proposed Townhouse Subdivision is almost identical to the underlying condominium subdivision. The eight units each have one dedicated parking space, and the complex contains an additional 13 guest parking spaces. Common elements between the existing</i>                                                               |



|                                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       |                          |                                     |                                     | <p><i>condo subdivision and the proposed townhouse subdivision include:</i></p> <ul style="list-style-type: none"> <li><i>All elements of the built environment: roads, utilities, parking, buildings, Number of units and parking spaces dedicated to each unit.</i></li> </ul> <p><i>Changes include identification of limited common areas (parking stall for each unit and patio areas), now differentiated from common areas (drive aisles and guest parking areas).</i></p> <p><i>The Commission found that this standard has been met.</i></p>                                                                |
| <b>Compliant</b>                                      |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.020                           | <p><b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p> <p><i>Staff Comments</i><br/>None of these standards apply, as there are no changes to City Streets.</p>                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M.                                  | <p><b>Driveways:</b></p> <p><i>Staff Comments</i><br/>No proposed driveways are shown. The project contains a parking access lane.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. 1.                               | <p>Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.</p> <p><i>Staff Comments</i><br/>No proposed driveways are shown. The project contains a parking access lane.<br/>The Commission found that this standard has been met.</p> |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | N.                                  | <p><b>Parking Access Lane:</b> 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.</p> <p><i>Staff Comments</i><br/>The proposed parking access lane conforms with Fire Department requirements.<br/>The Commission found that this standard has been met.</p>                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | O.                                  | <p><b>Fire Lanes:</b> Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p> <p><i>Staff Comments</i><br/>The parking access lane serves as a Fire Lane.<br/>The Commission found that this standard has been met.</p>                                                                                                                                                                                                                                                            |
| <b>16.04.060: Sidewalks and Drainage Improvements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                   | <input type="checkbox"/> | <input type="checkbox"/>            | A.                                  | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                        |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>Sidewalks were paid for in lieu in 2008.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>16.04.040: Alleys and Easements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                       |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                             | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | <b>Alleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>An alley is shown on the plat to the rear of the property.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 4.                               | <b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>All utilities are in place and are underground.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 5.                               | <b>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.</b> |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 6.                               | <b>Dead-end alleys shall not be allowed.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 7.                               | <b>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.</b>                                                                                                                                                                 |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>An alley exists, but has not historically been used to service this property. Plat notes mention the 5' side yard utility easement and the 10' easement centered on water and sewer lines. Staff requests that these be shown graphically on the plat. (Note that the 5' side yard easement would be needed on the east side only, as Croy Street is the front property line and the west side abuts an alley).</i>                                                                                                                                                                               |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            |                                     | <i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                        |                          |                                     | B.                                  | <b>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</b>                                                                                                                                                                                                                                                                           |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>See comments above.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                               | <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</b>                                                                                                                                                                                                                                                                                                                             |

|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                                     | wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Property does not border Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Property does not border Big Wood River.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Some snow storage areas are shown, but calculations have not been provided.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>16.04.050: Blocks</b>            |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.050                           | Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>The proposed subdivision meets this standard.<br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.04.060: Lots</b>              |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.060                           | Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       |                          |                                     |                                     | regulations are found in the Zoning Chapter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>There are no "lots" only Townhouse sublots. Therefore, these standards do not apply.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>16.04.070: Orderly Development</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | <b>Phasing Required:</b> Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                       |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                                  | <b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                       |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>Mitigation of Negative Effects:</b> 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:<br><ol style="list-style-type: none"> <li>1. Provision of on-site or off-site street or intersection improvements.</li> <li>2. Provision of other off-site improvements.</li> <li>3. Dedications and/or public improvements on property frontages.</li> <li>4. Dedication or provision of parks or green space.</li> <li>5. Provision of public service facilities.</li> <li>6. Construction of flood control canals or devices.</li> <li>7. Provisions for ongoing maintenance.</li> </ol> |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>No impacts are associated with the conversion of a Condominium Subdivision to a Townhouse Subdivision.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D.                                  | <b>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:</b><br><ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> </ol>                                                                                                                                                                                                                                                              |

|                                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                          |                                     |                                     | <p>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> <p>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A- all land owned by this applicant is included.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>16.04.080: Perimeter Walls, Gates and Berms</b>  |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                           | The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.                                                                                                                                                                                                                                             |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>No perimeter gate or wall is proposed.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16.04.090: Cuts, Fills, Grading and Drainage</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                             |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>No cuts, fills, grading or new drainage is planned as this is only a plat conversion.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.04.100: Overlay Districts</b>                 |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | Flood Hazard Overlay District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                             |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                 | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                     |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | Hillside Overlay District:                                                                                                                                       |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                 | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                  |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 3.                 | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                     |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                              |

**16.04.110: Parks, Pathways and Other Green Spaces**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                          |
|--------------------------|--------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>These standards do not apply for a conversion from condominium to townhouse.</i>                                                                      |
|                          |                          |                                     | A. 1.                        | Parks:                                                                                                                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <i>Staff Comments</i>        | <i>These standards do not apply for a conversion from condominium to townhouse.</i>                                                                      |

**16.05: Improvements Required:**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|--------------------------|-------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.05.010                    | Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare. |

|                                                             |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>No additional infrastructure is needed; all infrastructure is in place.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                             |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                        |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                           |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>None of these standards apply.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.030: Sewer Connections</b>                         |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>All sewer connections exist.<br/><br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16.05.040: Water Connections</b>                         |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                      |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <p>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.</p> |
|                                      |                          |                                     | <i>Staff Comments</i> | <p><i>All water connections exist.</i></p> <p><i>The Commission found that this standard has been met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                      |                          |                                     | <i>Staff Comments</i> | <p><i>N/A</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16.05.050: Drainage</b>           |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.050             | <p>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)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                      |                          |                                     | <i>Staff Comments</i> | <p><i>No changes to on site drainage.</i></p> <p><i>The Commission found that this standard has been met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>16.05.060: Utilities</b>          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.060             | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                      |                          |                                     | <i>Staff Comments</i> | <p><i>All utilities are in place.</i></p> <p><i>The Commission found that this standard has been met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16.05.070: Parks, Green Space</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.070             | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                      |                          |                                     | <i>Staff Comments</i> | <p><i>See section 16.04.110</i></p> <p><i>The Commission found that this standard has been met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>16.05.080: Installation To Specifications; Inspections</b> |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------|--------------------------|-------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                     |
|                                                               |                          |                                     | <i>Staff Comments</i>        | <i>No inspections are needed- all improvements are in place.<br/><br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.05.090: Completion; Inspections; Acceptance</b>         |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                     |
|                                                               |                          |                                     | <i>Staff Comments</i>        | <i>All infrastructure has been completed and accepted.<br/><br/>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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)                                                                                                                                                                                                                                                                                                                                                       |
|                                                               |                          |                                     | <i>Staff Comments</i>        | <i>N/A.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>16.05.100: As Built Plans and Specifications</b>           |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.100                    | As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the city engineer. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                       |
|                                                               |                          |                                     | <i>Staff Comments</i>        | <i>N/A.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>16.08: Townhouses:</b>                                     |                          |                                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Compliant                                                     |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Yes                                                           | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.010                    | Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          |                          |                                     |                       | and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                          |                          |                                     | <i>Staff Comments</i> | <i>Association documents have been submitted. The party Wall agreement is imbedded in the CC &amp; R's. The Building Official will inspect the separation between the condo units to ensure that a party wall is in place prior to the hearing.</i><br><br><i>The Commission found that this standard has been met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.020             | <b>Garages:</b> All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.030             | <b>Storage, Parking Areas:</b> Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                          |                          |                                     | <i>Staff Comments</i> | <i>Parking requirements are met, and exceeded.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.040             | <b>Construction Standards:</b> All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.050             | <b>General Applicability:</b> All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.060             | <b>Expiration:</b> Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015) |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070             | <b>Conversion:</b> The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.080             | <b>Density:</b> The maximum number of cottage townhouse units on any parcel shall be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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|                          |                          |                                     |                       | twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010             | Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.

The Preliminary Pat Application for Quigley Townhomes by S.V. Flying Squirrels, LLC, to be located at 631 E Croy Street (Lot 1A and 2A of Quigley View Subdivision) meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (h), and noted below:

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant’s sole expense include, but will not be limited to, improvements shown on the submitted on the plat dated October 2, 2017.
- b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant’s sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.
- d) 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 Subdivision Title, prior to recordation of the final plat.

- e) 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.
- f) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- g) Any application development impact fees shall be paid prior to recording the final plat.
- h) The 10' water, sewer easements and the 5' utility easement shall be shown graphically on the plat.

Signed this 8 day of May, 2020.

*/s/ Janet Fugate*

Janet Fugate, Planning & Zoning Commission Chair

Attest:

  
\_\_\_\_\_  
Jessie Parker, Community Development Assistant



## Jessica Parker

---

**From:** Janet Fugate <jrfugate@cox.net>  
**Sent:** Friday, May 8, 2020 9:48 AM  
**To:** Jessica Parker  
**Subject:** Re: Approval

Good morning,

You are authorized to use my e-signature for the included FF.  
Thanks,  
Janet

On May 5, 2020 at 11:40 AM Jessica Parker <jessica.parker@haileycityhall.org> wrote:

Morning!

Do I have your permission to use your e-signature on the FF from last nights meeting? I have made the correct to CA 2 DR Lena Cottages.

Thank you!

Jessie

-----  
**Jessica Parker**

**Community Development Assistant**

**City of Hailey**

115 Main Street South | Hailey, ID 83333

Phone: 208.788.9815 ex. 27 | Fax: 208.788.2924

[jessica.parker@haileycityhall.org](mailto:jessica.parker@haileycityhall.org) | [www.haileycityhall.org](http://www.haileycityhall.org)



## Jessica Parker

---

**From:** Jessica Parker  
**Sent:** Tuesday, May 5, 2020 9:41 AM  
**To:** jrfugate@cox.net  
**Subject:** Approval  
**Attachments:** DR FF Lena Cottages Final.pdf; FF ARCH Blaine Manor 001.pdf; FF Quigley Townhomes 001.pdf; PP FF Lena Cottages final.pdf

Morning!

Do I have your permission to use your e-signature on the FF from last nights meeting? I have made the correct to CA 2 DR Lena Cottages.

Thank you!

Jessie

---

### Jessica Parker

Community Development Assistant

#### City of Hailey

115 Main Street South | Hailey, ID 83333

Phone: 208.788.9815 ex. 27 | Fax: 208.788.2924

[jessica.parker@haileycityhall.org](mailto:jessica.parker@haileycityhall.org) | [www.haileycityhall.org](http://www.haileycityhall.org)





# Return to AIS

**Return to Agenda**

**AGENDA ITEM SUMMARY**

**DATE:** 05/26/2020 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** LH/CH

**SUBJECT:**

Consideration of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District.

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code Title 16  
(IF APPLICABLE)

**BACKGROUND:**

On April 20, 2020, the Hailey Planning and Zoning Commission considered a Preliminary Plat Application Lena Cottages, LLC, represented by Alpine Enterprises, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots.

Lena Cottages, LLC submitted an Application for Subdivision/Preliminary Plat of approximately .97 acres to be subdivided for a residential "cottage" development. The proposed subdivision consists of two phases: Phase 1 contains seven (7) cottage sublots. Phase 2 will contain 2 townhouse sublots. The site is accessed via a parking lot connecting to a City Street. Adjacent use is residential, zoned General Residential (GR). The Planning and Zoning Commission has made a recommendation for approval to the Hailey City Council, as outlined in the attached Findings of Fact, Conclusions of Law and Decision, dated May 4, 2020.

As noted, the property, Lot 9, Block 3, Old Cutters Subdivision, is proposed to be subdivided into seven (7) cottage sublots in Phase 1 and two future townhouse sublots in Phase 2. Cottage sublots will range in size from 2,649 square feet to 3,705 square feet. Primary foot access to the properties will be via a five foot (5') wide common area paver walkway running west to east from the parking area, accessed via Cutters Drive. The parking area is proposed to consist of a garage building, containing Garage Limited Common Areas tied to respective Sublot Units, as well as four (4) open parking spots, including one (1) accessible parking spot.

**ATTACHMENTS:**

1. [Staff Report](#)
2. [Preliminary Plat Map, Site Plan and Landscape Plan](#)
3. [Planning and Zoning Findings of Fact, Conclusions of Law and Decision, dated May 4, 2020](#)

**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)

|                                                   |                                                         |                                              |                                   |
|---------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> City Administrator             | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Building |
| <input type="checkbox"/> Library                  | <input checked="" type="checkbox"/> planning            | <input type="checkbox"/> Fire Dept.          | _____                             |
| <input type="checkbox"/> Safety Committee         | <input checked="" type="checkbox"/> P & Z Commission    | <input type="checkbox"/> Police              | _____                             |
| <input checked="" type="checkbox"/> Streets       | <input checked="" type="checkbox"/> Public Works, Parks | <input type="checkbox"/> Mayor               | _____                             |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Conduct a public hearing on the Lena Cottages Preliminary Plat Application.

**ADMINISTRATIVE COMMENTS/APPROVAL:**



# Return to AIS



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of April 20, 2020**

**TO:** Hailey Planning & Zoning Commission  
**FROM:** Lisa Horowitz, Community Development Director  
**RE:** Preliminary Plat- Lena Cottages  
**HEARING:** April 20, 2020

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**Applicant:** Lena Cottages, LLC  
**Project:** Lena Cottages  
**Request:** Preliminary Plat  
**Location:** Lot 9, Block 3, Old Cutters Subdivision  
**Property Address:** TBD  
**Size:** .97 acres (42,313 sq. ft.)  
**Zoning:** General Residential (GR)

**Background**

Lena Cottages, LLC submitted an Application for Subdivision/Preliminary Plat of approximately .97 acres to be subdivided utilized for residential “cottage” development. The proposed subdivision consists of two phases: Phase 1 contains seven (7) cottage sublots. Phase 2 will contain 2 townhouse sublots. The site is accessed via a parking lot connecting to a City Street. Adjacent use is residential, zoned General Residential (GR).

**Procedural History**

The Application was submitted on January 21, 2020 and certified complete on January 29, 2020. A public hearing before the Planning and Zoning Commission was scheduled to be held on April 6, 2020, in the Hailey City Council Chambers, and was continued to April 20, 2020 in the Hailey City Council Chambers. The applicant submitted new plans April 10, 2020 in response to staff recommendations.

**Notice**

Notice for the April 6, 2020, public hearing was published in the Idaho Mountain Express on March 18, 2020. The notice was mailed to property owners within 300 feet and to public agencies on March 18, 2020. At the April 6, 2020 hearing, this application hearing was continued on record to April 20, 2020.

## Standards of Evaluation for a Subdivision

| Compliant                           |                          |                          | Standards and Staff Comments       |                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|--------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                      | City Code                          | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.010<br>Development Standards | <b>Applicability:</b> 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. |
|                                     |                          |                          | <i>Staff Comments</i>              | <i>The recorded Cutters Plat anticipates a Cottage-style development on this lot. The Cutters plat is attached for reference.</i>                                                                                                                                                                                                 |

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.020                    | <b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>All public streets are in place and complete. The project is on the corner of CD Olena and Cutter Drives.</i>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                           | <b>Development Standards:</b> All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern. |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | <b>Cul-De-Sacs; Dead-End Streets:</b> Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>No dead-end streets are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.                           | <b>Access:</b> 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.                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i>        | <i>One point of access to the proposed townhouse subdivision is shown from Cutters Drive. This access location appears to be appropriate for project access. The curb cut is existing.</i>                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | D.                           | <b>Design:</b> 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete. No deflections in horizontal alignment are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | J.                    | Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                     |                                     |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | K.                    | <b>Dedication; Names:</b> All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.                                                                                                                                                                                |
|                                     |                                     |                                     | <i>Staff Comments</i> | All public streets are in place and complete.                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | L.                    | <b>Private Streets:</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                                     |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | M.                    | <b>Driveways:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                                     |                                     | <i>Staff Comments</i> | No specific driveways are proposed.                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | M. 1.                 | <b>Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.</b> |
|                                     |                                     |                                     | <i>Staff Comments</i> | No driveways are proposed as such: the site is accessed via a common entrance and parking drive aisle. Residents would walk from the common Garage building to the units.                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | N.                    | <b>Parking Access Lane:</b> A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.                                                                                                                                                                                                                                                    |
|                                     |                                     |                                     | <i>Staff Comments</i> | The project contains a parking access lane. It has been reviewed by the Fire Chief, and the project is compliant with the IFC.                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | O.                    | <b>Fire Lanes:</b> Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.                                                                                                                                                                                                                                     |
|                                     |                                     |                                     | <i>Staff Comments</i> | N/A – however the city engineer has requested that a plat note be added to ensure that all future owners are aware that no on-street parking is permitted to ensure adequate access for emergency services. This has been made a condition of approval.                                                                                                                                                                                      |

**16.04.060: Sidewalks and Drainage Improvements**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and Staff Comments                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                           | <b>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.</b> |
|                                     |                          |                                     | <i>Staff Comments</i>        | Public Sidewalks are in place. A walkway between sublots is shown as common area.                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | <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.</b>                |
|                                     |                          |                                     | <i>Staff Comments</i>        | Public Sidewalks are in place.                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.                           | <b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>                                                                |
|                                     |                          |                                     | <i>Staff Comments</i>        | Public Sidewalks are in place.                                                                                                                                                                    |

|                                        |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>Public Sidewalks are in place. A walkway between sublots is shown as common area. This walkway connects to Cutters park, which is adjacent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E.                                  | The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                        |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.04.040: Alleys and Easements</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Compliant</b>                       |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Yes</b>                             | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | Alleys:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                        |                          |                                     | <i>Staff Comments</i>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | A. 4.                               | All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>Proposed water and sewer mains identified on submitted plan are underground; however, no additional utilities are identified. All utilities shall be installed underground.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                               |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>Easements are required for power and gas service, which is not currently included in the proposed plan. Water lines are currently proposed across private, non-shared property as well – staff is working with the applicant’s engineer to resolve these issues and will bring any additional comments to the April 20, 2020 meeting. Resolution of these issues has been added as a condition of approval.</i>                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>    | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes: <ul style="list-style-type: none"> <li>• Access for utilities, emergency services, public access, private access, recreation, deliveries or other such purpose.</li> <li>• Protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under or over the land.</li> <li>• Storage of snow, drainage areas, or the conduct of irrigation waters.</li> </ul> |
|                                        |                          |                                     | <i>Staff Comments</i>               | <i>See comments above.</i><br><br><i>Additional easements are required for utilities beyond those included in the proposed plat. This has been added as a condition of approval.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                               | To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                                     | wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Property does not border Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Property does not border Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>Snow storage calculations are provided on the design review drawings and the plat, and meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>16.04.050: Blocks</b>            |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.050                           | Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i>               | <i>All blocks in the underlying Old Cutters plat are existing.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.04.060: Lots</b>              |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant</b>                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.04.060                           | Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.                                                                                                                                                                                                                                                                                                                                                      |

|                                       |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       |                          |                                     | <i>Staff Comments</i> | <i>The submitted preliminary plat shows that all proposed lots are less than ½ acre.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>No lots are more than double the minimum size.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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).                                                                                                                                                                                                                                                                |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>No double frontage lots proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>No unbuildable lots are shown.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>All the lots are townhouse sublots and are exempt from this requirement.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                       |                          |                                     | <i>Staff Comments</i> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>16.04.070: Orderly Development</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                      |                          | <b>Standards and Staff Comments</b> |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Yes                                 | No                       | N/A                                 | City Code      | City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|--------------------------|-------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.             | Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                     |                          |                                     | Staff Comments | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.             | <b>Agreement:</b> 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 required, and will be reviewed by the City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | C.             | <p><b>Mitigation of Negative Effects:</b> 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:</p> <ol style="list-style-type: none"> <li>1. Provision of on-site or off-site street or intersection improvements.</li> <li>2. Provision of other off-site improvements.</li> <li>3. Dedications and/or public improvements on property frontages.</li> <li>4. Dedication or provision of parks or green space.</li> <li>5. Provision of public service facilities.</li> <li>6. Construction of flood control canals or devices.</li> <li>7. Provisions for ongoing maintenance.</li> </ol>                                                                                                                                                                                                                               |
|                                     |                          |                                     | Staff Comments | <p>No impacts to off-site streets or intersections are anticipated. There are no on-site public streets or intersections.</p> <p>Park requirements have previously been met for this subdivision.</p> <p>The proposed development meets the density requirements for GR. The water distribution system and wastewater conveyance system and treatment facility all have capacity for the proposed 7 units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D.             | <p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural</li> </ol> |

|                                                     |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                          |                                     |                                     | <p>resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>The contiguous parcel owned by the applicant is proposed as Phase 2.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.04.080: Perimeter Walls, Gates and Berms</b>  |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                           | The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.                                                                                                                                                                                                                                                                                                                                                                            |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>No perimeter gate or wall is proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>16.04.090: Cuts, Fills, Grading and Drainage</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Compliant</b>                                    |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                            |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>Directional grading has been identified on the plat. Site appears to be fairly flat with no hydrologic issues.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>A geotechnical report has not been submitted. Staff does not anticipate the need for a geotechnical report.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/>            | 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: <ul style="list-style-type: none"> <li>a. Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b. Cut and fill banks in pad elevations;</li> <li>c. Drainage patterns;</li> <li>d. Areas where trees and/or natural vegetation will be preserved;</li> <li>e. Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul> |
|                                                     |                          |                                     | <i>Staff Comments</i>               | <i>A directional grading plan has been submitted. Staff requests a road grading plan to ensure adequate drainage can be accomplished.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                     |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------|--------------------------|--------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B.                    | <b>Design Standards: The proposed subdivision shall conform to the following design standards:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                          | <i>Staff Comments</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 1.                 | <b>Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                          | <i>Staff Comments</i> | <i>A directional grading plan submitted. Site appears to be fairly flat, and no terracing or padding identified on preliminary plat.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 2.                 | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                          | <i>Staff Comments</i> | <i>The site appears to be fairly flat and does not identify any questionable existing soil conditions, areas of steep slopes, geological or hydrological areas of concern.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 3.                 | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                          | <i>Staff Comments</i> | <i>Erosion control and re-vegetation shall be included in final design.<br/><br/>Developer shall re-vegetate disturbed area per this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 4.                 | <b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b> <ol style="list-style-type: none"> <li>a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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 &amp; Materials (ASTM).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>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.</li> </ol> |
|                                     |                          |                          | <i>Staff Comments</i> | <i>A directional grading plan submitted. Site appears to be fairly flat with minimal site grading.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



|                                     |                          |                          |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. |
|                                     |                          |                          | <i>Staff Comments</i> | <i>No drainage calculations provided for drywell capacities. Calculations shall be submitted at final design.</i><br><br><i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre, and should be provided at final design.</i>                                                                                                                                                                                                                                                                                                          |

**16.04.100: Overlay Districts**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                       |
|                                     |                          |                                     | A.                           | Flood Hazard Overlay District:                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.             |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                        | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                           | Hillside Overlay District:                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.               |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                        | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                                |
|                                     |                          |                                     | <i>Staff Comments</i>        | N/A                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B. 3.                        | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                                   |

|                                                             |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>Developer shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.04.110: Parks, Pathways and Other Green Spaces</b>    |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Compliant</b>                                            |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Yes</b>                                                  | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | <b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>Park dedication was part of the Old Cutters subdivision. No further park dedication is required, therefore, none of the Park Standards herein are applicable.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.05: Improvements Required:</b>                        |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Compliant</b>                                            |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Yes</b>                                                  | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.010                           | <b>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.</b> |
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>The applicant intends to construct all necessary infrastructure if the project is approved.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | A.                                  | <b>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.</b>                                                                                                                                                                                                                                                                                                  |
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | <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.</b>                                                                                                                                                                                                                                                                                                                                                               |
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>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.</b>                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                             |                          |                                     | <i>Staff Comments</i>               | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All streets, alleys sidewalks and street trees are in place as part of the Old Cutters subdivision.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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)                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>No street cuts will be needed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.05.030: Sewer Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>An engineered sewer plan was submitted to the city on April 10, 2020. The city engineer will bring any comments to the April 20, 2020 meeting.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>16.05.040: Water Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>Easements for proposed water lines are insufficient in the current proposal. Staff requests that easements be added for shared water lines. It is encouraged that water</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                                                               |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------|--------------------------|-------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                               |                          |                                     |                | <p>lines have a minimum setback of ten feet (10') and that they are not near buildings. Adding easements has been made a condition of approval.</p> <p>Staff is currently reviewing the proposed water plan with applicant engineers and will bring any comments, changes, or additions to the April 20, 2020 meeting.</p>                                                                                               |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.             | <p><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.</b></p> |
|                                                               |                          |                                     | Staff Comments | N/A                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>16.05.050: Drainage</b>                                    |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.050      | <p><b>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)</b></p>                                                                                                                                                                                               |
|                                                               |                          |                                     | Staff Comments | <p>No drainage calculations have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff.</p>                                                                                                                                                                                                                                        |
| <b>16.05.060: Utilities</b>                                   |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.060      | <p><b>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.</b></p>                                                                                                        |
|                                                               |                          |                                     | Staff Comments | <p>No dry utilities shown. Additional utility company comments and engineering details will be required at final design.</p> <p>All utilities shall be installed underground.</p>                                                                                                                                                                                                                                        |
| <b>16.05.070: Parks, Green Space</b>                          |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.05.070      | <p><b>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.</b></p>                                                                                                                                                                                                                                            |
|                                                               |                          |                                     | Staff Comments | <p>See section 16.04.110- all required parks and green space is complete as part of the Old Cutters Subdivision.</p>                                                                                                                                                                                                                                                                                                     |
| <b>16.05.080: Installation To Specifications; Inspections</b> |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.080      | <p><b>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.</b></p>                                                              |
|                                                               |                          |                                     | Staff Comments | <p>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</p>                                                                                                                                                                                                                                    |

|  |  |  |                                                                                                                                                                                                                                                                                                                                               |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with City of Hailey code.</p> <p>The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.</p> |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**16.05.090: Completion; Inspections; Acceptance**

|                                     |                          |                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------|-------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.             | <p>Installation of all infrastructure improvements must be completed by the developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the city engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p> |
|                                     |                          |                                     | Staff Comments | <p>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 City of Hailey code.</p> <p>The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.</p>                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.             | <p>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p>                                                                                                                                                                                                                   |
|                                     |                          |                                     | Staff Comments | <p>Completion of all major infrastructure by the developer is preferred over bonding.</p>                                                                                                                                                                                                                                                                                                                                                                                            |

**16.05.100: As Built Plans and Specifications**

|                                     |                          |                          |                |                                                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------|--------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.05.100      | <p>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)</p> |
|                                     |                          |                          | Staff Comments | <p>As-built drawings will be required.</p>                                                                                                                                                                                                                                         |

**16.08: Townhouses:**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------|-------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and Staff Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.010                    | <p>Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same</p> |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.020             | <b>Garages:</b> All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.030             | <b>Storage, Parking Areas:</b> Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | Per the Hailey Municipal Code, residential units of less than 1,000 ft <sup>2</sup> are required to have one (1) parking space per residential dwelling unit, and single-family dwellings greater than 1,000 ft <sup>2</sup> require a minimum of two (2) parking spaces per unit.<br><br>The project is comprised of seven (7) single-family dwellings, five (5) of which are less than 1,000 ft <sup>2</sup> in area, and two (2) of which are greater than 1,000 ft <sup>2</sup> , thus requiring nine (9) total onsite parking spaces. The site plan shows a total of eleven (11) onsite parking spaces, including seven (7) private garages, and four (4) guest parking spaces, of which one (1) is an accessible parking space.<br><br>Parking requirements have been met.                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.040             | <b>Construction Standards:</b> All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                     |                          |                                     | <i>Staff Comments</i> | This standard will be met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.050             | <b>General Applicability:</b> All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                     |                          |                                     | <i>Staff Comments</i> | This standard will be met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.060             | <b>Expiration:</b> Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015) |
|                                     |                          |                                     | <i>Staff Comments</i> | This standard will be met.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070             | Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.080             | Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          |                          |                                     | <i>Staff Comments</i> | A total of nine (9) cottage units are planned in phases 1 and 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010             | Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|                          |                          |                                     | <i>Staff Comments</i> | This standard is not needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

### **Summary and Suggested Conditions**

The Commission shall review the proposed plat and continue the public hearing, approve, conditionally approve, or deny the preliminary plat. If approved, the plat application will be forwarded to the Council. If the Short Plat process is used, only the Final Plat is required for Council review.

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

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
  - I. The Applicant shall submit engineered plans for water delivery suitable to the City Engineer and Water Division Manager.
  - II. The applicant shall abandon any unused water services at the water main.
- c) An encroachment permit should be applied for prior to any work in the public right of way.
- d) Best management practices shall be utilized, particularly adjacent to the canal easement, to prevent water pollution.
- e) The final plat shall include plat notes #1 through #9 as stated on the approved preliminary plat with the following amendments and additions:
  - I. The Applicant shall include an additional plat note #10 indicating that no guest on-street parking is permitted.

- f) The preliminary plat shall include easements for the following utilities:
  - I. Shared water lines – easement shall include a minimum setback of ten feet (10')
  - II. Power/Cable/Television
  - III. Gas
  - IV. Any other utilities where they extend beyond designated common space.
- g) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 16.04 and 16.05 of the Subdivision Ordinance, prior to recordation of the final plat.
- h) 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.
- i) Any subdivision inspection fees due shall be paid prior to recording the final plat.

**Motion Language:**

**Approval:**

Motion to approve the Preliminary Plat Application for Lena Cottages Subdivision, Lot 9, Block 3, Old Cutters, with conditions (a) through (i) finding that the application meets all City standards.

**Denial:**

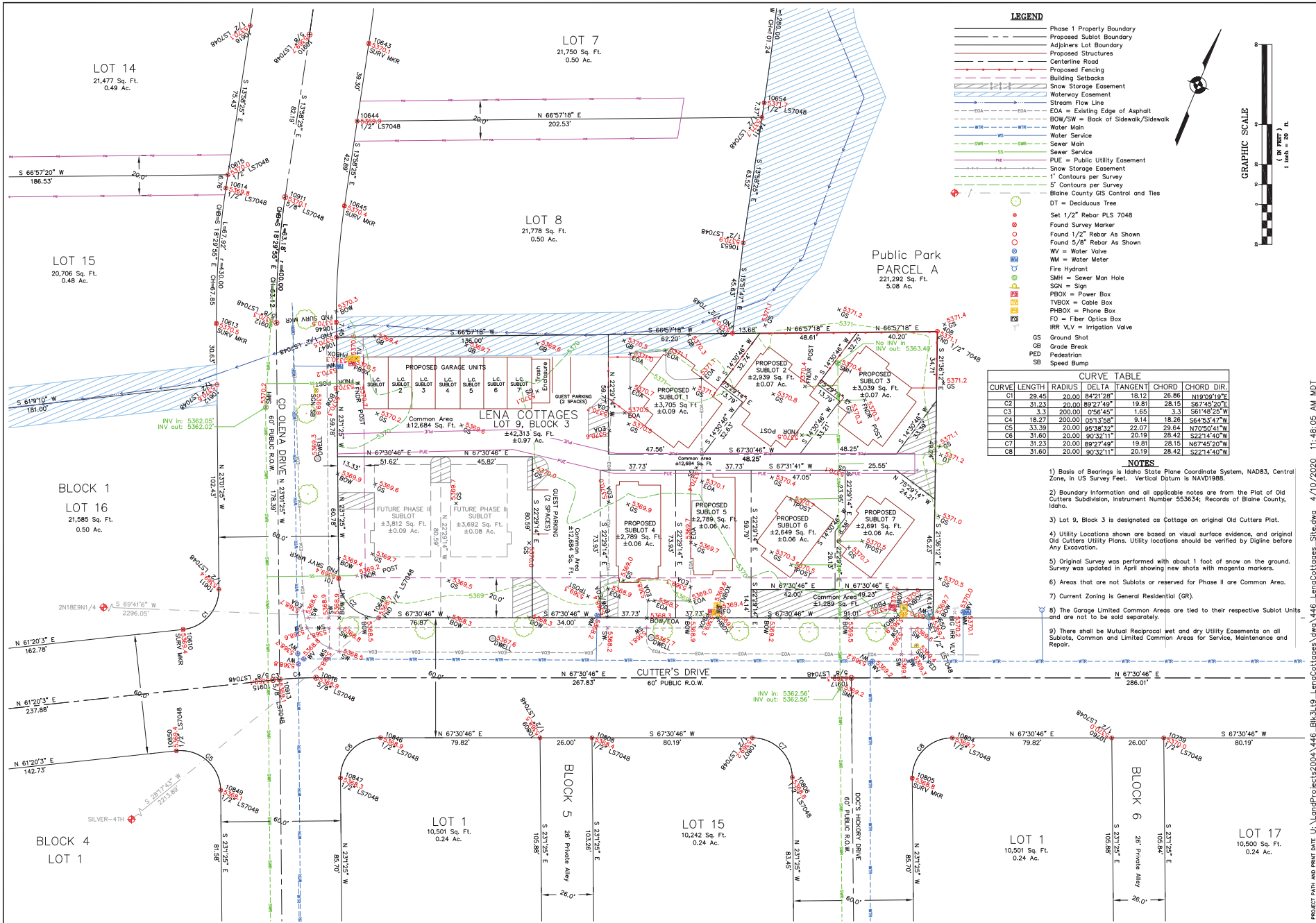
Motion to deny the Preliminary Plat Application for Lena Cottages Subdivision, Lot 9, Block 3, Old Cutters, finding that \_\_\_\_\_ (Council should cite which standards are not met and provided the reason why each identified standard is not met).

**Continuation:**

Motion to continue the public hearing upon the Preliminary Plat Application for Lena Cottages Subdivision, Lot 9, Block 3, Old Cutters to \_\_\_\_\_ [the Council should specify a date].



# Return to AIS



A PRELIMINARY PLAT SHOWING  
**LENA COTTAGES: PHASE I**  
 A PORTION OF LOT 9, BLK 3, OLD CUTTERS SUBDIVISION  
 WITHIN S4, T2N, R18E, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
 PREPARED FOR MOUNTAIN SUN HOMES AND BLUNCOE ARCHITECTURE

Alpine Enterprises Inc.  
 Surveying, Mapping, and Natural Hazards Consulting  
 P.O. Box 2037, Ketchum, ID 83340 USA  
 (208) 727-1988 727-1987 fax  
 email: bsm@alpineenterprisesinc.com

PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\446\_Blk3L9\_LenaCottages.dwg, 4/10/2020, 11:48:05 AM, MDT

NO. DATE BY REVISIONS

Sheet 1 of 1



### PLAN LEGEND

- Property Line (Per Survey)
- Proposed Sub Lot Line
- Existing Drainage Easement (Per Survey)
- Existing Drainage (Per Survey)
- Optional 38" Height Fencing (An Option Offered To & Installed By The Future Homeowner)
- Proposed Catch Basin (See Grading Plan)
- Proposed Drywell (See Grading Plan)
- Cobble Dripline
- Landscape Boulders
- Concrete Sidewalk
- Paver Walkway
- Asphalt Driveway

**NOTE: NO SITE LIGHTING IS PROPOSED**

### LANDSCAPE NOTES

1. All disturbed areas shall be revegetated and irrigated with an automatic underground irrigation system.
2. Planting beds adjacent to buildings to have 3" of cover of bark or mulch.
3. All other planting areas and tree rings to have 3" cover of bark or mulch.
4. Aerial image from Google dated 07/2016.

### IRRIGATION NOTES

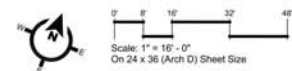
1. Irrigation system shall be an automatically controlled underground system with low water use heads, a smart controller, and rain/freeze sensor for a water wise system.
2. Drip irrigation shall be installed adjacent to buildings and around tree plantings in natural areas.
3. Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.
4. Irrigation supply connected to the developments water system. The point of connection will include an approved backflow prevention device and water meter.

### FIREWISE NOTES

1. Plants to be carefully spaced, low-growing and free of resins, oils, and waxes that burn easily.
2. Landscape adjacent to buildings shall be irrigated, mowed, and maintained regularly to eliminate ladder fuel configurations.
3. Irrigation shall be used regularly to prevent landscape from dying and drying out.
4. A mixture of deciduous and coniferous trees to be used.
5. Create "fuel breaks", like driveways, gravel walkways and lawns.



**OPTIONAL FENCE**



### PLANT LEGEND

| symbol | quan | description                                                                  | install size      | photo examples |
|--------|------|------------------------------------------------------------------------------|-------------------|----------------|
|        | 4    | <b>Evergreen Trees</b><br>Bak Alpine Fir - <i>Abies balsamea</i>             | 8'-14'            | <br><br>       |
|        | 4    | Black Hills Spruce - <i>Picea glauca densata</i>                             | 19% Of Tree Total |                |
|        | 4    | Vandenbergh's Pine - <i>Picea canadica</i> 'VP'                              | 19% Of Tree Total |                |
|        | 4    | Evergreen Screening<br>Rocky Mountain Juniper - <i>Juniperus scopulorum</i>  | 8'                |                |
|        | 3    | <b>Deciduous Shade Trees</b><br>Autumn Blaze Maple - <i>Acer x freemanii</i> | 3" Cal.           | <br>           |
|        | 3    | Multi-Stem Deciduous Shrub<br>Rocky Mountain Maple - <i>Acer glabrum</i>     | 15 Gal.           |                |
|        | 3    | Ginnale Maple - <i>Acer ginnale</i>                                          | 5 Gal.            | <br>           |
|        | 3    | Catalpa Liner - <i>Syringa latifolia</i>                                     | 5 Gal.            |                |
|        | 20   | <b>Shrub Massing</b><br>Falling Cotonaster - <i>Cotoneaster scidoides</i>    | 5 Gal.            | <br>           |
|        | 242  | Ornamental Grasses<br>Reed Grass - <i>Calamagrostis x s. Wolf Fauxstar</i>   | 5 Gal.            |                |
|        | 250  | <b>Native Perennials</b><br>Coneflower - <i>Echinacea</i>                    | 1 Gal.            | <br>           |
|        | 400  | <b>Maintained Grass</b><br>Fescue Blend                                      | 50d               |                |
|        |      | Low Maintenance Grass<br>Scottish Links Blend                                | Hydrosed          |                |



**COLOR BLOCK EXAMPLE**



**BOULDERS W/ PERENNIALS**



**PAVER EXAMPLES**



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The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT  
**LENA COTTAGES**  
OLD CUTTERS ROAD  
Hailey, Idaho

DOCUMENT DATE  
January 10, 2020  
DRAWN BY  
Nathan Schutte

REVISION  
No. Date Remark  
1 04/10/20 Revision

DESIGN REVIEW SUBMITTAL  
LANDSCAPE PLAN

**L2**

# Return to AIS

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 20, 2020, the Hailey Planning and Zoning Commission approved a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Blincoe Architecture, to be located at Block 3, Old Cutters Subdivision, wherein Phase 1 of Lot 9 is subdivided into seven (7) cottage sublots with two (2) future townhouse sublots anticipated as Phase 2. The project is to be known as Lena Cottages and will consist of two (2) phases of development.

### FINDINGS OF FACT

#### Background

Lena Cottages, LLC submitted an Application for Subdivision/Preliminary Plat of approximately .97 acres to be subdivided utilized for residential “cottage” development. The proposed subdivision consists of two phases: Phase 1 contains seven (7) cottage sublots. Phase 2 will contain two (2) townhouse sublots. The site is accessed via a parking lot connecting to a City Street. Adjacent use is residential, zoned General Residential (GR).

#### Procedural History

The Application was submitted on January 21, 2020 and certified complete on January 29, 2020. A public hearing before the Planning and Zoning Commission was scheduled to be held on April 6, 2020, in the Hailey City Council Chambers, and was continued to April 20, 2020 in the Hailey City Council Chambers. The applicant submitted new plans April 10, 2020 in response to staff recommendations.

#### Notice

Notice for the April 6, 2020, public hearing was published in the Idaho Mountain Express on March 18, 2020. The notice was mailed to property owners within 300 feet and to public agencies on March 18, 2020. At the April 6, 2020 hearing, this application hearing was continued on record to April 20, 2020.

| Standards of Evaluation for a Subdivision |                          |                          |                                    |                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------|--------------------------|--------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compliant                                 |                          |                          | Standards and Staff Comments       |                                                                                                                                                                                                                                                                                                                                          |
| Yes                                       | No                       | N/A                      | City Code                          | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.010<br>Development Standards | <p><b>Applicability:</b> 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.</p> |
|                                           |                          |                          | <i>Staff Comments</i>              | <p><i>The recorded Cutters Plat anticipates a Cottage-style development on this lot. The Commission has found this requirement to be met.</i></p>                                                                                                                                                                                        |
| Compliant                                 |                          |                          | Standards and Staff Comments       |                                                                                                                                                                                                                                                                                                                                          |
| Yes                                       | No                       | N/A                      | City Code                          | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.020                          | <p><b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>                                                                                                                                                                                               |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <b>Staff Comments</b> | <i>All public streets are in place and complete. The project is on the corner of CD Olena and Cutter Drives. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>N/A, as no dead-end streets are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>One point of access to the proposed townhouse subdivision is shown from Cutters Drive.<br/>This access location appears to be appropriate for project access. The curb cut is existing. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                  |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete. No deflections in horizontal alignment are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | J.                    | Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | K.                    | Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.                                                                                                                                                                                                                                                                                                                                                               |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All public streets are in place and complete.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L.                    | Private Streets:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>N/A, no private streets are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M.                    | Driveways:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>No specific driveways are proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. 1.                 | Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.                                                                                                                                                                                |

|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | <b>Staff Comments</b> | <i>No driveways are proposed as such: the site is accessed via a common entrance and parking drive aisle. Residents would walk from the common Garage building to the units.</i>                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | N.                    | <b>Parking Access Lane:</b> 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.                                                                      |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>The project contains a parking access lane. It has been reviewed by the Fire Chief, and the project is compliant with the IFC. The Commission has found this standard to be met.</i>                                                                        |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | O.                    | <b>Fire Lanes:</b> Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.                                                       |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>N/A – however the city engineer has requested that a plat note be added to ensure that all future owners are aware that no on-street parking is permitted to ensure adequate access for emergency services. This has been made a condition of approval.</i> |

**16.04.060: Sidewalks and Drainage Improvements**

| Compliant                           |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                                 | No                       | N/A                                 | City Code                    | City Standards and Staff Comments                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                           | Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.                                                         |
|                                     |                          |                                     | <b>Staff Comments</b>        | <i>Public Sidewalks are in place. A walkway between sublots is shown as common area. The Commission has found this standard to be met.</i>                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                        |
|                                     |                          |                                     | <b>Staff Comments</b>        | <i>N/A - Public Sidewalks are in place.</i>                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C.                           | New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.                                                                                                                        |
|                                     |                          |                                     | <b>Staff Comments</b>        | <i>N/A - Public Sidewalks are in place.</i>                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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. |
|                                     |                          |                                     | <b>Staff Comments</b>        | <i>Public Sidewalks are in place. A walkway between sublots is shown as common area. This walkway connects to Cutters park, which is adjacent. The Commission has found this standard to be met.</i>                                               |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E.                           | The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.                                                                                                                                               |
|                                     |                          |                                     | <b>Staff Comments</b>        | <i>N/A</i>                                                                                                                                                                                                                                         |

**16.04.040: Alleys and Easements**

| Compliant |    |     | Standards and Staff Comments |                                   |
|-----------|----|-----|------------------------------|-----------------------------------|
| Yes       | No | N/A | City Code                    | City Standards and Staff Comments |
|           |    |     | A.                           | Alleys:                           |



|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A. 4.                 | All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>All utilities shall be installed underground, however this property does not contain any alleys. The Commission found that, given a condition of approval requiring a sufficient water service plan be submitted to the city prior to final approval, this standard is met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>The Commission found that a condition of approval requiring sufficient easements was necessary for this project to meet this requirement.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B.                    | Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes: <ul style="list-style-type: none"> <li>• Access for utilities, emergency services, public access, private access, recreation, deliveries or other such purpose.</li> <li>• Protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under or over the land.</li> <li>• Storage of snow, drainage areas, or the conduct of irrigation waters.</li> </ul>                                                                                                                                                                                                |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>See comments above.</i><br><br><i>Additional easements may be required for utilities beyond those included in the proposed plat. This was added as a condition of approval.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 1.                 | To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.                                                                                                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>Property does not border Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>Property does not border Big Wood River.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                     |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                              |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>Snow storage calculations are provided on the design review drawings and the plat, and meet this standard. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.04.050: Blocks</b>            |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Compliant</b>                    |                          |                          | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>               | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.050                           | Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.                                                                                                                                                                                                                                           |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>All blocks in the underlying Old Cutters plat are existing. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>16.04.060: Lots</b>              |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Compliant</b>                    |                          |                          | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Yes</b>                          | <b>No</b>                | <b>N/A</b>               | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16.04.060                           | Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter. |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>The submitted preliminary plat shows that all proposed lots are less than ½ acre. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                         |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>No lots are more than double the minimum size. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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). |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>No double frontage lots are proposed. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                       |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|--------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>No unbuildable lots are shown. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>All the lots are townhouse sublots and are exempt from this requirement.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A – this project is not within the Townsite Overlay District.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>16.04.070: Orderly Development</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Compliant</b>                      |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Yes</b>                            | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A.                                  | Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | B.                                  | <b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                       |                          |                                     | <i>Staff Comments</i>               | <i>A Phasing Agreement will be required, and will be reviewed by the City Council.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/>            | C.                                  | <b>Mitigation of Negative Effects:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                    |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |                          |                                     |                                     | <p>Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Provision of on-site or off-site street or intersection improvements.</li> <li>2. Provision of other off-site improvements.</li> <li>3. Dedications and/or public improvements on property frontages.</li> <li>4. Dedication or provision of parks or green space.</li> <li>5. Provision of public service facilities.</li> <li>6. Construction of flood control canals or devices.</li> <li>7. Provisions for ongoing maintenance.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                    |                          |                                     | <b>Staff Comments</b>               | <p><i>No impacts to off-site streets or intersections are anticipated. There are no on-site public streets or intersections.</i></p> <p><i>Park requirements have previously been met for this subdivision.</i></p> <p><i>The proposed development meets the density requirements for GR. The water distribution system and wastewater conveyance system and treatment facility all have capacity for the proposed 7 units. The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>D.</b>                           | <p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>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.</li> <li>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> <li>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</li> <li>5. Park land shall be most appropriately located on the Contiguous Parcels.</li> <li>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</li> <li>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p> |
|                                                    |                          |                                     | <b>Staff Comments</b>               | <p><i>The contiguous parcel owned by the applicant is proposed as Phase 2. The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>16.04.080: Perimeter Walls, Gates and Berms</b> |                          |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compliant</b>                                   |                          |                                     | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Yes</b>                                         | <b>No</b>                | <b>N/A</b>                          | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.04.080                           | <p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                    |                          |                                     | <b>Staff Comments</b>               | <p><i>No perimeter gate or wall is proposed.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| <b>16.04.090: Cuts, Fills, Grading and Drainage</b> |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compliant</b>                                    |                          |                          | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Yes</b>                                          | <b>No</b>                | <b>N/A</b>               | <b>City Code</b>                    | <b>City Standards and Staff Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>A.</b>                           | 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.                                                                                                                                                                                                                                                                                                                            |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>A. 1.</b>                        | A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>A geotechnical report has not been submitted and was not found by the Commission to be required.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>A. 2.</b>                        | 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: <ul style="list-style-type: none"> <li>a. Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b. Cut and fill banks in pad elevations;</li> <li>c. Drainage patterns;</li> <li>d. Areas where trees and/or natural vegetation will be preserved;</li> <li>e. Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul> |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>A directional grading plan has been submitted. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>B.</b>                           | Design Standards: The proposed subdivision shall conform to the following design standards:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>See below.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>B. 1.</b>                        | Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>A directional grading plan was submitted. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                 | <input type="checkbox"/> | <input type="checkbox"/> | <b>B. 2.</b>                        | Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                     |                          |                          | <i>Staff Comments</i>               | <i>The site appears to be fairly flat and does not identify any questionable existing soil conditions, areas of steep slopes, geological or hydrological areas of concern. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                     |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>Erosion control and re-vegetation shall be included in final design.</i><br><br><i>Developer shall re-vegetate disturbed area per this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. 4.                               | Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ol style="list-style-type: none"> <li>a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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 &amp; Materials (ASTM).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d. Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>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.</li> </ol> |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>A directional grading plan submitted. Site appears to be fairly flat with minimal site grading. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                     |                          |                          | <i>Staff Comments</i>               | <i>No drainage calculations provided for drywell capacities. Calculations shall be submitted at final design.</i><br><br><i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre, and should be provided at final design.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>16.04.100: Overlay Districts</b> |                          |                          |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Compliant</b>                    |                          |                          | <b>Standards and Staff Comments</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Yes                                 | No                       | N/A                      | City Code                           | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                     |                          |                                     |                       |                                                                                                                                                                                |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     | A.                    | Flood Hazard Overlay District:                                                                                                                                                 |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.             |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. 3.                 | Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.                                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | Hillside Overlay District:                                                                                                                                                     |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.               |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. 2.                 | Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.                                |
|                                     |                          |                                     | <i>Staff Comments</i> | N/A                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | B. 3.                 | All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.                                                   |
|                                     |                          |                                     | <i>Staff Comments</i> | <i>Developer shall meet this standard.</i>                                                                                                                                     |

**16.04.110: Parks, Pathways and Other Green Spaces**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                      |
|--------------------------|--------------------------|-------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.             |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>Park dedication was part of the Old Cutters subdivision. No further park dedication is required, therefore, none of the Park Standards herein are applicable.</i> |

**16.05: Improvements Required:**

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

|                                                             |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.010             | <p>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.</p> |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>The applicant intends to construct all necessary infrastructure if the project is approved.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <p>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.</p>                                                                                                                                                                                                                                                                                                  |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | B.                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                               |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | C.                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>The applicant shall meet this standard.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.05.020             | <p>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.</p>                                                                                                                                                                             |
|                                                             |                          |                                     | <i>Staff Comments</i> | <i>All streets, alleys sidewalks and street trees are in place as part of the Old Cutters subdivision. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>                         | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                  |



|                                     |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |                       | <p>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)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>No street cuts will be needed. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>16.05.030: Sewer Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.030             | <p>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.</p>                                                                                                                                                                                                                                                                                     |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>An engineered sewer plan was submitted to the city on April 10, 2020 and was deemed sufficient by the city engineer. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>16.05.040: Water Connections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | A.                    | <p>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.</p> |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>The Commission found that appropriate easements shall be made a condition of approval.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B.                    | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>16.05.050: Drainage</b>          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.05.050             | <p>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)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                     |                          |                                     | <b>Staff Comments</b> | <i>No drainage calculations have been submitted. Review of drainage calculations will take place during final design. The Commission has found this standard to be met.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| <b>16.05.060: Utilities</b>                                   |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------|--------------------------|-------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | <b>16.05.060</b>      | <p><b>Utilities:</b> The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>                                                                                                                                                                                                                          |
|                                                               |                          |                                     | <i>Staff Comments</i> | <p><i>No dry utilities shown. Additional utility company comments and engineering details will be required at final design.</i></p> <p><i>All utilities shall be installed underground. The Commission has found this standard to be met.</i></p>                                                                                                                                                                                                                                                                                          |
| <b>16.05.070: Parks, Green Space</b>                          |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>16.05.070</b>      | <p><b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>                                                                                                                                                                                                                                                                                                                                                              |
|                                                               |                          |                                     | <i>Staff Comments</i> | <p><i>See section 16.04.110- all required parks and green space is complete as part of the Old Cutters Subdivision.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>16.05.080: Installation To Specifications; Inspections</b> |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | <b>16.05.080</b>      | <p><b>Installation to Specifications; Inspections:</b> All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p>                                                                                                                                                                                |
|                                                               |                          |                                     | <i>Staff Comments</i> | <p><i>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 City of Hailey code.</i></p> <p><i>The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.</i></p> |
| <b>16.05.090: Completion; Inspections; Acceptance</b>         |                          |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                           | <input type="checkbox"/> | <input type="checkbox"/>            | <b>A.</b>             | <p><b>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.</b></p>                                                |
|                                                               |                          |                                     | <i>Staff Comments</i> | <p><i>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 City of Hailey code.</i></p> <p><i>The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.</i></p>                                                                                    |

|                          |                          |                                     |                       |                                                                                                                                                                                                                                                             |
|--------------------------|--------------------------|-------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>B.</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) |
|                          |                          |                                     | <i>Staff Comments</i> | <i>Completion of all major infrastructure by the developer is preferred over bonding.</i>                                                                                                                                                                   |

**16.05.100: As Built Plans and Specifications**

|                                     |                          |                          |                       |                                                                                                                                                                                                                                                                             |
|-------------------------------------|--------------------------|--------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>16.05.100</b>      | 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) |
|                                     |                          |                          | <i>Staff Comments</i> | <i>As-built drawings will be required.</i>                                                                                                                                                                                                                                  |

**16.08: Townhouses:**

| Compliant                |                          |                                     | Standards and Staff Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|--------------------------|-------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes                      | No                       | N/A                                 | City Code                    | City Standards and <i>Staff Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.010                    | Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015) |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.020                    | Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>N/A</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.030                    | Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                          |                          |                                     | <i>Staff Comments</i>        | <i>Per the Hailey Municipal Code, residential units of less than 1,000 ft<sup>2</sup> are required to have one (1) parking space per residential dwelling unit, and single-family dwellings greater than 1,000 ft<sup>2</sup> require a minimum of two (2) parking spaces per unit.</i><br><br><i>The project is comprised of seven (7) single-family dwellings, five (5) of which are less than 1,000 ft<sup>2</sup> in area, and two (2) of which are greater than 1,000 ft<sup>2</sup>, thus requiring nine (9) total onsite parking spaces. The site plan shows a total of eleven (11) onsite parking</i>                                                                                                                                                                                                                     |

|                                     |                          |                                     |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|--------------------------|-------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                          |                                     |           | <p>spaces, including seven (7) private garages, and four (4) guest parking spaces, of which one (1) is an accessible parking space.</p> <p>The Commission reminded the applicant that per Municipal Code, the two units greater than 1,000 ft<sup>2</sup> are required to have two parking spaces each, and thus two of the public parking spaces must be reserved for these units. The applicant acknowledged this requirement and will reserve two spaces for those units.</p> <p>The Commission found this requirement to have been met.</p>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.040 | <p><b>Construction Standards:</b> All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i><br/>This standard will be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.050 | <p><b>General Applicability:</b> All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i><br/>This standard will be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 16.08.060 | <p><b>Expiration:</b> Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i><br/>This standard will be met.</p> |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.070 | <p><b>Conversion:</b> The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i><br/>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.08.080 | <p><b>Density:</b> The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i><br/>A total of nine (9) cottage units are planned in phases 1 and 2. The Commission has found this standard to be met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16.11.010 | <p><b>Exceptions:</b> Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will</p>                                                                                                                    |

|  |  |  |                       |                                                                                                                                                                                                                                                    |
|--|--|--|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |                       | deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015). |
|  |  |  | <i>Staff Comments</i> | <i>This standard is not needed.</i>                                                                                                                                                                                                                |

**17.06.060 Criteria.**

**A. The Commission or Hearing Examiner shall determine the following before approval is given:**

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

**B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**

1. Ensure compliance with applicable standards and guidelines.
2. Require conformity to approved plans and specifications.
3. Require security for compliance with the terms of the approval.
4. Minimize adverse impact on other development.
5. Control the sequence, timing and duration of development.
6. Assure that development and landscaping are maintained properly.
7. Require more restrictive standards than those generally found in the Zoning Title.

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

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

**apply the security to the completion of the improvements and complete construction of the improvements.**

## **CONCLUSIONS OF LAW**

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

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.

The Preliminary Plat Application for Lena Cottages, LLC, represented by Blincoe Architecture, to be located Lot 9, Block 3, Old Cutters Subdivision, meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (i), and noted below:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required.
  - I. The Applicant shall submit engineered plans for water delivery suitable to the City Engineer and Water Division Manager.
  - II. The applicant shall abandon any unused water services at the water main.
- c) An encroachment permit should be applied for prior to any work in the public right of way.
- d) Best management practices shall be utilized, particularly adjacent to the canal easement, to prevent water pollution.
- e) The final plat shall include plat notes #1 through #9 as stated on the approved preliminary plat with the following amendments and additions:
  - I. The Applicant shall include an additional plat note #10 indicating that no guest on-street parking is permitted.
- f) The preliminary plat shall include easements for the following utilities:
  - I. Shared water lines – easement shall include a minimum setback of ten feet (10')
  - II. Power/Cable/Television
  - III. Gas
  - IV. Any other utilities where they extend beyond designated common space.
- g) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 16.04 and 16.05 of the Subdivision Ordinance, prior to recordation of the final plat.
- h) 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.

- i) Any subdivision inspection fees due shall be paid prior to recording the final plat.

Signed this 8 day of May, 2020.

/s/ Janet Fugate

Janet Fugate, Planning & Zoning Commission Chair

Attest:

  
Jessie Parker, Community Development Assistant





## Jessica Parker

---

**From:** Janet Fugate <jrfugate@cox.net>  
**Sent:** Friday, May 8, 2020 9:48 AM  
**To:** Jessica Parker  
**Subject:** Re: Approval

Good morning,

You are authorized to use my e-signature for the included FF.

Thanks,  
Janet

On May 5, 2020 at 11:40 AM Jessica Parker <jessica.parker@haileycityhall.org> wrote:

Morning!

Do I have your permission to use your e-signature on the FF from last nights meeting? I have made the correct to CA 2 DR Lena Cottages.

Thank you!

Jessie

---

### Jessica Parker

Community Development Assistant

City of Hailey

115 Main Street South | Hailey, ID 83333

Phone: 208.788.9815 ex. 27 | Fax: 208.788.2924

[jessica.parker@haileycityhall.org](mailto:jessica.parker@haileycityhall.org) | [www.haileycityhall.org](http://www.haileycityhall.org)

## Jessica Parker

---

**From:** Jessica Parker  
**Sent:** Tuesday, May 5, 2020 9:41 AM  
**To:** jrfugate@cox.net  
**Subject:** Approval  
**Attachments:** DR FF Lena Cottages Final.pdf; FF ARCH Blaine Manor 001.pdf; FF Quigley Townhomes 001.pdf; PP FF Lena Cottages final.pdf

Morning!

Do I have your permission to use your e-signature on the FF from last nights meeting? I have made the correct to CA 2 DR Lena Cottages.

Thank you!

Jessie

---

### Jessica Parker

Community Development Assistant

#### City of Hailey

115 Main Street South | Hailey, ID 83333

Phone: 208.788.9815 ex. 27 | Fax: 208.788.2924

[jessica.parker@haileycityhall.org](mailto:jessica.parker@haileycityhall.org) | [www.haileycityhall.org](http://www.haileycityhall.org)

# Return to AIS

**Return to Agenda**

**AGENDA OF THE  
HAILEY CITY COUNCIL MEETING  
Tuesday June 2, 2020 \* Hailey City Hall Meeting Room**

**4:00 PM**

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

**Via teleconference:** +1 (872) 240-3311, **Access Code:** 543-667-133

**Via One-touch:** United States <tel:+18722403311,543667133#>,

**From your computer, tablet or smartphone:**

<https://www.gotomeet.me/CityofHaileyCityCouncil>

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

**ACTION ITEM**.....

**4:00 p.m. CALL TO ORDER -** Open Session for Public Concerns

**CONSENT AGENDA:**

- CA 000 Grant Agreements
- CA 000 grant contracts
- CA 000 **2 Library grant agreements**.....
- CA 000
- CA 000 **ACTION ITEM**.....
- CA 000 **ACTION ITEM**
- [CA 000](#) Consideration of Findings of Fact, Conclusions of Law and Decision regarding a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office. The PUD is to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. **ACTION ITEM** .....
- CA 000 **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of March 23, 2020 and to suspend reading of them **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of March 24, 2020 and to suspend reading of them **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of March 26, 2020 and to suspend reading of them **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of April 6, 2020 and to suspend reading of them **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of April 9, 2020 and to suspend reading of them **ACTION ITEM** .....
- [CA 000](#) Motion to approve minutes of April 10, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of April 13, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of April 17, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of April 22, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of April 27, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of May 4, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of May 5, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of May 11, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of May 19, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to approve minutes of May 26, 2020 and to suspend reading of them **ACTION ITEM** .....
- CA 000 Motion to ratify claims paid in May 2020 **ACTION ITEM** .....
- CA 000 Motion to approve claims for expenses incurred during the month of April, 2020, and claims for expenses due by contract in May, 2020 **ACTION ITEM** .....

**MAYOR'S REMARKS:**

MR 000

**PROCLAMATIONS & PRESENTATIONS:**

PR 000  
PR 000

**APPOINTMENTS & AWARDS**

AA 000

**PUBLIC HEARING:**

PH 000 Consideration of circulation alternatives for the Wertheimer Park/Rodeo/Blaine Manor/Hailey Elementary School area: presentation by Chase Goulay of Ben Young Landscape Architects and Michael Bulls of Ruscitto Latham Blanton **ACTION ITEM**.....

**NEW BUSINESS:**

NB 000 Introduction of Capital Improvement Budget for FY 2021 **ACTION ITEM**.....

**OLD BUSINESS:**

OB 000

**STAFF REPORTS:** Staff Reports Council Reports Mayor's Reports

SR 000 Draft of next Planning and Zoning Commission meeting agenda.....

SR 000 Draft of next City Council meeting agenda.....

**EXECUTIVE SESSION: Real Property Acquisition under IC 74-206 (1)(c)**

**Matters & Motions from Executive Session or Workshop**

Next Ordinance Number -      Next Resolution Number- 2018-01

**Return to Agenda**