

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, January 3, 2022**  
**In-Person and Virtual Meeting**  
**5:30 p.m.**

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>  
Via One-touch dial in by phone: [tel:+15713173122,,506287589#](tel:+15713173122,506287589#)  
Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

## Call to Order

## Public Comment for items not on the agenda

### Consent Agenda

- CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Daniel Hoffman and Casey Hanrahan for a detached 300 square foot garage with a 308 square foot Accessory Dwelling Unit located above the garage. This project is located at Lot 17A, Block 51, Townsite (308 N 1<sup>st</sup> Ave) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**
- CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waiver is requested:
1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
  2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet. **ACTION ITEM.**
- CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of the Fourth amendment to the Planned Unit Development Agreement to Copper Ranch, LLC. Copper Ranch development agreements do not include completion dates. The 4<sup>th</sup> amendment would require the applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6 by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022. **ACTION ITEM. ACTION ITEM.**

### Public Hearing

- PH 1** Consideration of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Townsite (318 Spruce St) is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of

8,010 square feet. This project is located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

**PH 2** Consideration of a Design Review Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two to three stories in height for a total of 104 residential units on approximately 4.27 acres. The proposed project consists of twelve (12), 475 square feet micro one-bedroom units, forty (40), 680 square feet one-bedroom units, thirty-five (35), 850 square feet two-bedroom units, thirteen (13), 1,110 square feet three-bedroom units, and four (4), 1,504 square feet four-bedroom units. This project is known as Lido Apartment Homes. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. This project will be heard concurrently with a Planned Unit Development Application. **ACTION ITEM.**

**PH 3** Consideration of a Design Review Application by Erin and Thomas Howland for a detached 420 square foot Accessory Dwelling Unit located above the existing detached garage. This project is located at Lots 13-16, Block 61, Townsite (302 E Myrtle Street) with in the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

**PH 4** Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15, to add a new chapter, Chapter 15.20: Green Building Standards, and within that chapter to add a new section, Section 15.20.010 entitled Electric Vehicle Requirements, mandating electric vehicle ready service panels or subpanels within all new construction, including both residential and commercial. **ACTION ITEM.**

**PH 5** Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, to include amendments and additions that better address housing within the City of Hailey. **ACTION ITEM.**

### **Staff Reports and Discussion**

**SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.

**SR 2** Discussion of the next Planning and Zoning meeting: **January 18, 2022.**

- Text Amendment Sundby to Bulk Requirements
- DR: Saddle Lofts
- Text Amendment Title 15 Green Building Standards-Solar Requirements
- Text Amendment Title 16 Utilities
- Text Amendment Title 17 Design Standards

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 6, 2021, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Daniel Hoffman for a new detached 300 square foot garage with a 322 square foot Accessory Dwelling Unit (ADU) located above. This project is located at 308 N 1<sup>st</sup> Avenue (Lot 17A, Block 51) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on November 17, 2021 and mailed to property owners within 300 feet on November 17, 2021.

**Application:** The Applicant is proposing to construct a 300 square foot garage with a 322 square foot Accessory Dwelling Unit (ADU) located above the garage. The ADU incorporates a compact floor plan, which includes one bedroom, a bathroom, kitchen and living room. The ADU is detached and subordinate to the primary dwelling. Access to the ADU can be found off the alley.

Current access for the existing residence is located on First Avenue via parking located in the public right-of-way, as well as the existing alley.


**Procedural History:** The Design Review Application was submitted on August 23, 2021, and certified complete on October 26, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on December 6, 2021, virtually via GoTo Meeting, and in the Hailey City Council Chambers.

General Requirements for Accessory Dwelling Units				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	<b>Applicability.</b> A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<b>General Provisions.</b> A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	The proposed ADU is detached from the primary residence and is approximately 322 square feet in size located above a 300 square foot garage.  The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. Only one (1) Accessory Dwelling Unit is permitted on a lot.
			<i>Staff Comments</i>	Only one (1) ADU is proposed onsite.  The Commission found that this standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</b></p> <p><i>Staff Comments</i>                  The proposed ADU is in conjunction with an existing single-family residence, and both are located within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.</p> <p>The Commission found that this standard has been met.</p>						
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p><b>D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</b></p> <p><i>Staff Comments</i>                  N/A, as the proposed ADU is not located within the Special Flood Hazard Area.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	<p><b>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</b></p> <p><i>Staff Comments</i>                  Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</p> <p>The Commission found that this standard will be met.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	<p><b>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</b></p> <p><i>Staff Comments</i>                  At this time, the owners intend to utilize the ADU as a short-term rental. The owners will reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</b></p> <p><i>Staff Comments</i>                  At this time, the owners intend to utilize the ADU as a short-term rental. The owners reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	<p><b>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</b></p> <p><i>Staff Comments</i>                  The gross floor area of the principal building is 2,000 square feet in size. Sixty-six percent (66%) of this is 1,320 square feet in size, which exceeds the maximum gross floor area permitted for an ADU. The ADU of 322 square feet is within the range allowance.</p> <p>The Commission found that this standard has been met.</p>						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>B. Maximum Floor Area:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot Size (square feet)</th> <th style="text-align: center;">Minimum Gross Floor Area (square feet)<sup>1</sup></th> <th style="text-align: center;">Maximum Gross Floor Area (square feet)<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 7,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">900</td> </tr> </tbody> </table>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>	Up to 7,000	300	900
Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>								
Up to 7,000	300	900								



				<i>The Commission noted that the allotted parking area for the ADU is compact, however, found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	<b>Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.</b>
			<i>Staff Comments</i>	<p><i>The following mitigation measures were taken into account when planning the location and size of the proposed ADU:</i></p> <p><i>Placement of ADU:</i></p> <ul style="list-style-type: none"> <li>- <i>The proposed ADU will be located above a garage to provide parking for the tenant(s).</i></li> <li>- <i>The ADU/garage will be located behind the single-family residence and to the rear of the parcel.</i></li> </ul> <p><i>Landscaping:</i></p> <ul style="list-style-type: none"> <li>- <i>Landscaping is existing and mitigates light onto neighboring properties.</i></li> </ul> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	<b>Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.</b>
			<i>Staff Comments</i>	<p><i>A garage is proposed to service the ADU and a parking pad is existing which services the single-family residence.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<b>General Requirements for all Design Review Applications</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"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p><b>Engineering:</b> <i>A Right-of-Way Encroachment Permit will be needed for any work done in the right-of-way. This has been made a Condition of Approval</i></p> <p><b>Life/Safety:</b> <i>No comments.</i></p> <p><b>Water and Sewer:</b> <i>The Wastewater Division recommends that the existing sewer service be utilized. This has been made a condition of approval.</i></p> <p><b>Building:</b> <i>No comments.</i></p> <p><b>Streets:</b> <i>No comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p><b>17.08A Signs:</b> <i>The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</i></p> <p><i>Staff Comments</i> <i>N/A, as signage is prohibited in residential zones.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p> <p><b>17.09.040 Single-Family Dwellings:</b> <i>two (2) spaces minimum, six (6) spaces maximum</i></p> <p><b>17.09.040.01 Accessory Dwelling Units:</b> <i>one (1) space per unit</i></p>

			<b>Staff Comments</b>	<p><i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling and one (1) parking space for an Accessory Dwelling Unit that is less than 1,000 square feet in size. The proposed ADU offers a single-garage for the tenant(s) of the ADU to utilize for parking off of the alley.</i></p> <p><i>The Commission found that parking requirements for the proposed ADU have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08C.040 Outdoor Lighting Standards</b>	<p><b>17.08C.040 General Standards</b></p> <ol style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:           <ol style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ol> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</li> </ol>
			<b>Staff Comments</b>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures (see image below). Lighting Details are also attached.</i></p> <div style="text-align: center;">  </div> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<p><b>Zoning District: General Residential (GR) and Townsite Overlay (TO)</b>  <b>Maximum Height: 30'</b>  <b>Setbacks:</b></p> <ul style="list-style-type: none"> <li>• Street R.O.W. Adjacent: 12'; 20' to Garage Door</li> <li>• Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.</li> <li>• 1' for every 2.5' of building height</li> <li>• Alley: 6' minimum</li> </ul> <p><b>Lot Coverage: 40%</b></p>
			<b>Staff Comments</b>	<i>Proposed Building Height:</i>

				<ul style="list-style-type: none"> <li>○ <i>Proposed Building Height: 20'-2.5"</i></li> </ul> <p><i>Proposed Setbacks For ADU:</i></p> <ul style="list-style-type: none"> <li>○ <i>Front Yard (West): Greater than 12'</i></li> <li>○ <i>Side Yard (North): Greater than 9'</i></li> <li>○ <i>Side Yard (South): 9' From Building to Property Line and 5'-3" From Exterior Staircase to Property Line. Pursuant Section 17.04M.060.4.c Fire Escapes shall not have a setback less than 5' from the property line.</i></li> <li>○ <i>Rear Yard (East): 6'</i></li> </ul> <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> <li>○ <i>2,300 square feet (2,000 Existing Footprint + 300 Proposed Footprint) / 7,200 square foot lot = 32%</i></li> </ul> <p><i>The Commission have approved the use of the exterior stairs as a fire escape for the ADU. The Commission found that all setbacks, building height, and lot coverage requirements have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p> <p><i>Staff Comments</i>  <i>Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a detached ADU to an existing single-family residence; therefore, sidewalk and drainage improvements are not required at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<p><b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') 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. (Ord. 1191, 2015)</b></p> <p><i>Staff Comments</i>  <i>This standard shall be met.</i></p>

**Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</b></p> <p><i>Staff Comments</i>  <i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed ADU will preserve the grid pattern, keeping visual access to First Avenue along with vehicular access via parking pad located off First Avenue and vehicular access via the alley for ADU tenant(s).</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Site planning for new development and redevelopment shall address the following:</b></p> <ul style="list-style-type: none"> <li>• <b>scale and massing of new buildings consistent with the surrounding neighborhood;</b></li> </ul>

				<ul style="list-style-type: none"> <li>• building orientation that respects the established grid pattern of Old Hailey;</li> <li>• clearly visible front entrances;</li> <li>• use of alleys as the preferred access for secondary uses and automobile access;</li> <li>• adequate storage for recreational vehicles;</li> <li>• yards and open spaces;</li> <li>• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>• snow storage appropriate for the property;</li> <li>• underground utilities for new dwelling units.</li> </ul>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>• The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.</li> <li>• The single-family residence is existing. The ADU orientation complements that of the existing residence. As existing, the front entry of the home faces First Avenue and the ADU will be accessible via the alley.</li> <li>• The ADU will be tucked behind the existing residence. Sufficient yard and open space exist on all sides of the home.</li> <li>• The residence and proposed ADU are located to the north of the block; impact of solar access to adjacent homes will be minimal to non-existent.</li> <li>• Snow storage has been identified on the site plan and is sufficient for the site.</li> <li>• Water and sewer utilities are existing and located underground. An overhead powerline exists which services the single-family residence. The proposed ADU's power will be located underground.</li> </ul> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p> <p><i>Staff Comments</i></p> <p>The residence is existing. The design intent of the proposed ADU was to complement that of the existing residence, while retaining the character of Old Hailey.</p> <p>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time; however, the applicant has mentioned interest in solar panels for the ADU, the applicant can further elaborate if necessary.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p> <p><i>Staff Comments</i></p> <p>The use of a shed roof and a variety of windows helps reduce the mass of the proposed ADU.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p>

				<p><b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b></p> <p><i>Staff Comments</i>          The architectural style of the proposed ADU is consistent with the vernacular style of Old Hailey, but is not an exact replica of any particular building.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i>          The single-family residence is existing and is adorned with an entry gable and small covered porch. The detached ADU will include a garage and staircase entry to a sliding door, which will highlight the front entry of the proposed ADU.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b></p> <p><i>Staff Comments</i>          The single-family residence is existing. The detached ADU has been oriented with respect to the existing grid pattern of Hailey.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b></p> <p><i>Staff Comments</i>          The proposed ADU sees simple forms. Exterior materials of the proposed ADU will match that of the existing residence. Various windows and a sliding door will highlight the ADU entrance which will also help to reduce the perceived scale of the building. Clean lines and natural hues (Wood Siding and Metal roof) are proposed, which are consistent with styles and forms found in Old Hailey.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>d. Roof Form</b></p> <p><b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b></p> <p><i>Staff Comments</i>          The proposed ADU is compact and incorporates a simple shed roof.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul> <p><i>Staff Comments</i>          A metal roof will be installed on the ADU. It appears roof pitch will allow snow to shed safely onto property and away from pedestrian travel areas.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</b></p> <p><i>Staff Comments</i>          The proposed ADU is compact and incorporates a simple shed roof. The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The proposed roof pitch is compatible and is consistent with the surrounding neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>e. Wall Planes</b>
				<b>Guideline: Primary wall planes should be parallel to the front lot line.</b>
			<i>Staff Comments</i>	<i>The west wall of the proposed addition is parallel to the First Avenue property line.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The ADU is proportional to the site. Exterior colors and window variations also reduce the scale of the building to match the surrounding neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed ADU is compact in nature. No pop-outs are proposed, but a patio porch creates wall plane variation, which helps to create a smaller appearance in size and break up the longer wall planes.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
				<b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<i>A variety of windows are proposed and framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>g. Decks and Balconies</b>
				<b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b>
			<i>Staff Comments</i>	<i>The proposed cantilevered deck with guardrail is in scale with the building and neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b>
			<i>Staff Comments</i>	<i>The proposed deck faces the alley and should not disturb the privacy of neighbors.</i>  <i>The Commission found that this standard has been met.</i>
			17.06.090(C)3h	<b>h. Building Materials and Finishes</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b></p> <p><i>Staff Comments</i>                  The proposed ADU will complement that of the existing residence as the wood siding, metal roof, and metal clad windows will match. All proposed siding is of painted wood to match the existing single-family residence. Windows and doors will be metal clad wood and the roof will be metal (see image below for further detail).</p>
			<p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3h <b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><i>Staff Comments</i>                  The longest wall planes are the north and south elevations. These wall planes are broken up by various windows, doors, and a staircase. The ADU is compact and incorporates simple lines and colors, which will help reduce mass of said wall planes.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3i <b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><i>Staff Comments</i>                  Simple detailing is proposed: window and door trim. Detail will match that of the existing residence.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3i <b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b></p> <p><i>Staff Comments</i>                  The existing residence has minimal ornamentation. The proposed ADU will also have minimal ornamentation.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3i <b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b></p> <p><i>Staff Comments</i>                  Please refer to Section 17.06.090(C)3i for further information.</p>
			<p>17.06.090(C)4 <b>4. Circulation and Parking</b></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b>
			<i>Staff Comments</i>	<i>Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk to the front entry of the residence and through the alley. Snow storage areas are located on the southeast side of the proposed ADU, as well as on the northeast side of the alley-accessed sloped driveway, which do not restrict pedestrian access.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>Onsite parking will be accessed from the alley side of the property via the garage and is blocked from the street by the existing residence.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The proposed ADU garage can be accessed via the alley.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed ADU will be located above a garage accessed via the alley.</i>  <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A, the proposed garage is located on the alley side.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A, the proposed ADU garage can be accessed via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>N/A, no recreational vehicle parking is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
				<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>
			<i>Staff Comments</i>	<i>Alley access is not impacted and will be maintained.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>Water and sewer utilities are existing and located underground. An overhead powerline exists which services the single-family residence, and the proposed ADU's power is located underground. Vehicular access to the ADU and garage addition is located off the alley.</i>  <i>The Commission found that this standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</b>
			<i>Staff Comments</i>	<i>The existing alley is gravel and will be managed for noxious weed control in accordance with Idaho State Law.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</b>
			<i>Staff Comments</i>	<i>The existing landscaping to be maintained is grass.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>
			<i>Staff Comments</i>	<b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location, and function.</b>  <i>A detached ADU/garage is proposed. It appears to be similar in scale, location, and function to the existing residence. It will be located to the rear of the parcel, which reduces its visibility and mass, adequately supporting this standard.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>
			<i>Staff Comments</i>	<i>The proposed ADU/garage will be located to the rear of the parcel, with access via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>
			<i>Staff Comments</i>	<b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>  <i>The site plan proposes approximately 300 square feet of hardscape (parking, vehicle, and pedestrian areas). 25% of this (75 square feet) is required for snow storage. 75+ square feet of snow storage is shown.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul>
			<i>Staff Comments</i>	<i>Snow storage areas for the ADU are located on the northeast and southeast side of the alley-accessed sloped driveway. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>
			<i>Staff Comments</i>	<b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b>  <i>An existing tree is identified onsite and is proposed to be retained. No additional trees or landscaping are proposed to be removed.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape</b>

				features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	<i>No significant landscape features will be removed or appear to be impacted by the proposed ADU/garage.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Applicant shall control in accordance with Idaho State Law.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	<b>9. Fences and Walls</b>
				<b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b>
			<i>Staff Comments</i>	<i>The existing fence will remain, except along the northeastern property boundary, where the ADU/garage is proposed.</i>  <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>Guideline: Retaining walls shall be in scale to the streetscape.</b>
			<i>Staff Comments</i>	<i>N/A, as none are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<b>10. Historic Structures</b>
				<b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational, or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<i>Staff Comments</i>	<i>The existing residence was built in 1900. The single-family residence will remain onsite, and no alterations are proposed. A 300 square foot garage with a 322 square foot ADU located above is proposed. Exterior materials, windows, architectural detail, and roof will match that of the existing residence.</i>  <i>Said ADU/garage is congruous with the surrounding area, contributing to the overall charm of Old Hailey.</i>  <i>Please refer to Section 17.06.090(c)10 below for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:           <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> </ul> </li> </ul>

			<ul style="list-style-type: none"> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul>
		<i>Staff Comments</i>	<p><i>No alterations to the exterior of the existing single-family residence will be made. The existing outbuilding will be demolished to accommodate for the proposed ADU / Garage addition. The Blaine County GIS site does not have any information regarding the age and year built of the existing outbuilding. The applicant stated that the outbuilding was built in 1906, and in accordance with Hailey Municipal Code, the structure must be reviewed via a Historic Demolition Permit by the Hailey Arts and Historic Preservation Commission. This review shall take place prior to issuance of a Building Permit and has been made a Condition of Approval.</i></p> <p><i>The Commission shall review the recommendations made by the Hailey Arts and Historic Preservation Commission for the outbuilding prior to its demolition. This has been made a Condition of Approval.</i></p>

**17.06.060 Criteria.**

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

**improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

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

## **CONCLUSIONS OF LAW**

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Zoning Ordinance and City Standards.

## **DECISION**

The Design Review Application by Daniel Hoffman for a new 300 square foot garage with a 322 square foot Accessory Dwelling Unit (ADU) above, to be located at 308 N 1<sup>st</sup> Avenue (Lot 17A, Block 51) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met. The Commission has approved of the exterior stairs constituting as a fire escape.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).

- e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- l) The applicant shall utilize the existing sewer service.
- m) A Historic Demolition Permit shall be submitted and reviewed by the Hailey Arts and Historic Preservation Commission prior to demolition and issuance of a Building Permit.
- n) The Commission shall review the Hailey Arts and Historic Preservation Commission recommendations prior to the demolition of the outbuilding.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

Attest:

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

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 6, 2021, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 apartment units located in twelve (12) buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The project is proposed on a 4.27-acre site located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet.

The Hailey 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 November 17, 2021 and mailed to property owners within 300 feet on November 17, 2021. Onsite Notice was posted on the property on November 29, 2021.

**Application:** The applicant, Lido Equity Group Idaho North, LLC, is proposing a Planned Unit Development represented by Michael McHugh of Pivot North Design, for 104 apartment units located in twelve (12) buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The project is proposed on a 4.27-acre site is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waivers are requested:

1. Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet.

Under the PUD, the Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city.

The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Under the PUD Application, the Applicant plans to offer 12 of the units as deed-restricted community housing

units, to be offered at 100% Area Median Income (AMI) to help address some of the current housing concerns in the city. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:

- The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the 12 buildings with only minor changes to the overall site design and building footprint.
- The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 38', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height. The three (3) buildings which are requesting the height waiver contain a total of 36 residential units. These buildings are located in various locations within the site, as further described herein.
- Drawing A-11 shows the distribution of the community housing units, which are integrated throughout the site.

**Waivers requested:**

Chapter 17.10.040: Developer Benefits allows for the request of modifications or waivers of zoning and subdivision requirements. The following items are modifications and waivers requested as a part of this application:

1. Waiver to the maximum density permitted in the zone district (85 units permitted) outlined in 17.05.040, District Use Matrix, to include a density bonus of 19 additional residential units of which 12 units would be rent-restricted units at 100% of Area Median Income ("AMI"). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units.
2. Waiver to Section 17.05.040, District Use Matrix, maximum building height permitted in the Limited Business Zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet.

Staff initially suggested an additional waiver to the required side yard setbacks within the zoning district; however, found that with minor alterations to the site plan, the required side yard setbacks, and all other setbacks, can be met. This waiver is no longer needed and has been removed.

The PUD Ordinance requires the following Amenities: **Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit.** The list of "one or more" includes an open-ended standard: **I.12, Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.**

The applicant is proposing the twelve rent-restricted units under Section I.12, above. The following is the definition of Community Housing Unit:

*COMMUNITY HOUSING UNIT: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.*

<b>Standards of Evaluation</b>	
<b>17.10.030: General Requirements:</b>	
<b>A.</b>	<b>The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.</b>
<b>Staff Comments</b>	<i>The proposed PUD site is 4.27 acres. The Commission found that this standard has been met.</i>
<b>B.</b>	<b>A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.</b>
<b>Staff Comments</b>	<i>The parcels are in one ownership. The Commission found that this standard has been met.</i>
<b>C.</b>	<b>Area Development Plan:</b>
	<b>C.1</b>
	<b>When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b>
<b>Staff Comments</b>	<i>The entire site is proposed for PUD approval. The developer owns the adjacent site to the north (Copper Ranch), which is developed, with the exception of the last phase. The developer is also proposing an amendment to the Copper Ranch PUD, in which the developer makes a time commitment for completion or removal of the incomplete building foundations in Phase 6.</i>  <i>The Commission found that this standard has been met. The Commission also discussed the Copper Ranch PUD amendment and agreed that a date for commencement of construction (May 1, 2022) and a target completion date (14 to 16 months after commencement of construction) be noted as Conditions of Approval. This has been further discussed in the Copper Ranch PUD – Fourth Amendment Findings of Fact.</i>
	<b>C.1.a</b>
	<b>Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</b>
<b>Staff Comments</b>	<i>Pursuant Section 15.12.030. D104.3, two (2) access roads are required and shall be arranged so that a point on each access lane is a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building to be served, measured in a straight line between accesses. As is, the parking access lane does not comply with this standard and the Fire Chief recommends an additional through-connection via Copper Ranch Lane. The existing Copper Ranch Lane is a fire access lane and a through-connection is desired. This recommendation has been made a Conditions of Approval of the Design Review. The project is proposing to connect to Winterhaven Drive with two (2) access points. The Commission supported the connection into Copper Ranch Lane, as it interconnects neighborhoods, and avoids a new curb cut on an arterial.</i>

<b>C.1.b</b>	<b>Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</b>
<b>Staff Comments</b>	<p><i>The project contains a series of walkways that connect buildings to open space and green areas. The Commission found it desirable to connect pedestrian paths to Copper Ranch also, and provide a robust mix and size of plant materials along the pathway and shared property line of the two projects. The pathway is also proposed to be situated on city-owned land, and as such, a maintenance agreement will be required.</i></p> <p><i>The perimeter sidewalk will connect to interior sidewalks. These interior sidewalks connect the parking area to each building entrance, as well as the parking areas to open spaces, gathering spaces, natural play areas, and outdoor lounge. The proposed sidewalks provide safe access and sufficient circulation around and through the site; however, it is also preferred that the proposed sidewalk along the shared property line of Lido Apartment Homes and Copper Ranch connect to the existing sidewalks within the Copper Ranch Development. This has been made a Condition of Approval of the Design Review. The Commission found that this standard has been met.</i></p>
<b>C.1.c</b>	<b>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>Water and Sewer lines will be analyzed in the Design Review staff report; water and sewer service are readily available. The Commission found that this standard has been met.</i>
<b>C.1.d</b>	<b>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>This standard will be met. The applicant has stated that the project will be 100% electric, in keeping with the City's long term carbon reduction goals. There will be no gas service to the project.</i>
	<b>C.1.e</b>
	<b>Park land shall be most appropriately located on the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>As part of the Preapplication Design Review, the Commission suggested that the Applicant provide a park area and/or play structures similar to that of the Sunbeam Subdivision. The Applicant has provided a covered outdoor lounge, green spaces, a play area with natural play structures (similar to that of the Sunbeam Subdivision), fire pits and natural stone seat walls, and stone patios to create gathering places for the residents of Lido Apartment Homes. The majority of the usable open space is located along the southern boundary for good seasonal sun exposure. Please refer to the Landscape Plan, Sheets L100 and L150 for further details. The proposal will not be subdivided, as it is planned to remain a rental apartment project under one ownership. The City Park requirements are found in the subdivision code, and do not apply to this project. The Commission found that this standard has been met.</i>
<b>C.1.f</b>	<b>Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>A grading and drainage plan has been prepared as part of the Design review submittal. The Commission found that this standard has been met.</i>
<b>C.1.g</b>	<b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b>
<b>Staff Comments</b>	<i>N/A</i>
<b>C.2</b>	<b>Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.</b>

Staff Comments	<i>The Area Development Plan will be recorded as part of the PUD Agreement. The Commission found that this standard has been met.</i>
D.	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.</b>
Staff Comments	<p><i>The Applicant has stated that they plan to minimize energy consumption and take advantage of solar access by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> <li>- <i>Double Glazed Windows</i></li> <li>- <i>Low Emissivity Glazing</i></li> <li>- <i>LED lighting will be utilized throughout the project</i></li> </ul> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> <li>- <i>Approximately 10-15 Electric Vehicle Charging Stations onsite</i></li> <li>- <i>Wiring for rooftop solar energy</i></li> <li>- <i>The buildings will utilize 100% clean electricity. Gas will not be installed or utilized</i></li> <li>- <i>Stucco cladding to provide a continuous three-inch (3”) insulation across all buildings</i></li> <li>- <i>Drought tolerant and low-water use landscaping is proposed</i></li> <li>- <i>Energy efficient appliances will be utilized within each unit</i></li> </ul> <p><i>The Commission found that this standard has been met.</i></p>
E.	<b>Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>
Staff Comments	<i>See comments from the Fire Chief under standard C.1.a and in the Design Review staff report. The Commission found that this standard has been met.</i>
F.	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</b>
Staff Comments	<i>All utilities will be underground. Design review will require careful placement and screening of ground-mounted utilities. The Commission found that this standard has been met.</i>
G.	<b>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.</b>
Staff Comments	<i>N/A</i>
H.	<b>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</b>
Staff Comments	<i>N/A- while various interior pathways are shown, they are not part of any previously depicted master plan.</i>
I.	<b>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</b>
I.1	<b>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining</b>

		<p><b>the Green Space for the benefit of the residents or employees of the PUD and/or by the public.</b>  <b>Green space shall be set aside in accordance with the following formulas:</b></p> <table border="1" style="margin-left: 40px;"> <tr> <td><b>For residential PUDs</b></td> <td><b>A minimum of .05 acres per residential unit.</b></td> </tr> <tr> <td><b>For non-residential PUDs</b></td> <td><b>A minimum of 15% of the gross area of the proposed PUD.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of .05 acres per residential unit.</b>	<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>
<b>For residential PUDs</b>	<b>A minimum of .05 acres per residential unit.</b>					
<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>					
<b>Staff Comment</b>		<i>No amenities proposed to meet this standard. A variety of useable open space is proposed, as described under standard C.1.e. The Commission found that this standard has been met.</i>				
	<b>1.2</b>	<b>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.</b>				
<b>Staff Comment</b>		<i>No amenities proposed to meet this standard. A variety of useable open space is proposed, as described under standard C.1.e, which includes appropriately scaled recreational amenities. The Commission found that this standard has been met.</i>				
	<b>1.3</b>	<b>Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.</b>				
<b>Staff Comment</b>		<i>A Mountain Rides bus stop exists just south of the project in front of Gravity Fitness and Tennis. The Commission found that this standard has been met.</i>				
	<b>1.4</b>	<b>Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.</b>				
<b>Staff Comment</b>		<i>The site does not contain any existing vegetation of note. The Commission found that this standard has been met.</i>				
	<b>1.5</b>	<b>Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</b>				
<b>Staff Comment</b>		<i>N/A</i>				
	<b>1.6</b>	<b>River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</b>				
<b>Staff Comment</b>		<i>N/A</i>				
	<b>1.7</b>	<b>Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.</b>				
<b>Staff Comment</b>		<p><i>Under Standard 1.12 below, the Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income ("AMI"). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city.</i></p> <p><i>The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:</i></p>				

	<ul style="list-style-type: none"> <li>• <i>The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the 12 buildings with only minor changes to the overall site design and building footprint.</i></li> <li>• <i>The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 38', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height. The three (3) buildings which are requesting the height waiver contain a total of 36 residential units. These buildings are located centrally on the site, and the increased height would not affect sunlight and air on adjacent properties.</i></li> </ul> <p><i>Blaine County Housing Authority (BCHA) has reviewed the proposal, and are in support, with a letter forthcoming. BCHA staff have indicated that projects in the 100% AMI range are in demand at this time, as workers in that income bracket are housing-burdened.</i></p> <p><i>It has been noted by both ARCH Community Housing Trust and Blaine County Housing Authority that this standard of review requiring 30% deed-restricted community housing has not resulted in any housing over the last 15 years. Staff is re-writing this standard in consultation with BCHA to make it more likely that housing will be provided as a benefit. A zoning code text change on this topic will be presented to the Commission in January. In the interim, the Council recently approved the River Street Townhomes with less than 30% deed-restricted housing, based on detailed discussion of design, unit type and community need. The Council found that standard 1.12 was completely appropriate to review community housing proposals as they may come forward.</i></p> <p><i>The Commission found that this standard has been met.</i></p>				
<b>I.8</b>	<p><b>Real Property: Dedication or conveyance of real property or an interest in real property to the city.</b></p>				
<b>Staff Comment</b>	<p><i>No real property is proposed for dedication. The Commission found that this standard has been met.</i></p>				
<b>I.9</b>	<p><b>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;"><b>For residential PUDs</b></td> <td style="padding: 5px;"><b>A minimum of 100 linear feet per residential unit.</b></td> </tr> <tr> <td style="padding: 5px;"><b>For non-residential or mixed-use PUDs</b></td> <td style="padding: 5px;"><b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of 100 linear feet per residential unit.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>
<b>For residential PUDs</b>	<b>A minimum of 100 linear feet per residential unit.</b>				
<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>				
<b>Staff Comment</b>	<p><i>The applicant is not proposing offsite sidewalks as a project amenity. A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to the existing sidewalk along Woodside Boulevard. The Applicant intends to install a 5'-wide sidewalk along the property frontage of Winterhaven Drive. This sidewalk will also connect to the existing sidewalk along Woodside Boulevard.</i></p>				

		<p><i>The perimeter sidewalk will connect to interior sidewalks. The applicant wishes to discuss the pros and cons of eliminating the perimeter sidewalk in exchange for additional landscape screening, as requested by neighbors. If this sidewalk remains, Public Works recommends it be an asphalt path to match the existing asphalt path on the east side of the project, across Winterhaven Drive. These interior sidewalks connect the parking area to each building entrance, as well as the parking areas to open spaces, gathering spaces, natural play areas, and outdoor lounge. The proposed sidewalks provide safe access and sufficient circulation around and through the site; however, it is also preferred that the proposed sidewalk along the shared property line of Lido Apartment Homes and Copper Ranch connect to the existing sidewalks within the Copper Ranch Development- see Design Review conditions of approval.</i></p> <p><i>The Commission found that this standard has been met.</i></p>				
	I.10	<b>Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</b>				
<b>Staff Comment</b>		<i>The parking is all surface parking. The Commission found that this standard has been met.</i>				
	I.11	<p><b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b></p> <table border="1" data-bbox="526 926 1349 1224"> <tr> <td><b>For residential PUDs</b></td> <td><b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b></td> </tr> <tr> <td><b>For non-residential or mixed-use PUDs</b></td> <td><b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>
<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>					
<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>					
<b>Staff Comment</b>		<p><i>The Applicant has stated that they plan to minimize energy consumption and take advantage of solar access by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> <li>- <i>Double Glazed Windows</i></li> <li>- <i>Low Emissivity Glazing</i></li> <li>- <i>LED lighting will be utilized throughout the project</i></li> </ul> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> <li>- <i>Approximately 10-15 Electric Vehicle Charging Stations onsite</i></li> <li>- <i>Wiring for rooftop solar energy</i></li> <li>- <i>The buildings will utilize 100% clean electricity. Gas will not be installed or utilized</i></li> <li>- <i>Stucco cladding to provide a continuous three-inch (3”) insulation across all buildings</i></li> <li>- <i>Drought tolerant and low-water use landscaping is proposed</i></li> <li>- <i>Energy efficient appliances will be utilized within each unit</i></li> </ul> <p><i>The applicant does not propose to apply for the certifications listed above.</i></p> <p><i>The Commission found that this standard has been met.</i></p>				
	I.12	<b>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to</b>				

	<p><b>promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</b></p>
<p><b>Staff Comment</b></p>	<p><i>The Applicant plans to offer 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1, 2- and 3-bedroom units to help address some of the current housing concerns in the city. Blaine County Housing Authority (BCHA) has reviewed the proposal, and are in support, with a letter forthcoming. BCHA staff have indicated that projects in the 100% AMI range are in demand at this time, as workers in that income bracket are housing-burdened.</i></p> <p><i>It has been noted by both ARCH Community Housing Trust and Blaine County Housing Authority that this standard of review requiring 30% deed-restricted community housing has not resulted in any housing over the last 15 years. Staff is re-writing this standard in consultation with BCHA to make it more likely that housing will be provided as a benefit. A zoning code text change on this topic will be presented to the Commission in January. In the interim, the Council recently approved the River Street Townhomes with less than 30% deed-restricted housing, based on detailed discussion of design, unit type and community need. The Council found that this standard 1.12 was completely appropriate to review community housing proposals as they may come forward.</i></p> <p><i>Other project amenities include:</i></p> <ul style="list-style-type: none"> <li>• <i>Energy conservation and climate protection goals listed under 1.11 above.</i></li> <li>• <i>On-site open space for the benefit of residents</i></li> </ul> <p><i>The Commission found that this standard has been met.</i></p>
<p><b>17.10.040: Developer Benefits:</b></p>	
<p><b>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</b></p>	
<p><b>Staff Comment</b></p>	<p><i>The following waivers are requested:</i></p> <ol style="list-style-type: none"> <li>1. <i>Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of 19 additional residential units of which 12 units would be rent-restricted units at 100% of Area Median Income (“AMI”) The rent restriction would be accomplished via a deed restriction as per Blaine County Housing authority. The rent-restricted units will include a mix of 1, 2- and 3-bedroom units.</i></li> <li>2. <i>Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet. The original Development Agreement dated June 11, 2007, notes a maximum building height of 35’. The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 38’, to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) of the buildings would be increased to three stories in height. These three (3) buildings contain a total of 36 residential units. These buildings are located central and south on the site, and the increased height would not affect sunlight and air on adjacent properties. One (1) of the three-story buildings is located close to the shared property line of Lido Apartment Homes and Copper Ranch. Staff suggests that the Applicant consider rearranging the two (2) buildings (one is a</i></li> </ol>

		<p><i>two-story building and one is a three-story building), and position the two-story building closest to the property line and the three-story building more interior to the lot. The Commission may wish to discuss the advantages of building height and design diversity versus the possible impact of light and air onto neighboring parcels.</i></p> <p><i>The Commission found that the proposal for 12 deed restricted community housing units meets a strong community need, that the benefits proposed carry out the intentions of this Chapter, and that the benefits proposed offset the waivers requested.</i></p>
<b>17.10.040.01: DENSITY BONUS:</b>		
<b>A.</b>		<b>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</b>
	<b>A.1</b>	<b>Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.2</b>	<b>Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.3</b>	<b>Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.4</b>	<b>Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.5</b>	<b>Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.6</b>	<b>Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
	<b>A.7</b>	<b>Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A</i>
<b>B.</b>		<b>Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)</b>
<b>Staff Comment</b>		<i>The Applicant is proposing to increase the residential units from 80 units in the original proposal to 104 units. Eighty-five (85) units are permitted outright in the LB Zone District governing this site. Therefore, the density bonus requested is 22%. Under the PUD Application, the Applicant plans to offer 12 of the units as deed-restricted community housing units, to be offered at 100% Area Median Income (AMI) to help</i>

	<p><i>address some of the current housing concerns in the city. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>The proposal contains 12 buildings. It was straightforward to add one additional one-bedroom unit to each of the twelve buildings with only minor changes to the overall site design and building footprint.</i></li> <li>• <i>The design as reviewed during the Preapplication Design Review included two-story buildings only. The LB Zone District allows for three-story buildings. Lido Apartment Homes is requesting a maximum building height allowance of 38', to allow for three-story buildings with pitched roofs. Of the 12 buildings proposed, three (3) buildings would be increased to three stories in height, absorbing the additional seven (7) units for a total of 19 units density increase.</i></li> <li>• <i>Drawing A-11 shows the distribution of the community housing units, which are integrated throughout the site.</i></li> </ul> <p><i>The Commission found the merits of the actual design as it relates to the site and the surrounding properties is an important consideration, and that 19 units can be accomplished in a compatible manner. The Commission found that this standard has been met.</i></p>
<p><b>17.10.040.02: Density Transfer:</b></p>	
<p><b>Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.</b></p>	
<p><b>Staff Comment</b></p>	<p><i>No density transfer is requested. The Commission found that this standard has been met.</i></p>
<p><b>17.10.040.05: Phased Development Allowed:</b></p>	
<p><b>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</b></p>	
<p><b>A.</b></p>	<p><b>Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.</b></p>
<p><b>Staff Comment</b></p>	<p><i>The applicant has proposed three (3) phases). Staff makes the following observations:</i></p> <ol style="list-style-type: none"> <li>1) <i>Public Works recommends that all water and wastewater utilities be installed in Phase 1.</i></li> <li>2) <i>Each Phase needs to stand on its own. Phase 2 does not appear to have adequate emergency access. A temporary road suitable for fire department access could be constructed through Phase 2 to accomplish the emergency access. The Fire Chief will provide comments as to when the connection to Copper Ranch should be accomplished: it is shown in Phase 3.</i></li> <li>3) <i>Timing for each Phase is listed in months: an estimated actual completion date has been added as a goal.</i></li> <li>4) <i>The Amenity building and the majority of the open space surrounding the building shall be completed in Phase 1.</i></li> </ol> <p><i>The Commission found that this standard has been met.</i></p>
<p><b>B.</b></p>	<p><b>Number of Units: The number of units to be built in each submission.</b></p>

<p><b>Staff Comment</b></p>	<p><i>Each of the three phases contains four (4) buildings, for a total of twelve (12) apartment buildings. These buildings ranging in two-to-three stories in height, and a total of 104 residential units are proposed on approximately 4.27 acres. Each building consists between eight (8) to twelve (12) units per building:</i></p> <ul style="list-style-type: none"> <li>• <b>Buildings labeled A:</b> Buildings labeled A are comprised of eight (8) units. Two (2) buildings onsite have been labeled as Building A. The Applicant is proposing a total of 16 units for those Buildings labeled A.</li> <li>• <b>Buildings labeled B:</b> Buildings labeled B are comprised of eight (8) units each. Five (5) buildings onsite have been labeled as Building B. The Applicant is proposing a total of 40 units for those Buildings labeled B.</li> <li>• <b>Buildings labeled C:</b> Buildings labeled C are comprised of six (6) units each. Two (2) buildings onsite have been labeled as Building C. The Applicant is proposing a total of 12 units for those Buildings labeled C.</li> <li>• <b>Buildings labeled D:</b> Buildings labeled D are comprised of twelve (12) units each. Three (3) buildings onsite have been labeled as Building D. The Applicant is proposing a total of 36 units for those Buildings labeled D.</li> </ul> <p><i>Twelve (12) community housing units are also included in each phase, with relatively equal distribution. The Commission found that this standard has been met.</i></p>
<p><b>C.</b></p>	<p><b>Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.</b></p>
<p><b>Staff Comment</b></p>	<p><i>As noted above, each of the three phases contains community housing units, for a total of 12 rent-restricted units. The Blaine County Housing Authority deed restriction will be recorded against the project stipulating the permanent rent restriction, prior to any occupancy permits.</i></p> <p><i>A large portion of the proposed common open space is split between Phases 1 and 3. The Commission recommended that the majority of the open space and the Amenity Building be incorporated into Phase 1. The Commission found that this standard has been met.</i></p>
<p><b>D.</b></p>	<p><b>Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.</b></p>
<p><b>Staff Comment</b></p>	<p><i>See comments under (A) above. The first phase, close to existing Copper Ranch units, will minimize construction impacts on these adjacent residents. The Development Agreement should outline completion dates, and remediation in the event that only partial completion is accomplished on any phase.</i></p> <p><i>The Commission discussed project commencement and completion dates, and agreed to the following:</i></p> <ul style="list-style-type: none"> <li>- A construction commencement date for the project shall be not later than May 1, 2022.</li> <li>- A target completion date of the project is 14-16 months after construction</li> </ul>

	<i>commencement.</i>	
	<i>This has been made a Condition of Approval. The Commission found that this standard has been met.</i>	
<b>17.10.040.06: Modifications to the Subdivision standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
<b>Staff Comment</b>	<i>No modifications are requested to the subdivision code. A lot line amendment is anticipated to create water/wastewater easements. No subdivision is anticipated. The Commission found that this standard will be met.</i>	
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
<b>A.</b>	<b>Standards of Evaluation</b>	
	<b>A.1</b>	<b>1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
<b>Staff Comment</b>	<i>The Development Agreement will outline actual dates for completion, which will exceed one year. The Commission found that this standard will be met.</i>	
	<b>A.2</b>	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>
<b>Staff Comment</b>	<i>Woodside Boulevard and Winterhaven Drive are adequate to carry the residential traffic generated from the 104 units. The Public Works Director notes that the additional traffic generated by the 19-unit density increase requested under the PUD does not trigger any additional traffic concerns, and that the existing streets are adequate for the density proposed. The Commission found that this standard has been met.</i>	
	<b>A.3</b>	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
<b>Staff Comment</b>	<i>No excessive costs are anticipated from this project. The Commission found that this standard has been met.</i>	
	<b>A.4</b>	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
<b>Staff Comment</b>	<i>Utility services available in the area are adequate. The Commission found that this standard has been met.</i>	
	<b>A.5</b>	<b>The development plan incorporates the site's significant natural features;</b>
<b>Staff Comment</b>	<i>The site does not contain any natural features worthy of protection. The Commission found that this standard has been met.</i>	
	<b>A.6</b>	<b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b>
<b>Staff Comment</b>	<i>See earlier comments regarding Phasing; open space; location and timing of community housing units. The Commission found that this standard has been met.</i>	
	<b>A.7</b>	<b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b>
<b>Staff Comment</b>	<i>See Section I in this report. The Commission found that this standard has been met.</i>	
	<b>A.8</b>	<b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b>

<b>Staff Comment</b>	<i>All exterior lighting will be compliant-see Design Review staff report for details. The Commission found that this standard has been met.</i>
	<b>A.9 The proposed PUD Agreement is acceptable to the applicant and the City.</b>
<b>Staff Comment</b>	<i>The City Attorney is reviewing the PUD Agreement, which will be brought to the City Council. The Commission found that this standard will be met.</i>

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

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
  - a. Waiver to the maximum density permitted in the zone district (85 units permitted) to include a density bonus of 19 additional residential units of which 12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
  - b. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet.
3. In exchange for the waivers granted, the applicant shall deed restrict 12 of the 104 units at a rental rate of 100% of Area Median Income. Blaine County Housing Authority (BCHA) shall provide renters purchasers per the BCHA Housing Program for these units. A Deed Covenant running with the land as per BCHA standard covenants that is exclusively applicable to the Affordable Units shall be recorded at prior to occupancy of any units.
4. This approval is subject to Design Review approval by the Hailey Planning and Zoning Commission, and shall be so modified to match that approval.
5. All energy efficiency and carbon reduction elements of the design noted herein shall be completed as described.
6. The perimeter sidewalk shall be modified to be an asphalt path. A maintenance agreement shall be developed for portions of the path that cross City property to the north.
7. This approval is subject to subdivision approval by the Hailey City Council, and shall be so modified to match that approval.
8. The Phasing Plan shall be modified as follows:
  - a. The necessary fire access connection into Copper Ranch shall be completed in Phase 1.
  - b. Water and sewer infrastructure main lines shall be completed in Phase 1.
  - c. Each Phase shall stand on its own. City staff shall review the final adequacy of each phase as part of the Building Permit review.
  - d. Phase 1 boundary shall be modified to include the majority of the common area open space, amenities and Amenity Building, which shall be completed as part of Phase 1, as shown on the phasing plan.
  - e. The construction commencement date for the project shall be not later than May 1, 2022 with a target completion date of 14-16 months after construction commencement.
  - f. The Development Phasing Agreement shall stipulate completion of any incomplete

elements prior to occupancy of that phase.

## **CONCLUSIONS OF LAW AND DECISION**

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision, subject to the Conditions of Approval as noted above:

- 1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
- 2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
- 3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

Signed this \_\_\_\_\_ day of January, 2022.

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

Attest:

\_\_\_\_\_  
Jessica Parker, Community Development Assistant

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 6, 2021, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council a Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch. The Copper Ranch Development Agreements do not include completion dates. The Fourth Amendment would require the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022.

The Hailey 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 November 17, 2021 and mailed to property owners within 300 feet on November 17, 2021. Onsite Notice was posted on the property on November 29, 2021.

**Application:** The Applicants, Copper Ranch Land, LLC, are seeking a Fourth Amendment to the Planned Unit Development Agreement. The Copper Ranch Development Agreements do not include completion dates. The Fourth Amendment would require the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022.

**Background:** The Copper Ranch Planned Unit Development Agreement was executed in May 2003, with three amendments approved between December 2003 and June 2006. Hyperlinks to those documents are found here:

- [Planned Unit Development Agreement dated May 2, 2003](#)
- [First Amendment to Planned Unit Development Agreement dated December 29, 2003](#)
- [Second Amendment to Planned Unit Development Agreement dated April 20, 2005](#)
- [Third Amendment to Planned Unit Development Agreement dated November 28, 2005 and dated June 28, 2006 \(these documents are identical with different dates.\)](#)

The amendments revised the phasing dates.

The Planning and Zoning Commission conditionally approved the application for preliminary plat of all phases on May 17, 2004, and the City Council conditionally approved the preliminary plat on June 14, 2004.

Final plat approval for prior phases was given by the Council on August 9, 2004 (Phase 1), May 23, 2005 (Phase 2), September 12, 2005 (Phase 3), October 10, 2005 (Phase 4), and September 18, 2006 (Phase 5).

All of the Phase 5 buildings are currently completed. The “Second Amendment to Planned Unit Development Agreement for Copper Ranch”, which includes the phasing set forth as follows:

“Owner shall develop the Project in the following phases:

Phase	Buildings	Start Date
II	7 & 9	started
III	19 & 20	started
IV	8, 10, 11, 12, 14, 16, 18 & 29	started
V	13,15,17, & 28 and Athletic Facility	June 30, 2006
VI	21, 22, 23, 24, 25, 26 & 27, Transit Facility and Commercial Buildings	April 30, 2007

While start dates were identified, completion dates were not required. The applicant is now proposing a commencement date of September 1, 2022, or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022 for the incomplete building pad in Phase 6, which correlate with building 21.

<b>Standards of Evaluation</b>	
<b>17.10.030: General Requirements:</b>	
<b>A.</b>	<b>The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.</b>
<b>Staff Comments</b>	<i>The approved PUD site is greater than 18,000 square feet. The Commission found that this standard has been met, as there were no changes made.</i>
<b>B.</b>	<b>A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.</b>
<b>Staff Comments</b>	<i>The parcel is owned by Copper Ranch Land, LLC. There are also multiple condo owners and an HOA Board. The Commission found that this standard has been met, as there were no changes made.</i>
<b>C.</b>	<b>Area Development Plan:</b>
	<b>C.1</b>
	<b>When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b>
<b>Staff Comments</b>	<i>Lido Equity Partners owns the adjacent land to the south, which is named Lido Apartments Homes and is under review for Design Review and PUD at this time; therefore, an Area Development Plan is under review. The Commission found that this standard will be met.</i>
	<b>C.1.a</b>
	<b>Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</b>
<b>Staff Comments</b>	<i>As part of the review of the Lido Apartment Homes PUD, the Fire Chief has requested that the Fire Lane within Copper Ranch be connected to the new Lido Apartment Homes</i>

	<i>fire lane- see drawings in the Lido Apartment Design Review package. This has been made a condition of approval of the Lido Apartment Homes Design Review.</i>
<b>C.1.b</b>	<b>Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</b>
<b>Staff Comments</b>	<i>Copper Ranch circulation is complete, with the exception of the walkways to the units in Phase 6. As part of the review of the Lido Apartment Homes PUD, sidewalks shall be connected between the two projects. The Commission found that this standard will be met.</i>
<b>C.1.c</b>	<b>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>
<b>C.1.d</b>	<b>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>
	<b>C.1.e</b>
<b>Staff Comments</b>	<b>Park land shall be most appropriately located on the Contiguous Parcels.</b> <i>The Commission found that this standard has been met, as there were no changes made.</i>
<b>C.1.f</b>	<b>Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>
<b>C.1.g</b>	<b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b>
<b>Staff Comments</b>	<i>N/A</i>
<b>C.2</b>	<b>Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.</b>
<b>Staff Comments</b>	<i>The PUD Agreement was recorded. The Area Development Plan was part of the Council approval, and is on file with the Community Development Department. An Amended Area Development Plan will be recorded as part of this Fourth Amendment. The Commission found that this standard will be met.</i>
<b>D.</b>	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.</b>
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>
<b>E.</b>	<b>Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>
<b>Staff Comments</b>	<i>See comments earlier in this report regarding Fire Chief recommendations for connecting fire lanes. The Commission found that this standard will be met.</i>
<b>F.</b>	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</b>
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>

<b>G.</b>	<b>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.</b>					
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>					
<b>H.</b>	<b>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</b>					
<b>Staff Comments</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>					
<b>I.</b>	<b>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</b>					
	<b>I.1</b>	<p><b>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public.</b></p> <p><b>Green space shall be set aside in accordance with the following formulas:</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><b>For residential PUDs</b></td> <td style="text-align: center;"><b>A minimum of .05 acres per residential unit.</b></td> </tr> <tr> <td style="text-align: center;"><b>For non-residential PUDs</b></td> <td style="text-align: center;"><b>A minimum of 15% of the gross area of the proposed PUD.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of .05 acres per residential unit.</b>	<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>
<b>For residential PUDs</b>	<b>A minimum of .05 acres per residential unit.</b>					
<b>For non-residential PUDs</b>	<b>A minimum of 15% of the gross area of the proposed PUD.</b>					
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made. See <a href="#">hyperlink to the original Copper Ranch PUD for analysis of amenities</a>.</i>					
	<b>I.2</b>	<b>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.</b>				
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made. See <a href="#">hyperlink to the original Copper Ranch PUD for analysis of amenities</a>. Note that the Gravity Clubhouse and Tennis Facility were completed in 2018.</i>					
	<b>I.3</b>	<b>Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.</b>				
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made - see <a href="#">hyperlink to the original Copper Ranch PUD for analysis of amenities</a>.</i>					
	<b>I.4</b>	<b>Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.</b>				
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made.</i>					
	<b>I.5</b>	<b>Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.</b>				
<b>Staff Comment</b>	<i>N/A</i>					
	<b>I.6</b>	<b>River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.</b>				

<b>Staff Comment</b>		N/A				
	<b>I.7</b>	<b>Community Housing:</b> For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.				
<b>Staff Comment</b>		<i>There is no community housing in the Copper Ranch PUD.</i>				
	<b>I.8</b>	<b>Real Property: Dedication or conveyance of real property or an interest in real property to the city.</b>				
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made. See hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>				
	<b>I.9</b>	<p><b>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</b></p> <table border="1" style="margin-left: 40px;"> <tr> <td style="padding: 5px;"><b>For residential PUDs</b></td> <td style="padding: 5px;"><b>A minimum of 100 linear feet per residential unit.</b></td> </tr> <tr> <td style="padding: 5px;"><b>For non-residential or mixed-use PUDs</b></td> <td style="padding: 5px;"><b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>A minimum of 100 linear feet per residential unit.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>
<b>For residential PUDs</b>	<b>A minimum of 100 linear feet per residential unit.</b>					
<b>For non-residential or mixed-use PUDs</b>	<b>A minimum of 100 linear feet per 1000 square feet of gross floor area.</b>					
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>				
	<b>I.10</b>	<b>Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</b>				
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>				
	<b>I.11</b>	<p><b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b></p> <table border="1" style="margin-left: 40px;"> <tr> <td style="padding: 5px;"><b>For residential PUDs</b></td> <td style="padding: 5px;"><b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b></td> </tr> <tr> <td style="padding: 5px;"><b>For non-residential or mixed-use PUDs</b></td> <td style="padding: 5px;"><b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b></td> </tr> </table>	<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>	<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>
<b>For residential PUDs</b>	<b>Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</b>					
<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>					
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>				
	<b>I.12</b>	<b>Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.</b>				
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>				
<b>17.10.040: Developer Benefits:</b>						
<b>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</b>						

<b>Staff Comment</b>	<p><i>Waivers were granted for the original Copper Ranch PUD as follows:</i></p> <p style="margin-left: 40px;"><i>a) Front yard setback Requirements. There were four locations where the front yard setback was reduced from 20', two (2) buildings to approximately 15' and two (2) buildings to approximately 17'.</i></p> <p style="margin-left: 40px;"><i>b) Allowance of a private street.</i></p> <p><i>The Commission found that this standard has been met, as no waivers were added and no changes were made.</i></p>
<b>17.10.040.01: DENSITY BONUS:</b>	
<b>A.</b>	<b>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</b>
	<b>A.1</b> Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.2</b> Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.3</b> Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.4</b> Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.5</b> Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.6</b> Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>	<i>N/A</i>
	<b>A.7</b> Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
<b>Staff Comment</b>	<i>N/A</i>
<b>B.</b>	<b>Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)</b>
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>
<b>17.10.040.02: Density Transfer:</b>	
<b>Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.</b>	

<b>Staff Comment</b>	<i>No density transfer is requested. The Commission found that this standard has been met.</i>	
<b>17.10.040.05: Phased Development Allowed:</b>		
<b>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</b>		
<b>A.</b>	<b>Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.</b>	
<b>Staff Comment</b>	<i>As described in the background section of this report, the project was planned in six (6) phases. Various start dates were stipulated, with no completion dates established. The Applicant is proposing in this amendment a commencement date for the incomplete building pads in Phase 6, or to remediate the area (demolish foundations, reseed and remove construction fencing) if commencement does not occur. The Commission agreed to the proposal and found that this standard will be met.</i>	
<b>B.</b>	<b>Number of Units: The number of units to be built in each submission.</b>	
<b>Staff Comment</b>	N/A	
<b>C.</b>	<b>Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.</b>	
<b>Staff Comment</b>	N/A	
<b>D.</b>	<b>Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.</b>	
<b>Staff Comment</b>	N/A	
<b>17.10.040.06: Modifications to the Subdivision standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
<b>Staff Comment</b>	<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>	
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
<b>A.</b>	<b>Standards of Evaluation</b>	
	<b>A.1</b>	<b>1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
<b>Staff Comment</b>	<i>The original Copper Ranch PUD and subsequent amendments spanned multiple years. The Applicant noted that the buildout of Phase 6 was never completed due to the recession in 2007/2008. The Applicant is proposing in this amendment a commencement date for the incomplete building pads in Phase 6, or to remediate the area (demolish foundations, reseed and remove construction fencing) if commencement does not occur. The Commission found that this standard will be met.</i>	
	<b>A.2</b>	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>

<b>Staff Comment</b>		<i>See previous discussion on streets and access. No changes were made to this standard. The Commission found that this standard has been met.</i>
	<b>A.3</b>	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
<b>Staff Comment</b>		<i>The Commission found that this standard has been met, as there were no changes made - see hyperlink to the original Copper Ranch PUD for analysis of amenities.</i>
	<b>A.4</b>	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
<b>Staff Comment</b>		<i>No change to this standard. The Commission found that this standard has been met.</i>
	<b>A.5</b>	<b>The development plan incorporates the site's significant natural features;</b>
<b>Staff Comment</b>		<i>No change to this standard. The Commission found that this standard has been met.</i>
	<b>A.6</b>	<b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b>
<b>Staff Comment</b>		<i>While Phase 6 has not been completed in a timely manner, it does not affect site circulation, health and safety or function. However, residents of Copper Ranch have complained for aesthetic reasons and requested that the area be completed or re-seeded. The Commission concurred on the proposed timeline given by the Applicant and noted that this standard will be met.</i>
	<b>A.7</b>	<b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b>
<b>Staff Comment</b>		<i>See section I in this report. No change to this standard. The Commission found that this standard has been met.</i>
	<b>A.8</b>	<b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b>
<b>Staff Comment</b>		<i>No change to this standard. The Commission found that this standard has been met.</i>
	<b>A.9</b>	<b>The proposed PUD Agreement is acceptable to the applicant and the city.</b>
<b>Staff Comment</b>		<i>No change to this standard. The Commission found that this standard has been met.</i>

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

## CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision, subject to the Conditions of Approval as noted above:

- 1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
- 2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
- 3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

Signed this \_\_\_\_\_ day of January, 2022.

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Janet Fugate, Planning and Zoning Commission Chair

Attest:

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Jessica Parker, Community Development Assistant

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of January 3, 2022**

**To:** Hailey Planning & Zoning Commission

**From:** Robyn Davis, Community Development City Planner

**Overview:** Consideration of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street), is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. This project is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

**Hearing:** January 3, 2022

**Applicant:** Michael Kraynick

**Location:** Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street)

**Size & Zoning:** 19,974 square feet; Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 15, 2021, and mailed to adjoining property owners on December 14, 2021.

**Background and Application:** Consideration of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, wherein Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street), is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. The proposed parcels gain access off of the existing alley, Fourth Avenue, and Spruce Street (proposed Lot 1AA). All lots have frontage on a public street, and is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

**Procedural History:** The Application was submitted on November 2, 2021 and certified complete on November 10, 2021. A public hearing will be held on December 6, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

<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>17.06.050</b>	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Department Comments</b>	<b>Engineering:</b> <i>All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.</i>

					<b>Life/Safety:</b> <i>No comments</i>
					<p><b>Water and Wastewater:</b> <i>The Water Division recommends that the following be resolved and/or completed prior to final design:</i></p> <ul style="list-style-type: none"> <li>- <i>The Applicant shall install a new water service and meter vault to service proposed Lot 1AAA. Proposed Lot 1AA can utilize the existing service.</i></li> </ul> <p><i>The Wastewater Division recommends that the following be resolved and/or completed prior to final design:</i></p> <ul style="list-style-type: none"> <li>- <i>The Applicant shall install a new sewer service at the mainline to proposed Lot 1AAA. Proposed Lot 1AA can utilize the existing service.</i></li> </ul> <p><i>The recommendations above have been made Conditions of Approval.</i></p>
					<b>Building:</b> <i>No comments</i>
					<p><b>Streets:</b> <i>The Streets Department recommends that the following be resolved and/or completed prior to final design:</i></p> <ul style="list-style-type: none"> <li>- <i>Sidewalks are required or a payment in-lieu shall be made, as outlined in the Hailey Municipal Code. Said payment shall be made for the property frontages of proposed Lot 1AA (Fourth Avenue and Spruce Street) and Lot 1AAA (Fourth Avenue) prior to recordation of Final Plat.</i></li> <li>- <i>The Applicant shall delineate all snow storage areas onsite for Lot 1AA and Lot 1AAA prior to submittal for Final Plat.</i></li> <li>- <i>Access to proposed Lot 1AAA shall be achieved from the existing alley only and not Fourth Avenue.</i></li> <li>- <i>The Applicant/Owner shall address all drainage issues upon development of proposed Lot 1AAA.</i></li> </ul> <p><i>The recommendations above have been made Conditions of Approval.</i></p>
					<b>City Arborist:</b> <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.010</b> Development Standards	<p><b>Applicability:</b> <i>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></p>	
			<b>Staff Comments</b>	<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 Staff Comments</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.020</b>	Streets: 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"/>	<b>A.</b>	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>The project connects to existing streets (Spruce Street and Fourth Avenue). These streets are public streets and are 100-feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</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.
			<b>Staff Comments</b>	<i>N/A, as no cul-de-sac or dead-end street is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<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.
			<b>Staff Comments</b>	<i>Access to the parcels can be achieved from Spruce Street (proposed Lot 1AA), Fourth Avenue and the existing alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D.</b>	<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.
			<b>Staff Comments</b>	<i>All public streets are existing and appear to intersect at 90-degree angles. No three or four-way intersections are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E.</b>	<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.
			<b>Staff Comments</b>	<i>All streets within the subdivision are existing and are public streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F.</b>	<b>Width:</b> 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.
			<b>Staff Comments</b>	<i>The existing public streets (Spruce Street and Fourth Avenue) meet the minimum City Standards of 60' in width, which is consistent with Title 18 of the Hailey Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G.</b>	<b>Roadways:</b> 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.

			<b>Staff Comments</b>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H.</b>	<b>Road Grades:</b> 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.
			<b>Staff Comments</b>	<i>The streets are existing. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I.</b>	<b>Runoff:</b> 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.
			<b>Staff Comments</b>	<i>N/A, as the streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>J.</b>	<b>Signage:</b> The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<b>Staff Comments</b>	<i>N/A, as all street and traffic control signs are existing, and are compliant with City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K.</b>	<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.
			<b>Staff Comments</b>	<i>The streets are existing and all have names. This standard has been met.</i>
			<b>L.</b>	<b>Private Streets:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 1.</b>	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.
			<b>Staff Comments</b>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 2.</b>	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<b>Staff Comments</b>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 3.</b>	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.
			<b>Staff Comments</b>	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 4.</b>	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.
			<b>Staff Comments</b>	<i>N/A, as no private street are proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 5.</b>	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>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 6.</b>	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>N/A, as no private streets are proposed.</i>
			<b>M.</b>	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>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.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. That said, there is an existing residence located on proposed Lot 1AA. Access is off of the alley. Due to the topography of proposed Lot 1AAA, access shall be off of the existing alley only. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 2.</b>	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. That said, there is an existing residence located on proposed Lot 1AA. Access is off of the alley. Due to the topography of proposed Lot 1AAA, access shall be off of the existing alley only. This has been made a Condition of Approval.</i>  <i>Additionally, no driveway materials are proposed at this time, but shall conform to this standard. Lastly, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>M. 3.</b>	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</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>M. 4.</b>	<b>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</b>
			<i>Staff Comments</i>	<i>This is preferred by the city; however, more details are needed with regard to driveways. Details and compliance of City Standards will be reviewed during the development of construction drawings. Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 5.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 6.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and should be compatible with existing and planned residential units; however, further details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			<i>Staff Comments</i>	<i>N/A</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"/>	<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>
			<i>Staff Comments</i>	<i>No sidewalks exist in the area and no sidewalks are planned or proposed; however, a sidewalk in-lieu fee is recommended for both the property frontage off of Fourth Avenue and Spruce Street (Lot 1AA), and Fourth Avenue (Lot 1AAA). This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</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>	<i>The in-lieu fees will be calculated according to this standard. Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<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>Please refer to Section 16.04.030(A) for further details.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Staff Comments	N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.
<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.
			Staff Comments	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>
			A.	Alleys:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	The alley is existing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	The alley is existing and complies with the minimum alley width of 26-foot wide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	The alley is existing and has been dedicated to the public for public access.
<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.
			Staff Comments	The alley is existing and all infrastructures related to proposed Lot 1AAA shall be installed underground, and within the platted alley where possible.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	N/A, as the alley is existing; however, this is not a commercial area. That said, upon development of proposed Lot 1AAA, the Applicant/Owner shall address all drainage issues. This has been made a Condition of Approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	N/A, as the alley is existing and it is not a dead-end alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Staff Comments	N/A, as the alley is existing and no easements are existing and/or are proposed.
<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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>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.
			<i>Staff Comments</i>	<i>The proposed subdivision does not border the Big Wood River, and no additional easements have been identified at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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 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>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	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 areas have not been delineated on the site plan. It appears there is adequate storage onsite for snow; however, the Applicant shall note all snow storage areas on the plan prior to submittal of Final Plat. This has been made a Condition of Approval.</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 proposed blocks are shown on the Preliminary Plat.</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.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>This standard has been met. The proposed lots meet the minimum lot size of 6,000 square feet:</i> <ul style="list-style-type: none"> <li>- Lot 1AA: 11,964 square feet</li> <li>- Lot 1AAA: 8,010 square feet</li> </ul> <i>Furthermore, the Applicant has no intention to further subdivide the proposed lots within the subdivision, and no single-family lot is great than one-half (1/2) acre.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<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).</b>
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots exist or will be created as part of the proposed subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E.</b>	<b>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 Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</b>
			<i>Staff Comments</i>	<i>Proposed Lots 1AA and 1AAA have frontage on a public street (Spruce Street or Fourth Avenue). Proposed Lot 1AA has frontage on Spruce Street and Fourth Avenue. Lot 1AAA has frontage off of Fourth Avenue. Additionally, it appears that no frontage width will be less than the required driveway width, as noted herein.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>The proposed subdivision retains the original orientation of original lots. The existing lots lines of Lot 1A run east to west. The proposal retains the east-west orientation for proposed Lots 1AA and 1AAA.</i>

16.04.070: Orderly Development			
Compliant			Standards and Staff Comments
Yes	No	N/A	City Code
<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> N/A, as no Phasing Plan is proposed at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.
			<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i> N/A, as no Phasing Plan is proposed at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.
			<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i> a) Provision of on-site or off-site street or intersection improvements. N/A b) Provision of other off-site improvements. N/A c) Dedications and/or public improvements on property frontages. N/A d) Dedication or provision of parks or green space. N/A e) Provision of public service facilities. All public utilities and services proposed will be developed as part of the subdivision. f) Construction of flood control canals or devices. N/A g) Provisions for ongoing maintenance. N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural

				<p>resource areas.  <b>The commission and council may require that any or all contiguous parcels be included in the subdivision.</b></p>
			<i>Staff Comments</i>	<p><i>Proposed Lot 1AA and Lot 1AAA are owned by the Applicant and are shown on the Preliminary Plat. That said, it would not be possible to divide proposed Lot 1AAA one more time, as the minimum lot size could not be achieved. Proposed Lot 1AA could be subdivided again if the single-family residence and outbuildings were demolished/removed from the site.</i></p>

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080	<p><b>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.</b></p>
			<i>Staff Comments</i>	<p><i>No perimeter gates or walls are proposed; however, several landscaping retaining walls exist onsite. The retaining walls are existing landscape features and they do not restrict access to the parcels.</i></p> <p><i>A fence exists in the public right-of-way along Fourth Avenue and Spruce Street. This fence is within the public right-of-way and an Encroachment Permit shall be applied for and approved permitting said fencing within the public right-of-way. This has been made a Condition of Approval.</i></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.	<p><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.</b></p>
			<i>Staff Comments</i>	<p><i>The proposed subdivision aligns with the traditional grid pattern of Old Hailey. Mature landscaping is existing and varied topography exists onsite. One (1) foot and five (5) contours have been shown on the plat to illustrate the existing topography. At the southeast corner of Proposed Lot 1AAA, the topography steepens to the south. Existing concrete stairs ascend to the neighboring property to the south. Upon development of the parcel, special attention will need to be given to the mature landscaping and natural topography. Grading and drainage shall be the responsibility of the Developer/Owner and will be evaluated by City Staff upon development of the parcel.</i></p> <p><i>Additionally, City Staff feels that by reducing the amount of turf on any new lot or subdivision, we can better reduce unnecessary water consumption and usage. We’ve implemented these and/or similar standards, as noted below, in other subdivisions across Hailey (Sunbeam Subdivision, Colorado Gulch Preserve Subdivision, and Winterhaven Estates Subdivision) to reduce water consumption and usage. A such, the following shall be added as a plat note and applicable to both Lot 1AA and Lot 1AAA:</i></p>

				<p><i>“The following turf landscape restrictions shall apply:</i></p> <ul style="list-style-type: none"> <li><i>i. For proposed Lot 1AA, a maximum of forty percent (40%) of the total land area may be turf.</i></li> <li><i>ii. For proposed Lot 1AAA, a maximum of thirty-five percent (35%) of the total land area may be turf up to a maximum of 3,500 square feet.</i></li> <li><i>iii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</i></li> <li><i>iv. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.</i></li> </ul> <p><i>This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p><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.</b></p> <p><i>Staff Comments</i>  <i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p><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:</b></p> <ul style="list-style-type: none"> <li><b>a) Proposed contours at a maximum of two (2) foot contour intervals;</b></li> <li><b>b) Cut and fill banks in pad elevations;</b></li> <li><b>c) Drainage patterns;</b></li> <li><b>d) Areas where trees and/or natural vegetation will be preserved;</b></li> <li><b>e) Location of all street and utility improvements including driveways to building envelopes; and</b></li> <li><b>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</b></li> </ul> <p><i>Staff Comments</i>  <i>Grading has been developed for proposed Lot 1AA and the surrounding area. Preliminary grading, drainage, and street and utility improvements will need to be reviewed for proposed Lot 1AAA upon development of the parcel. This will be reviewed at final design and/or Building Permit submittal.</i></p>
			B.	<p><b>Design Standards: The proposed subdivision shall conform to the following design standards:</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p><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></p> <p><i>Staff Comments</i>  <i>The grading has been developed for the existing streets within the subdivision. Grading for dwelling units shall meet this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	<p><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></p> <p><i>Staff Comments</i>  <i>Mature landscaping is existing and varied topography exists onsite. One (1) foot and five (5) contours have been shown on the plat to illustrate the existing topography. At the southeast corner of Proposed Lot 1AAA, the topography steepens to the south. Existing concrete stairs ascend to the neighboring property to the south. Upon development of the parcel, special attention will need to be given to the mature landscaping and natural topography. Grading and drainage shall be the responsibility of the</i></p>

				<p><i>Developer/Owner and will be evaluated by City Staff upon development of the parcel.</i></p> <p><i>Additionally, City Staff feels that by reducing the amount of turf on any new lot or subdivision, we can better reduce unnecessary water consumption and usage. We've implemented these and/or similar standards, as noted below, in other subdivisions across Hailey (Sunbeam Subdivision, Colorado Gulch Preserve Subdivision, and Winterhaven Estates Subdivision) to reduce water consumption and usage. A such, the following shall be added as a plat note and applicable to both Lot 1AA and Lot 1AAA:</i></p> <p><i>"The following turf landscape restrictions shall apply:</i></p> <ul style="list-style-type: none"> <li><i>v. For proposed Lot 1AA, a maximum of forty percent (40%) of the total land area may be turf.</i></li> <li><i>vi. For proposed Lot 1AAA, a maximum of thirty-five percent (35%) of the total land area may be turf up to a maximum of 3,500 square feet.</i></li> <li><i>vii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</i></li> <li><i>viii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.</i></li> </ul> <p><i>This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<p><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></p>
			<i>Staff Comments</i>	<p><i>Proposed Lot 1AA has been developed. Proposed Lot 1AAA may need to be revegetated given the natural topography of the lot. That said, City Staff will reevaluate this if and when development occurs.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 4.</b>	<p><b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b></p> <ul style="list-style-type: none"> <li><b>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</b></li> <li><b>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).</b></li> <li><b>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</b></li> <li><b>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.</b></li> <li><b>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.</b></li> </ul>

			<i>Staff Comments</i>	<i>Grading and drainage review shall take place during development or redevelopment of the parcels. That said, no cuts, fills or other excavation are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A

**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:
<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, as the proposed subdivision is not located within the Flood Hazard Overlay District.</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, as the proposed subdivision is not located within the Flood Hazard Overlay District.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 17.04N, of the Hailey Municipal Code.
			<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 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, as the proposed subdivision is not located within the Hillside Overlay District.</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.
			A. 1.	Parks:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1. a.</b>	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p><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>N/A, as the subdivision proposed is for two (2) lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.1.b</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>N/A, as the proposed subdivision is located in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 2.</b>	<b>Pathways:</b> 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>No sidewalks exist in the area and no sidewalks are planned or proposed; however, a sidewalk in-lieu fee is recommended for both the property frontage off of Fourth Avenue and Spruce Street (Lot 1AA), and Fourth Avenue (Lot 1AAA). This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Multiple Ownership:</b> 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>	N/A
			D.	<b>Minimum Requirements:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	<b>Private Green Space:</b> 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<b>Neighborhood Park:</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<b>Mini Park:</b> 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.	<b>Park/Cultural Space:</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	<b>Pathway:</b> 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<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>	N/A
<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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
			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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 2.</b>	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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 3.</b>	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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 4.</b>	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	N/A
			<b>H.</b>	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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 subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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.
			<i>Staff Comments</i>	N/A
<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 <i>Staff Comments</i></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>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.	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>This standard will 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>This standard will 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 those parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>This standard will 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>All public infrastructure shall meet City specifications. No additional street lights are needed or proposed at this time.</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>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i>  <i>All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<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.</b>
			<i>Staff Comments</i>	<i>Street names and signage are existing and meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as no street lights are shown and/or proposed.</i>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.030</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Sewer services are shown from each subplot connecting into the sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i>  <i>Other recommendations and/or comments made by the Wastewater Division include:</i> <ul style="list-style-type: none"> <li>- A new sewer service shall be installed at the mainline to service proposed Lot 1AAA.</li> </ul> <i>The items above have been made Conditions of Approval.</i>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Water services are shown from each subplot and connecting into the water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>

				<p><i>Other recommendations and/or comments made by the Water Division include:</i></p> <ul style="list-style-type: none"> <li>- <i>A water service and water meter vault shall be installed to service proposed Lot 1AAA.</i></li> </ul> <p><i>The items above have been made a Conditions of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p><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.</p>
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<b>16.05.050: Drainage</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.050	<p><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)</p>
			<i>Staff Comments</i>	<i>No drainage improvements are required at this time. Drainage will be further reviewed upon the development or redevelopment of each lot.</i>
<b>16.05.060: Utilities</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<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>	<i>Utilities will be constructed and installed underground. Additional utility company comment and engineering details will be required at final design.</i>
<b>16.05.070: Parks, Green Space</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<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>	<i>Please refer to Section 16.04.110 for further detail.</i>
<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:</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 the Hailey Municipal 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"/>	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</p>

				<b>with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</b>
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>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)</b>
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>
<b>16.05.100: As Built Plans and Specifications</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.100</b>	<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)</b>
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>

**Summary and Suggested Conditions of Approval:** The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Preliminary Plat Application will be forwarded to the Hailey City Council.

The following are suggested Conditions of Approval on this Application:

**General Conditions:**

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) 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.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 7) If any development, construction or renovations to the existing garage/shop on proposed Lot 1AA are made, the existing garage/shop shall be relocated within the property boundary and removed from the existing alley. Additionally, an Encroachment Permit to allow for the existing garage/shop to remain shall be applied for by the Applicant prior to recordation of Final Plat.
- 8) An Encroachment Permit to allow for the existing fence and landscaping to remain within the public right-of-way shall be applied for by the Applicant prior to recordation of Final Plat.

**Streets and Right-of-Ways:**

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

where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:

- i. Sidewalks are required or a payment in-lieu shall be made, as outlined in the Hailey Municipal Code. Said payment shall be made for the property frontages of proposed Lot 1AA (Fourth Avenue and Spruce Street) and Lot 1AAA (Fourth Avenue) prior to recordation of Final Plat.
- ii. The Applicant shall delineate all snow storage areas onsite for proposed Lot 1AA and Lot 1AAA prior to submittal for Final Plat.
- iii. Access to proposed Lot 1AAA shall be achieved from the existing alley only and not Fourth Avenue.
- iv. The Applicant/Owner shall address all grading and drainage issues upon development of proposed Lot 1AAA.

**Water and Wastewater:**

10) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:

- i. A new water service and meter vault shall be installed to service proposed Lot 1AAA.
- ii. A new sewer service shall be installed at the mainline to service proposed Lot 1AAA.

**Other:**

11) The following shall be added as a plat note and applicable to both Lot 1AA and Lot 1AAA:

"The following turf landscape restrictions shall apply:

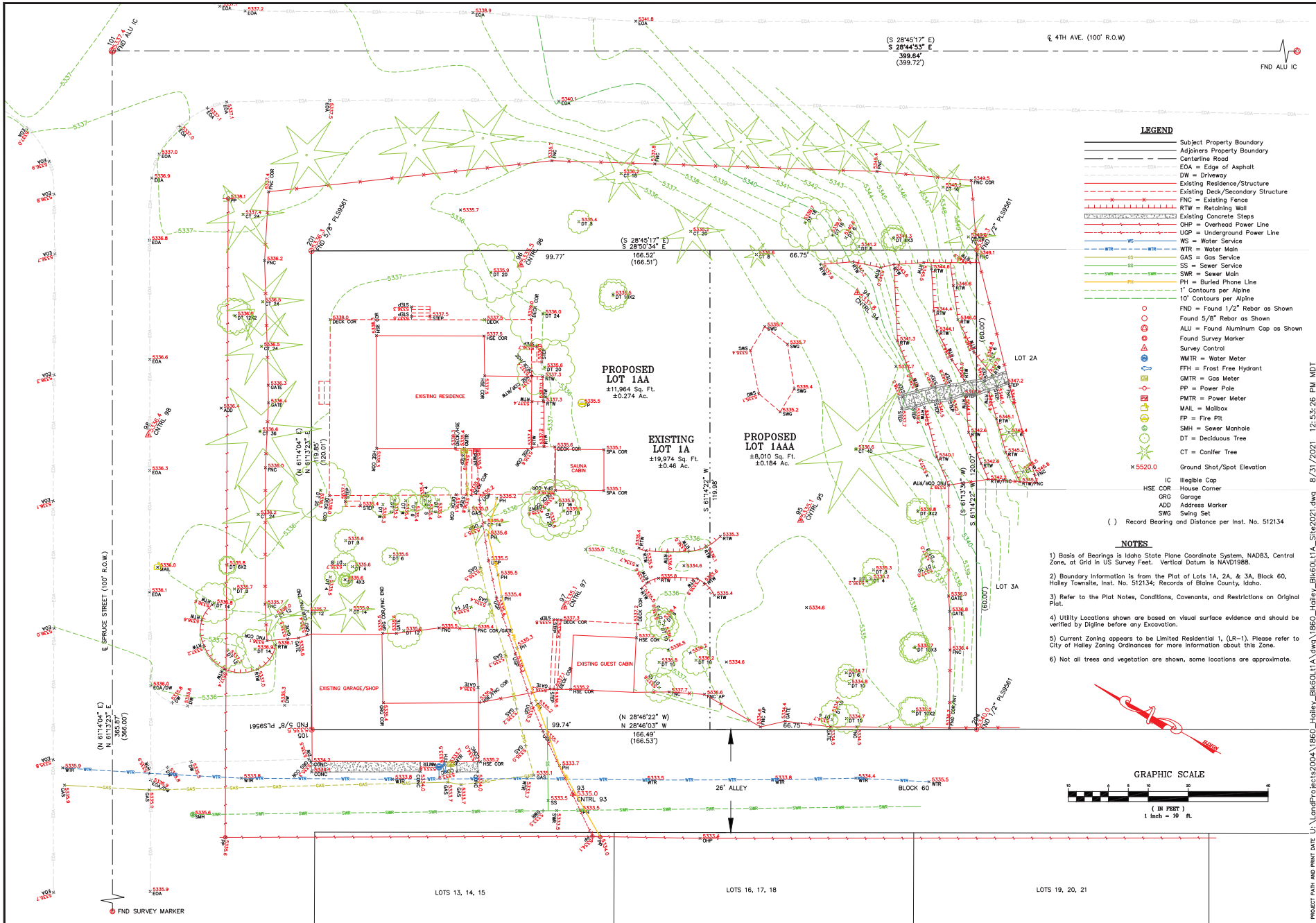
- i. For proposed Lot 1AA, a maximum of forty percent (40%) of the total land area may be turf.
- ii. For proposed Lot 1AAA, a maximum of thirty-five percent (35%) of the total land area may be turf up to a maximum of 3,500 square feet.
- iii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
- iv. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

**Motion Language:**

**Approval:** Motion to approve the Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street), is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet, finding that the application meets all City Standards, and that Conditions (1) through (11) are met.

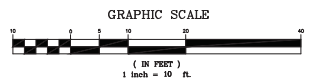
**Denial:** Motion to deny the Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Hailey Townsite (318 E. Spruce Street), is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet, finding that \_\_\_\_\_ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:** Motion to continue the public hearing to \_\_\_\_\_ [the Commission should specify a date].



- LEGEND**
- Subject Property Boundary
  - Adjacent Property Boundary
  - Centerline Road
  - EDA = Edge of Asphalt
  - DW = Driveway
  - Existing Residence/Structure
  - Existing Deck/Secondary Structure
  - FNC = Existing Fence
  - RTW = Retaining Wall
  - Existing Concrete Steps
  - OHP = Overhead Power Line
  - UGP = Underground Power Line
  - WS = Water Service
  - WTR = Water Main
  - GAS = Gas Service
  - SS = Sewer Service
  - SWR = Sewer Main
  - PH = Buried Phone Line
  - 1' Contours per Alpine
  - 10' Contours per Alpine
  - FND = Found 1/2" Rebar as Shown
  - Found 5/8" Rebar as Shown
  - ALU = Found Aluminum Cap as Shown
  - Found Survey Marker
  - Survey Control
  - WTR = Water Meter
  - FFH = Frost Free Hydrant
  - GMR = Gas Meter
  - FP = Power Pole
  - PMTR = Power Meter
  - MAIL = Mailbox
  - FP = Fire Pit
  - SMH = Sewer Manhole
  - DT = Deciduous Tree
  - CT = Center Tree
  - x 5520.0 Ground Shot/Spot Elevation
  - IC Illegible Cap
  - HSE COR House Corner
  - GRG Garage
  - ADD Address Marker
  - SWG Swing Set
  - ( ) Record Bearing and Distance per Inst. No. 512134

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in U.S. Survey Feet. Vertical Datum is NAVD1988.
  - 2) Boundary information is from the Plat of Lots 1A, 2A, & 3A, Block 60, Hailey Townsite, Inst. No. 512134; Records of Blaine County, Idaho.
  - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
  - 4) Utility Locations shown are based on visual surface evidence and should be verified by Digline before any Excavation.
  - 5) Current Zoning appears to be Limited Residential 1, (LR-1). Please refer to City of Hailey Zoning Ordinances for more information about this Zone.
  - 6) Not all trees and vegetation are shown, some locations are approximate.



PROJECT PATH AND PRINT DATE: H:\LandProjects\2004\1860\_Hailey\_Bldg011A\_View\1860\_Hailey\_Bldg011A.dwg - 8/31/2021 12:53:26 PM PDT  
 A PRELIMINARY PLAT SHOWING  
**LOTS 1AA & 1AAA, BLK 60, HAILEY TOWNSITE**  
 WITHIN S9, T.2N., R.18E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO  
 PREPARED FOR MICHAEL KRANICK  
 Alpine Enterprises Inc.  
 Surveying, Mapping, Civil Engineering and Natural Hazards Consulting  
 P.O. Box 2037, Kelchua, ID 83340, USA  
 (208) 727-1886 727-1887 fax  
 email: damian@alpineenterprisesinc.com

NO	DATE	BY

REVISIONS  
 SHEET 1 of 1

A LOT LINE SHIFT PLAT SHOWING  
**LOTS 1A, 2A & 3A, BLOCK 60, HAILEY TOWNSITE**  
 WHEREIN THE LOT LINES BETWEEN LOTS 1-12 ARE SHIFTED AS SHOWN TO CREATE LOTS 1A, 2A & 3A, BLOCK 60

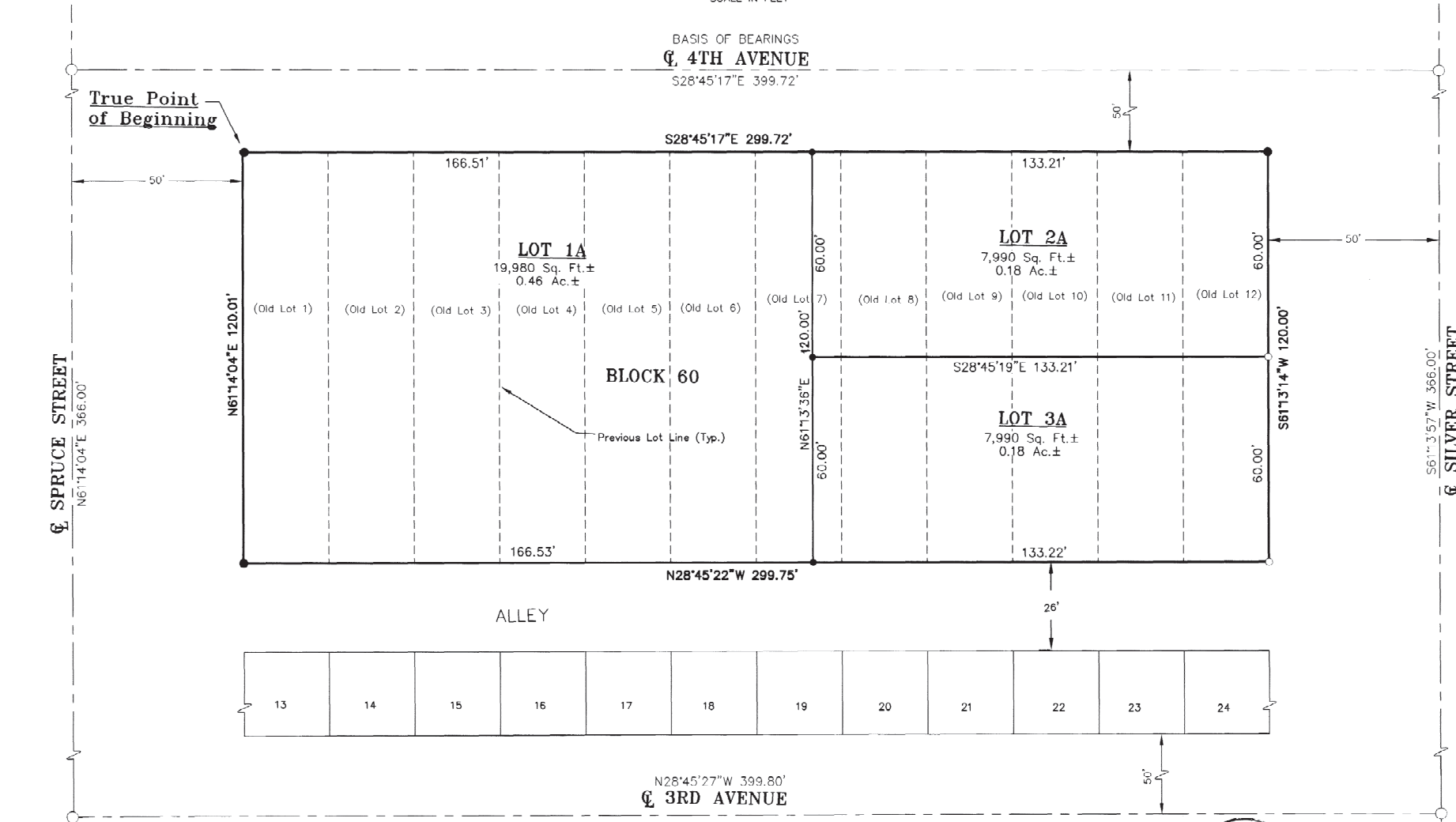
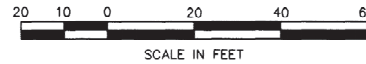
LOCATED WITHIN  
 SECTION 9, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO

OCTOBER 2004

**LEGEND**

- Property Line
- Adjoiner Line
- - - Center Line
- Found Alum Cap
- Set 5/8" Rebar, L.S. 9561
- Set 1/2" Rebar, L.S. 9561
- Found 1/2" Rebar

SCALE: 1" = 20'



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.

10-12-2004

*Robert W. ...*

Date South Central District Health Dept., EHS

**NOTES**

- All utilities shall be installed underground. A 10 foot utility easement is reserved inside front lot lines and centered on all side and rear lot lines.
- A 10 foot wide snow removal and public utility easement is reserved adjacent to all access ways and nothing may be placed on these easements except grass and driveways.



RANDALL K. FRENCH, L.S. 9561

LOTS 1A, 2A & 3A, BLOCK 60  
 HAILEY TOWNSITE  
 GALENA ENGINEERING, INC.  
 KETCHUM, IDAHO  
 SHEET 1 OF 3  
 Job No. 6010



A Vicinity Map Showing  
318 E. Spruce St.  
City of Hailey  
Blaine County, Idaho

1 inch = 200 feet

ALPINE ENTERPRISES INC.

PO Box 2037  
660 Bell Drive, Unit 1  
Ketchum, Idaho  
208-727-1988

August 2021



**Return to Agenda**

**Return to Agenda**

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