City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
AGENDA
Monday, April 4, 2022
Hailey City Hall
5:30 p.m. (before P & Z regular meeting)

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

Call to Order

Public Hearing

PH 1 Proposed Amendments FY 2022.5 / 2023 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:

- Review the capital improvements plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the capital improvements plan;
- File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and

Recommendation to the City Council regarding the Proposed Amendments to FY 2022.5 / 2023 City Capital Budget and its Development Impact Fee Component**. ACTION ITEM.**

Any and all interested persons are invited to attend this public hearing using telecommunication devices or submit written comments or direct questions to the Community Development Assistant at 115 South Main Street, Hailey, Idaho 83333, or planning@haileycityhall.org. For special accommodations or to participate in the noticed meeting, please contact the City Clerk 208.788.4221.

MEMORANDUM

To: Hailey Development Impact Fee Advisory Committee
From: Heather Dawson, Brian Yeager
Date: April 4, 2022
RE: Report on FY 2023 Capital Improvement Plan and Capital Budget

Background

Hailey's Development Impact Fee Advisory Committee (the Committee) will meet on April 4, 2022 to make recommendations to the Hailey City Council on Hailey's Capital Improvement Plan and Capital Budget for FY 2023. This annual review is conducted under the authority of Idaho Code 67-8205.3 (b-d)

Idaho Code 67-8205

(3) The development impact fee advisory committee shall serve in an advisory capacity and is established to:

(b) Review the capital improvements plan, and proposed amendments, and file written comments;

(c) Monitor and evaluate implementation of the capital improvements plan;

(d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and

Completed Projects

Hailey completed several projects in FY 2021, and several projects are underway which will be completed prior to the end of the 2022 construction season, including:

- South Woodside Toe of the Hill Park construction began in 2020, and was completed in 2021 by city crews, adding a 15th park to Hailey's park system;
- Hailey Fire Station seismic retrofit project construction was completed in 2021 through the assistance of a FEMA All Hazards Mitigation Grant administered by Idaho Office of Emergency Management, with $285,530 spent on the project, of which $69,245 was grant match.
- River Street Final Design was completed in 2021, but the bids on the first phase were so expensive that the city chose to begin the project using city crews. Several half-block sections were installed in 2021, and more sections are planned for completion in 2022.
- Construction of Idaho Transportation Department's Highway 75/Main Street repaving and curb ramp upgrades were completed in the 2021 construction season.
- A snow storage site west of town was constructed in FY2021 and used for the past two winters as the City's primary snow storage area, with Lions park remaining grandfathered and used as a secondary snow storage area. Uses for the Lions Park snow storage area will be revisited through an update of the now nearly five-year old Hailey Greenway Master Plan.
- Engineering and design work was conducted during 2021 on the East Croy Pathways, which consists of a bike path running eastward from Wood River Trails along Croy Street toward Quigley Road. This path will connect at the intersection of Croy/Eighth Avenue with bicycle infrastructure along Eighth Avenue and connecting to the Sunbeam Park. Construction of the Croy Street section will begin in 2022 under a TAP Grant.

- Town square property was purchased adjacent to city hall. The property includes a fully functional 4,200 square foot building which will provide for future expansion of the town center campus. Use and design planning will be conducted in 2022, along with an update of the 2009 Hailey Downtown Strategy, a downtown vitality plan which is a prerequisite for certain grant applications.

Contractual Obligations

Some of the money within Hailey's Capital Fund are obligated under direct contracts or by ordinance. These funds should be held until the projects for which they are earmarked can be constructed. These contractual obligations include:

- Colorado Gulch sidewalk in-lieu fees in the amount of $60,350 were collected in 2018 and are intended for the Broadford Road path when it is constructed in the future. These funds will be supplemented by Development Impact fees to complete the Broadford Road Pathway project;
- Sidewalk in-lieu fees are generally not specifically tied to contracts, but are obligated by ordinance to be used on sidewalks within Hailey. The amount of sidewalk in-lieu fees unspent and available for projects at year-end FY 2021 amount to $76,188. That is the amount which will be budgeted for FY2023 capital projects;
- Park in-lieu fees held at year-end FY2021 amount to $4,000, and will be budgeted for FY 2023 capital projects.
- The City has remaining from its Pathways for People tax the amount of $233,157 which voters approved for use on bike/ped infrastructure.
- Development Impact Fees must be spent only within the categories they are collected. On hand at year-end FY2021 and available for budgeting on projects in FY2023 are development impact fees in the following amounts and categories:

Transportation DIF for street capital projects & equipment to serve growth:	$259,764
Park DIF for city-wide park improvements:	$ 36,184
Fire DIF for the portion of fire trucks & stations that serve growth:	$122,777
Studies DIF to be used for 5-year CIP Study Update and master plans:	$ 26,201
TOTAL DEVELOPMENT IMPACT FEES AVAILABLE FOR BUDGETING	**$444,926**

Projects

A. River Street Project.

The City is approved for an LHTAC grant to improve three blocks of River Street. The final design for this project has been completed. The match component of this $2 million grant is 7.34%, or $146,500. The grant construction period was moved by ITD from FY 2023/2024 to 2026.. Because the project is set so far in the future, we expect the project to actually cost around $3.5 million. The City Council made decisions to reduce the scope of the LHTAC grant project to better meet the funding parameters. The Hailey URA contributed funds to the City to improved portions of River Street outside the central LHTAC project. Those improvements will continue to be implemented incrementally until completed.

B. Pathways for People Project and Highway 75 Access at ARCH Blaine Manor Apartments. Hailey has retained funds from its 2018 special tax levy in the amount of $198,327 for an unfinished connector path from First Avenue to the Werthheimer Park (Werthheimer Path). The area in question is being planned now

for better transportation flow due to the construction of two ARCH apartment buildings, each with 30 units. There are two deliverables under this paragraph: 1) A circulation plan for the entire site needs to be determined, with better vehicular access to Highway 75 than through Werthheimer Park. Access onto the highway at Elm, via First Avenue, may be one of the solutions if sufficient right of way can be obtained; and 2) construction of a pathway for bicyclists and pedestrians to access Werthheimer Park from the north and west without using the curved and narrow sidewalk along Highway 75 which runs in front of the new apartments.

C. New Street & Pathway Projects. Active development in the Quigley & Sunbeam area is the impetus for new roadways and trails in east Hailey. City projects have been identified to increase connectivity of this area, with projects such as 8th Avenue relocation and pathway, and the East Croy Street pathway. These are nearly through the design phase with construction likely beginning in early fall. Additionally, the streets within the Woodside Light Industrial area and on Airport Way are old, with poor drainage and inadequate parking. Improvements to the Airport Way streets will be done through a newly formed Urban Renewal Areas. Solutions for improvements to the Woodside Light Industrial streets are still being sought.

D. Buildings & Town Square. The City procured a downtown core property adjacent to City Hall for $950,000. This acquisition was not DIF eligible, but the cost of developing a town square upon a portion of the property is DIF eligible. We have made application for an $85,000 grant for which the award announcements will be made in late May.

E. **Street Equipment and Facility Maintenance Projects.** The public works department has identified several small projects, including ongoing installation of drywells, sidewalk improvements and several facility or equipment replacement or equipment upgrades. Upgrades to City Hall remain on our project list, specifically three skylights in need of replacement at city hall. These projects were formerly shown in the Capital Fund, but recently the city council made a decision to fund these types of ongoing operational needs through its General Operations Fund. We will continue to show these projects in the Capital Fund for the purpose of applying development impact fees to the portion of the projects that serve growth.

F. Housing. The City of Hailey has identified that it, like most other significant employers within Blaine County, needs to provide housing for its employees in transition in order to recruit and retain employees. Hailey has identified funding within the Capital Fund for this purpose.

Report Filed

This constitutes the annual report, which should be discussed, debated and potentially amended by the Development Impact Fee Advisory Committee, after which a final motion will be to recommend the report to the Hailey City Council for consideration in its annual budgeting process. The attached Capital Improvement Plan and Budget Spreadsheet is part of this report.

FY 22.5 CAPITAL PROJECTS LIST - General Fund

		Project Description	Capital Fund Balance Expenses: Estimated Cost	Current Appropriation	Committed *FUTURE* Appropriation	Unfunded	Current Revenue & Funding	Anticipated *FUTURE* Revenue	Revenue Source	
							478,275		**Capital Fund Balance September 30, 2021**	
							1,887,623		**Transfer FY21 General Fund Surplus to Capital**	
							(818,441)		**Deduction For Restricted Funding included within Fund Balance**	
							0			
Streets	1	Salt Storage Shed (Initial Phase)	100,000	0	0	100,000				
	2	Rolling Stock: 100" Snow Blower Attachment & V Plow w/Wing	85,000	85,000	0	0	85,000		Transpo DIF in Reserve	
	3	Rolling Stock: Sanding Truck and Spreader			0	0				
	4	Rolling Stock: General Upgrades (Snowblower Growth from DIF)	174,764	0	174,764	0	174,764		Transpo DIF in Reserve for capacity expansion assumed at 50%, ARPA for replacement	Council Priority
	5	Rolling Stock: General Upgrades (Snowblower Growth Portion, Future DIF collections)	95,236	0	0	95,236			Future DIF Collections	Council Priority
	6	Rolling Stock: General Upgrades (Snowblower "Replacement" Portion)		0	0	0				
	7	Indian Creek Tailwater/Buttercup ROW Drainage Improvements	30,000	0	0	30,000			Need Partnership: HOA, BC, Others	
	8	ADA Transition Plan Upgrades (Ongoing)		0	0	0				
	9	Two Additional RRFB Installation			0	0			BCSD Purchase/install 50%	Council Priority
	10	South Woodside Industrial Park Typical Section Upgrade	TBD	0	0				South Woodside URA if established	
	11	Wertheimer/Blaine Manor Area Road & Parking Improvements (Estimate Pending)	250,000	0	0	250,000			URA when Boundaries Expand	
	12	Airport Way Typical Section Upgrade, Aviation Dr. to SH-75: Concept/Design	50,000	50,000	0	0			Airport URA if established	Council Priority
	13	2nd/Bullion Intersection Curb line & geometry improvements		0	0	0				
	14	River Street STP	2,380,435	0	2,380,435	0		2,380,435	STP Funding	Council Priority
	15	River Street STP URA Match	188,565	80,000	108,565	0		188,565	URA Local Match to STP	Council Priority
	16	River Street North URA Project	1,464,025	581,721	0	882,304		581,721	100% URA Funding	Council Priority
	17	River Street South URA Project	850,203	0	0	850,203			100% URA Funding	Council Priority
	18	Croy & 8th Mini Roundabout Reconstruction Project	250,000	10,000	0	240,000			Quigley Phase 2 requirement if portion of P1 $200k still remains, P2 Annexation fee is $196,077	Council Priority
	19	Croy & 8th Temporary "T" Intersection Safety Improvement		0	0	0				
	20	Myrtle East (Overlay/Reconstruct)		0	0	0			See 2020 Transportation Master Plan Update	
	21	Intersection Improvements: Cedar/Broadford/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	22	Intersection Improvements: Maple/SH-75	200,000	0	0	200,000			See 2020 Transportation Master Plan Update	
	23	Intersection Improvements: Airport Way/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	24	Intersection Improvements: Fox Acres/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	25	Intersection Improvements: Bullion/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	26	Intersection Improvements: Myrtle/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	27	Intersection Improvements: Elm/SH-75	350,000	0	0	350,000			See 2020 Transportation Master Plan Update	
	28	Relocate 8th further west between Bullion & Croy, Concept Development	15,000	15,000	0					Council Priority
	29	Relocate 8th further west between Bullion & Croy, Construction	175,000	20,000	0	180,000				Council Priority
Pathways	30	Construct new pathway along east side of relocated 8th Street, Concept Development	5,000	5,000	0		39,288		Sidewalk In Lieu Reserve for pathway	Council Priority
	31	Construct new pathway along east side of relocated 8th Street, Construction	75,000	50,000	0					Council Priority
	32	East Croy Pathway TAP Match	47,696	47,696	0	0	41,935		P4P Interest and excess over $800k+Sidewalk In lieu Reserve (1078+5720+1980)	
	33	East Croy Pathway TAP Grant Construction (Date TBD)	482,264	0	482,264	0		482,264	TAP Grant Pending, Agreement & Timeline Pending	
	34	P4P Werthheimer Path (Const. Date TBD)	200,000	0	200,000	0	200,000		P4P Remaining, Awaiting Area Master Plan, timeline uncertain	
	35	Broadford Road Pathway (Const. Date TBD, **RESERVE**)	358,588	0	60,350	298,238	60,350		In Lieu Fees - Broadford Pathway CGP	
	36	River Street to Bigwood Bridge Bike/Ped Pavement Markings			0	0				
	37	West Elm Street Sidewalk	28,123	28,123	0	0	28,123		Sidewalk In-Lieu Fees in Reserve from Carbonate View & Amatopia	
Parks	38	Skate Park Concrete Rehabilitation (rough guess estimate)			0	0			Concrete Densification is first step, (Park In Lieu in Reserve)	
	39	Rodeo Arena Flooring & Drainage	TBD	0	0					
	40	Deerfield Parking Construction		0	0	0			Not listed in DIF	
	41	Heagle Park Pavilion Improvements			0	0			Not listed in DIF	
	42	Balmoral Novice Scooter Park Improvements	250,000	0	0	250,000				
	43	Intermediate Skill level skate/scooter park (pump park?)	600,000	5,000	0	595,000	4,000		Parks In Lieu Reserve	
	44	HGMP Misc. Projects, including Lions Park restrooms, etc.	200,000	36,184	0	163,816	36,184			
	45	Restrooms at Lions Park	100,000	0	0	100,000				
	46	Road & Parking Improvements at Lions	50,000	0	0	50,000				
	47	Play structure expansions & installations	350,000	0	0	350,000				
	48	Campground - Land Acquisition	1,500,000	0	0	1,500,000				
	49	Campground - Construction	834,560	0	0	834,560			Grant application amount	
	50	National Guard Armory Building/Land Acquistion	1,001,000	0	0	1,001,000				
	51	Town Center Plaza & Town Center Building West/Library External Restrooms	1,600,000	424,455	0	1,175,546			Bliss/Lyons Phase 1 Cost Estimate	Council Priority
Admin	52	Fox Building Skylight Rehabilitation		0	0	0				
	53	Fox Building Window Rehabilitation		0	0	0				Council Priority
	54	Fox Building Council Chambers Remodel	163,587	0	0	163,587				
	55	City Housing	600,000	500,000	0	100,000				
	56	Library Rooftop Solar Project	100,000	0	0	100,000			Grant application review in progress	
	57	2026 CIP Update Study	20,000	0	0	20,000			CIP DIF in Reserve	
	58	2025 Comprehensive Plan Update	25,000	0	10,021	14,979				
	59	2023 Downtown Strategic Plan	10,000	6,000	0	4,000				
	60	2026 5 Year Update to HGMP	15,000	0	0	15,000	26,021			
	61	2022 Participation in Blaine County Bike/Ped Master Plan	5,000	0	0	5,000				
	62	2023 Strategic Housing Plan	10,000	10,000	0	0				
	63	Transportation Master Plan & Area Specific Study Updates	10,000	0	0	10,000				
	64	Grant Match Reserve/Estimating Contingency Reserve	400,000	150,000	250000	0				
	65	IT Upgrades & Ventilation System Improvements		0	0	0				
Emergency Services	66	Police Department Rolling Stock		0		0			6 cars at $55k each; Annual lease payment for 2 cars FY22 is 18,240	
	67	Fire Station Bay Addition	480,000	0	0	480,000				
	68	Fire Equipment (Growth from DIF)	87,500	0	87,500	0	87,500		Fire DIF in Reserve	
	69	Fire Equipment (Growth Growth Portion from Capital Fund)	0	0	0	0				
	70	Fire Equipment ("Replacement" Portion)		0	0	0			ARPA @ 50%	
	71	Fire Equipment Rolling Stock(DIF)	35,277	0	35,277	0	35,277			
Art	72	Public Art Maintenance	32,580	32,580		0			In Reserve, BS 9/30/21	
	73	Public Art Contributions	0	0		0			In Reserve, BS 9/30/21	
	74	FY Capital Project Art & Maint. Contribution (1.25% of eligible projects)	16,665	16,665		0			1.25% of Current FY Allocations	
		Totals:	**$ 18,101,066**	$2,153,422	$3,789,176	$12,338,468	$2,365,898	$3,632,985		
		Totals:		$5,942,598			$5,998,882.69			
		Total Revenue Minus Total Appropriations:				**$56,285**				

Deduction For Restricted Funding: Itemization

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City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT
Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
(208) 788-9815

Agenda
HAILEY PLANNING & ZONING COMMISSION
April 4, 2022
Virtual and In-Person Meeting
5:30 p.m. (after DIF Advisory Committee)

From your computer, tablet or smartphone: https://meet.goto.com/CityofHaileyPZ
Via One-touch dial in by phone: 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 Conditional Use Permit (CUP) Application submitted by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet. Sweetwater Condominiums Phase I, consisting of five (5), ten-plex buildings, three-stories in height, and one (1) amenity building, was approved by the Planning and Zoning Commission on September 7, 2021. **ACTION ITEM.**

CA 3 Adoption of Meeting Minutes dated March 21, 2022. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a of Design Review by Virginia Holly McCloud, for construction of 2,400 square foot single-family residence to be located at Lots 19-20, Block 104, Hailey Townsite (216 South 4th Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 2 Consideration of a Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, which includes twenty-seven (27) units in total, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. Twenty-eight (28) onsite storage units and 27 onsite parking spaces are also proposed. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts. **ACTION ITEM.**

PH 3 Consideration of a Design Review by Flowing Wells, LLC, for construction of a commercial building consisting of a 7,994 square foot warehouse with an attached 2,108 square foot showroom to be located at Lot 7H, Block 4, Airport West Subdivision (1930 Embraer Way) within the SCI Industrial (SCI-I) Zoning District. This project will be known as Sun Valley Auto Club. **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: **April 18, 2022.**

- Text Amendment: Title 17 Solar Definition
- PP: Bullion Square
- DR: Idaho Equipment

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 21, 2022, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Permit (CUP) Application submitted by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 3, 2022 and mailed to property owners within 300 feet on March 3, 2022. The notice was posted to the property on March 14, 2022.

Application: The Applicant, Macquel Earl, requested approval for a Conditional Use Permit (CUP) to permit up to eighteen (18) children at Macquel's House, LLC, Daycare. Currently, Macquel's House provides care for approximately twelve (12) children, which is permitted outright within the General Residential (GR) Zoning District. If approved under a CUP, the Applicant would increase enrollment from 12 children up to 18 children. The Applicant has no intention of caring for more than 18 children at one time; however, would like the opportunity to care for up to 18 children under an approved and active CUP.

The residence that serves as Macquel's House, LLC, Daycare, is located at 3110 Berrycreek Drive. The single-family home is approximately 1,507 square feet in size, and also serves as the primary residence for Justin and Macquel Earl. The home comprises of three (3) bedrooms, two (2) bathrooms, and a two-car garage. There is ample backyard space, fenced around the perimeter, for children to roam and play, and is equipped with an outdoor play structure. The Applicant is licensed by the State of Idaho and employs two (2) additional staff to help assist with daycare operations.

By increasing enrollment numbers, the Applicant's goal is to provide quality service to more families and children in need. If approved to care for more children onsite, the exterior appearance of the home will remain unaltered. Access to the site, and existing parking and landscaping, will also remain unchanged.

The Hailey Municipal Code requires that daycare centers with more than twelve (12) children and up to eighteen (18) children receive approval via a Conditional Use Permit. Daycare centers, which have an approved Conditional Use Permit, may operate for multiple years provided the enrollment and center conform with the Conditional Use Permit requirements or conditions thereof. Pursuant the Hailey Municipal Code, Daycare Center is defined as:

> **A daycare business providing care for thirteen (13) or more children.**

Procedural History: The Conditional Use Permit Application was submitted on January 31, 2022, and certified complete on February 14, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on March 21, 2022 in the Hailey City Council Chambers and virtually via GoToMeeting.

General Requirements for all Conditional Use Permits

Compliant			Standards and Commission Findings	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**17.11.020**	**Complete Application:** **17.11.020 The application shall include at least the following information:** **a. Name, address, and phone number of the applicant.** **b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement.** **c. Legal description of the subject property, including street address.** **d. Description of existing use.** **e. Zoning district of subject property.** **f. Description of proposed conditional use.** **g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIIIB of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable.** **h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property.** **i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district.** **j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan.** **k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered.** **l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article.** **m. A fee established in a separate ordinance approved by the Council.**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *No comments*
				Parks: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**

			Staff Comments	*N/A, as no signage is existing or proposed. The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **e. All exterior lighting shall be designed, located and lamped in order to prevent:** **a. Overlighting;** **b. Energy waste;** **c. Glare;** **d. Light Trespass;** **e. Skyglow.** **f. 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.** **g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.** **h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.**
			Staff Comments	*It appears that Dark Sky compliant fixtures exist and no additional exterior lighting is proposed at this time. The Commission found that this standard has been met.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, single-family uses shall provide a minimum of two (2) onsite parking spaces and a maximum of six (6) onsite parking spaces. With a two-car garage and without the utilization of the public right-of-way, it appears the single-family residence can accommodate approximately five (5) vehicles. With this specific use, families are temporarily pulling in and dropping children off, and are not usually parked in the driveway area for more than ten (10) minutes at a time. It is not anticipated that the existing parking area will change with the increase in enrollment. The Commission found that this standard has been met.*
☐	☐	☒	**17.09.020.08(B)**	**B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.**
			Staff Comments	*N/A, as the site is not serviced by an alley and the parking configuration is existing. The Commission found that this standard has been met.*
☐	☐	☒	**17.09.020.08(C)**	**C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*N/A, as this site is not serviced by an alley and vehicular approaches are existing. The existing driveway can be accessed from Berrycreek Drive, and*

				existing public street. This driveway is existing and does not interfere with traffic in the surrounding area (see image below for further details). *The Commission discussed how traffic is managed during drop-off and pick-up. The Applicant encourages a staggered drop-off and pick-up. Drop-off times begin around 7:00am and continues until 9:30am. Pick-up times start around 3:30pm and continue until 6pm. Per the Applicant, the surrounding neighbors have not complained about traffic to/from the residence. The Commission complimented the Applicant on the consideration of neighbors, and found that this standard has been met.*
☒	☐	☐	**17.09.020.08(D)**	**D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.**
			Staff Comments	*Onsite parking locations are existing and are located in an existing two-car garage, and in front of the garage in the driveway. The existing parking area is clearly visible to pedestrian and vehicular traffic coming from Berrycreek Drive. The Commission found that this standard has been met.*
☐	☐	☒	**17.09.020.08(E)**	**E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.**
			Staff Comments	*N/A, as the subdivision is existing. The Commission found that this standard has been met.*

☒	☐	☐	**17.09.020.08(F)**	**F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.**
			Staff Comments	*The parking area or driveway is existing. There is an existing two-car garage, which has been designed to allow a vehicle to back from the parking area and into the public right-of-way (see image above for further details). The Commission found that this standard has been met.*
☒	☐	☐	**17.09.020.08(G)**	**G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.**
			Staff Comments	*The parking area or driveway is existing, and is for a residential use within the General Residential (GR) Zoning District. There is an existing two-car garage, which allows for "stacking" to better meet the needs of the resident(s). The Commission found that this standard has been met.*
☒	☐	☐	**Chapter 17.05: Bulk Requirements**	**General Residential (GR) District:** - **Maximum Building Height: 35 feet** - **Minimum Setbacks:** o **Front Setback: 20'** o **Side Setbacks: 8'** o **Rear Setback: 10'**
			Staff Comments	*The single-family residence is existing and was built in 2000. The residence meets the building height, setback and lot coverage requirements of the Hailey Municipal Code. No changes to the building footprint or building additions are proposed at this time.* *The Commission found that all building height and setback requirements have been met.*

Chapter 17.11 Criteria for Review of Conditional Use Permits

Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☐	☐	☐	**17.11.010**	**Compliance with the Comprehensive Plan** **17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.**
			Staff Comments	*The Comprehensive Plan encourages diverse economic development opportunities within Hailey, and facilitates growth management where necessary. Due to the Coronavirus pandemic, businesses, such as daycares, are struggling to meet the demands of the local economy (i.e., provide a variety of and exceptional care to children and families). By permitting up to 18 children*

				to be cared for at Macquel's House, this encourages residents to conduct business and support small business entrepreneurs in Hailey, rather than traveling outside of Hailey for childcare and other household needs. *This application complies with the following goals and objectives of the Hailey Comprehensive Plan:* ***Goal 6.1: Economic Development:*** *Encourage a diversity of economic development opportunities within Hailey.* • *The proposed use encourages diverse economic development within the City of Hailey - residents have the ability to support small business entrepreneurs and receive exceptional childcare. Childcare opportunities are lacking in Hailey and the greater Wood River Valley, and the proposed use helps to better meet the needs the local community.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(a)**	**17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:** **a. Will, in fact, constitute a conditional use as established for the zoning district involved; and**
			Staff Comments	*Per Section 17.05.040 of the Hailey Municipal Code, Daycare Centers (13+ children) and Daycare Centers (provided no more than 18 children will be cared for at any one time) require a Conditional Use Permit in the General Residential (GR) Zoning District.* *The Applicant is requesting approval to care for more than 13 children and up to 18 children onsite at Macquel's House, LLC, Daycare, which constitutes a Conditional Use in the General Residential (GR) Zoning District.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(b)**	**b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;**
			Staff Comments	*The property and single-family residence are existing. The single-family residence has been designed and has been maintained to be harmonious with the intended character of the general vicinity. The request to increase enrollment from 12 children up to 18 children will not change or alter the essential character of the area. Parcels surrounding the subject property are all single-family residences; however, per the Comprehensive Plan, Hailey thrives on diversity. This proposal further supports the diverse uses within the City of Hailey. The Commission found that this standard has been met.*
			17.11.040.01(c)	**c. Will not be hazardous or disturbing to existing or future neighboring uses;**

☒	☐	☐	*Staff Comments*	*The existing single-family residence and use are not hazardous nor disturbing to the neighboring uses and/or future uses. The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(d)**	**d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and**
			Staff Comments	*The site can be accessed by the existing public street, Berrycreek Drive. This site is not serviced by an alley and can be served adequately by essential public facilities and services. The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(e)**	**e. Will not create excessive additional requirements at public cost for public facilities and services; and**
			Staff Comments	*At this time, no additional cost will be incurred from any public agencies for the function and operation of the proposed daycare. The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(f)**	**f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and**
			Staff Comments	*No externalities are anticipated by this use. The Commission found that this standard has been met.*
☒	☐	☐	**17.11.040.01(g)**	**g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;**
			Staff Comments	*The site is serviced by the existing public street, Berrycreek Drive. The driveway is existing and does not interfere with traffic in the surrounding area (see image below for further details).*

				 The Commission discussed how traffic is managed during drop-off and pick-up. The Applicant encourages a staggered drop-off and pick-up. Drop-off times begin around 7:00am and continues until 9:30am. Pick-up times start around 3:30pm and continue until 6pm. Per the Applicant, the surrounding neighbors have not complained about traffic to/from the residence. The Commission complimented the Applicant on the consideration of neighbors, and found that this standard has been met.
☒	☐	☐	**17.11.040.01(h)**	**h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.**
			Staff Comments	*The single-family residence is existing and no building additions or alterations of building footprint are proposed at this time. The Applicant currently cares for children onsite and is requesting approval to increase enrollment from 12 children up to 18 children. The proposed use will not result in the destruction, loss or damage to any natural, scenic, historic features or structure(s). The Commission found that this standard has been met.*

17.11.060 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

17.11.060(A) Require conformity to approved plans and specifications.

17.11.060(B)	**Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.**
17.11.060(C)	**Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.**
17.11.060(D)	**Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.**
17.11.060(E)	**Limit time of day for the conduct of specified activities.**
17.11.060(F)	**Require guarantees such as performance bonds or other security for compliance with the terms of the approval.**
17.11.060(G)	**Require dedications and public improvements on property frontages.**
17.11.060(H)	**Require irrigation ditches, laterals, and canals to be covered or fenced.**
17.11.060(I)	**Minimize adverse impact on other development.**
17.11.060(J)	**Control the sequence, timing and duration of development.**
17.11.060(K)	**Assure that development is maintained properly.**
17.11.060(L)	**Designate the exact location and nature of development.**
17.11.060(M)	**Require the provision for on-site or off-site public services.**
17.11.060(N)	**Require more restrictive standards than those generally found in this Ordinance.**
17.11.060(O)	**Mitigate foreseeable social, economic, fiscal and environmental effects.**
17.11.060(P)	**Set a limit on the duration of the permit when deemed necessary.**
17.11.060(Q)	**Allow for subsequent periodic review.**

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission."

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (h).

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 17.11, Conditional Use, and other Chapters of the Hailey Municipal Code, and City Standards.

DECISION

The Conditional Use Permit (CUP) Application submitted by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District, has been 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 Chapter 17.11, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (b) will be met.

a) All Fire Department requirements shall be met with regard to all maintenance, administrative, and other functions of this center.
b) With an approved CUP, the Applicant is permitted to care for up to 18 children within the General Residential (GR) Zoning District, but shall not care for more than 18 children onsite (Section 17.05.040).

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 March 21, 2022, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet. Sweetwater Condominiums Phase I, consisting of five (5), ten-plex buildings, three-stories in height, and one (1) amenity building, was approved by the Planning and Zoning Commission on September 7, 2021.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 3, 2022 and mailed to property owners within 300 feet on March 3, 2022.

Background. On August 7, 2006, the Commission approved 474 Club, LLC's, Design Review Application to construct 421 dwelling units within the Sweetwater Subdivision. The subject parcel, Block 2, was approved to have three (3), 14-unit condominiums (42 units in total), five (5), six (6) unit townhouses (30 units in total), six (6) unit live/work building (6 units in total), one (1) carriage house (1 unit in total), and ten (10), four (4) unit townhouses (40 units in total). A total of 124 units (118 residential units and six live/work units) were proposed. The previous project also consisted of:

- P.U.D. Amenities include:
  - 1.6-acre (69,696 square feet) Park
  - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
  - Tot Lot
  - Wood River Trail Connection and Public Transit Facilities

Then, on December 2, 2019, the Commission approved Kilgore Properties, LLC, Design Review Application to construct twelve (12), three-story townhomes (39 units in total), seven (7), ten-plex, three-story condominiums (70 units in total), and one (1) three-plex live/work building and one (1) four-plex live/work building (7 units in total). A total of 116 units (109 residential units and seven live/work units) were proposed. The previous project approval also consisted of the following:

- 254 Onsite Parking Spaces, which has been delineated as follows:
  - Garage: 162 spaces
  - Off-Street: 64 spaces
  - On-Street: 28 spaces
- Twelve (12), three-story townhomes (39 units in total), each comprising of:
  - A two-car garage
  - Storage space
  - Three (3) bedrooms
  - Two and one-half (2 ½) bathrooms
- Seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of:
  - Garage Space
  - Storage space
  - Three (3) bedrooms
  - Two (2) bathrooms

- One (1) three-plex and one (1) four-plex live/work units, each unit compromising of:
  - A one-car garage
  - A workspace
  - Three (3) bedrooms
  - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
  - 1.6-acre (69,696 square feet) Park
  - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
  - Tot Lot
  - Wood River Trail Connection and Public Transit Facilities

In September 2021, the Planning and Zoning Commission considered and approved the Applicant Team's proposal for the reconfiguration of Block 2, Phase I: the construction of five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units were unaffected by the proposal and construction of these units is currently underway. The total number of units proposed for Phase I was 57 units (50 residential units and seven live-work units). Additional project amenities included:

- 151 Parking Spaces in Phase I, which has been delineated as follows:
  - One-Car Garage + Driveway Space (Condominiums): 100 spaces
  - Two-Car Garage (Live/Work Buildings): 14 spaces
  - Off-Street: 16 spaces
  - On-Street: 21 spaces
- Five (5), ten-plex, three-story condominiums (50 units in total), each unit comprising of:
  - A one-car garage
  - Storage space
  - Three (3) bedrooms
  - Two (2) bathrooms
- One (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total), each unit compromising of:
  - A two-car garage
  - A workspace
  - Three (3) bedrooms
  - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
  - A new 1,070 square foot Amenity Building, which includes an exercise room, lounge room, covered patio area, and pool
  - Park Space and Tot Lot
  - Wood River Trail Connection and Public Transit Facilities

Project Overview. To round out Block 2, the Applicant Team is proposing to construct eight (8), ten-plex, three-story condominium buildings, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet, and additional project amenities include:

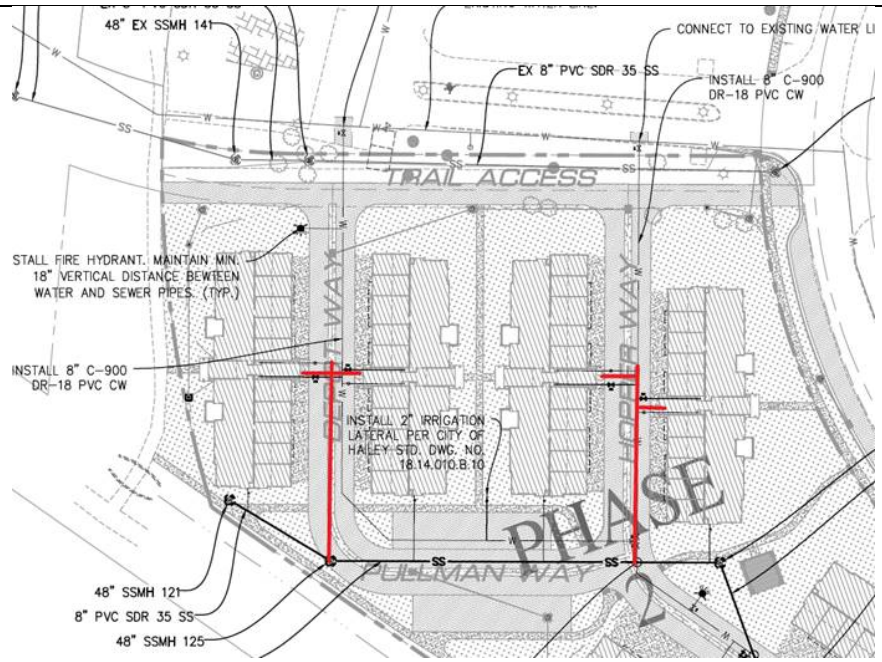
- 198 Parking Spaces in Phase II, which has been delineated as follows:
  - One-Car Garage + Driveway Space (Condominiums): 160 spaces
  - Off-Street: 21 spaces

        - On-Street: 17 spaces
    - Eight (8), ten-plex, three-story condominiums (80 units in total), each unit comprising of:
        - A one-car garage
        - Storage space
        - Three (3) bedrooms
        - Two (2) bathrooms
    - P.U.D. Amenities include:
        - A new 1,070 square foot Amenity Building, which includes an exercise room, lounge room, covered patio area, and pool
        - Park Space and Tot Lot
        - Wood River Trail Connection and Public Transit Facilities

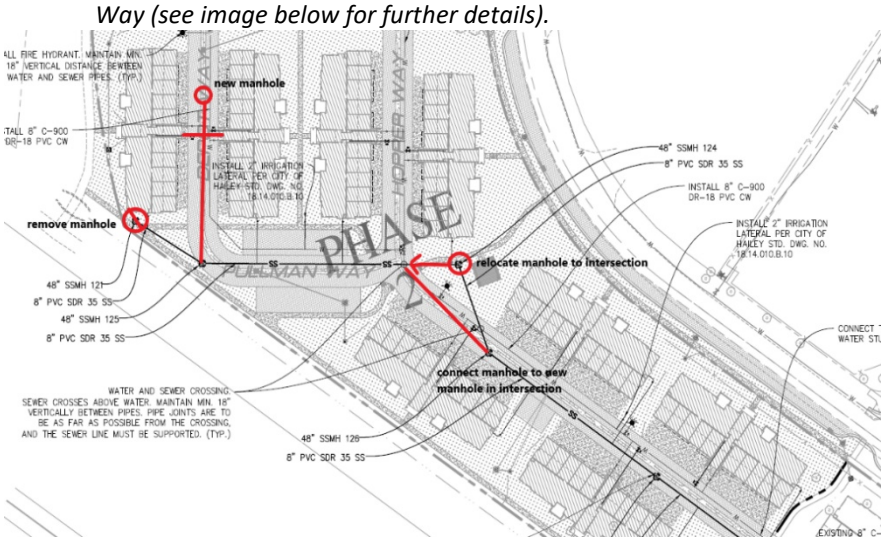
With regard to density, the project is permitted at a density of 24 units per acre, as outlined in the Planned Unit Development (PUD) Agreement dated August 14, 2006, and Amendments to the Development Agreement dated December 18, 2009, December 27, 2010 and November 6, 2012. The approved plan proposed 17.8 units per acre. The new plan proposes 21.1 units per acre. Both options comply with the maximum density of 24 units per acre. That said, Staff suggested that the Applicant Team reconsider the overall unit count within the Sweetwater Development, and aim to construct more units, getting closer to the original PUD proposal of 421 units. Per the Applicant Team, the current layout of Block 2 does not lend itself to additional units; however, the layouts of Block 3 and Block 5 can be revised to add additional units, further expanding the City's options for housing. This will be further addressed in Design Review for Block 3 and Block 5.

Procedural History: The Application was submitted on February 14, 2022 and certified complete on February 25, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on March 21, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *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.*
				Life/Safety: *No comments*
				Streets, Water & Wastewater: *The Wastewater Division recommends that the following be resolved prior to issuance of a Building Permit:* - *All sewer mains and services need to come to the center of each building, not to the sides and rear (see redline in image below for further clarification). Manholes shall be added to the end of each sewer main.*



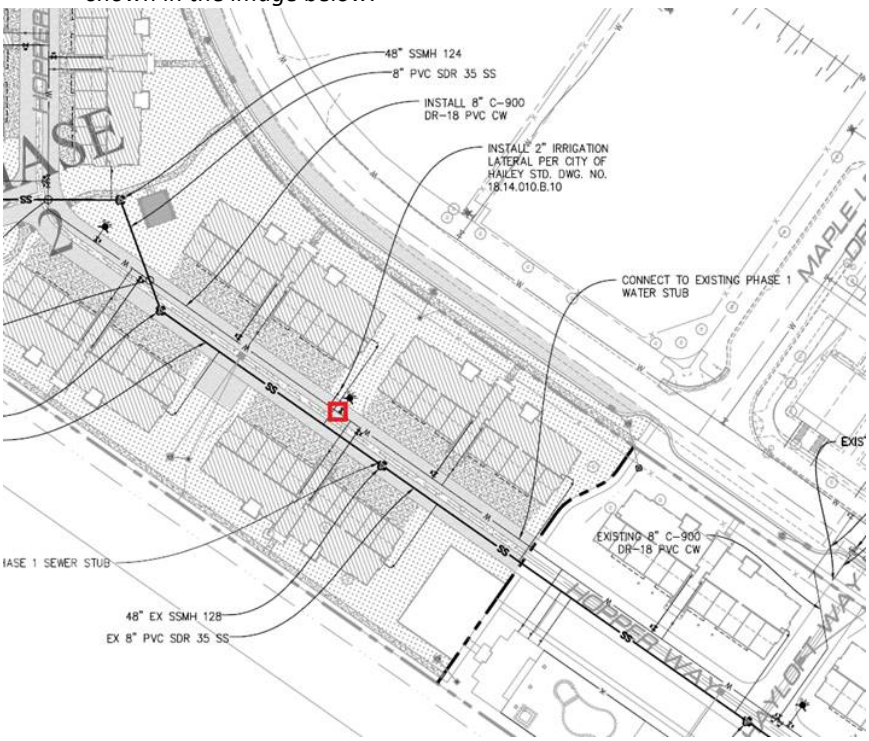
- *Any and all sewer manholes located within sidewalks shall be relocated to the middle of the road.*
- *Manhole 124 shall be relocated to the intersection of Pullman Way and Hopper Way. Manhole 124 and Manhole 126 shall connect along Hopper Way (see image below for further details).*



- *Eliminate Manhole 121 and keep Manhole 125. Manhole 125 shall connect to the new manhole at the end of the sewer main (see image above for further details).*

The Water Division recommends that the following be resolved prior to issuance of a Building Permit:

- *The watermain shall be buried a maximum of six (6) to seven (7) feet, not twelve (12) feet deep.*

				- *Any and all meter vaults located within sidewalks shall be relocated. Meter vaults located within the asphalt or driveways shall have metal collars.* - *A valve shall be added to the mainline located within Hopper Way, as shown in the image below:*  *All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, specifications and procedures.* *The Commission agreed that rather than assigning all improvements noted above as Conditions of Approval, the Applicant and City Staff can work together to ensure all City Standards with regard to infrastructure are met. The Applicant and Public Works Department will internally resolve any issues or concerns prior to issuance of a Building Permit. This has been made a Condition of Approval.*
				Building*: No comments*
				City Arborist: *No comments*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. Eight (8), ten-plex, three-story condominium buildings (80 units in total) are proposed in Phase II; therefore, 120 onsite parking spaces are required. The site plan shows a total of 198 parking spaces: a one (1)*

				car garage per condo unit, which totals 80 parking spaces; one (1) parking space per driveway, which totals 80 parking spaces. Twenty-one (21) off-street parking spaces and 17 on-street parking spaces are also proposed. *The Commission found that all parking requirements for the proposed project have been met.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code. The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **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.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **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.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted. The Commission found that this standard has been met.*
☒	☐	☐	**Bulk Requirements**	**Limited Business (LB) Zoning District:**

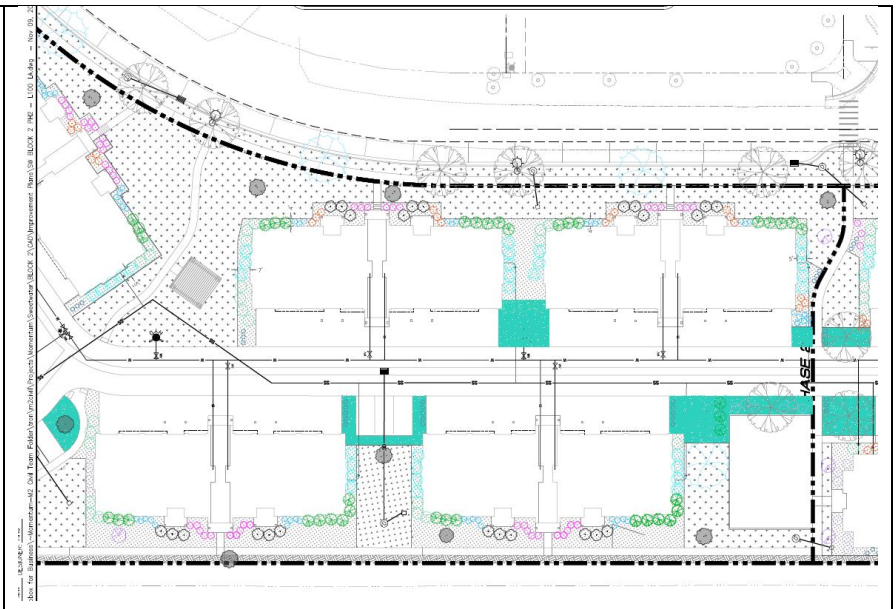
			Staff Comments	- *Building Height:*
				  - *Permitted Building Height: 37' (see P.U.D. below)*
				  - *Proposed Building Height: 37'*
				
				  - *Required Setbacks (see P.U.D. below):*
				  - *Front Yard (West): 8'*
				  - *Side Yard (North): 5'*
				  - *Side Yard (South): 5'*
				  - *Rear Yard (East): 3'*
				- *Proposed Setbacks for the three (3) condo buildings facing Shenandoah Drive:*
				  - *Front Yard: 13' and 17'*
				  - *Side Yard (south): +5'*

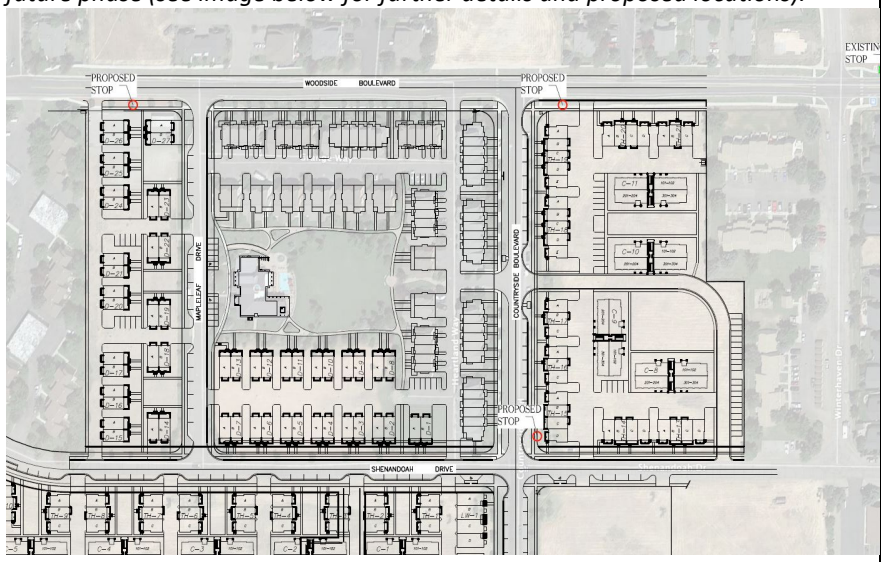
				o Side Yard (north) +5' and 46.1' *o Rear Yard (west): +3'* *- Proposed Setbacks for the two (2) condo buildings facing the bike path:* *o Front Yard: 16.2'* *o Side Yard (south): +5'* *o Side Yard (north) +5* *o Rear Yard (west): +3'* *- Proposed Setbacks for the two (2) condo buildings facing each other with open space between them:* *o Front Yard: +8'* *o Side Yard (south): +5'* *o Side Yard (north) 28'* *o Rear Yard (west): +3''* *The original P.U.D. Agreement addresses the following waivers, which were granted in August 14, 2006:* *- Building Height:* *o The maximum building height shall see an increase to 37 feet from 35 feet* *- Setbacks:* *o The minimum front yard setback shall be reduced from 20 feet to eight (8) feet for residential units* *o The minimum side yard setbacks shall be reduced from ten (10) feet to five (5) feet* *o The minimum rear yard setback shall be reduced from ten (10) feet to three (3) feet* *- Maximum Density:* *o Townhouse sublot density shall increase from 12 sublots per acre to 24 sublots per acre* *The Commission found that all setback, building height and density requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site.* *To safely access each unit, new 4'-wide sidewalks are also proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this project is not within the Townsite Overlay (TO) Zone District. The Commission found that this standard has been met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*Given the nature of the parcel (long and narrow) and the density of the proposed project, not all buildings are oriented north/south. The proposed courtyards/open space have been arranged to accommodate for the density and maximize sun exposure to those exterior spaces. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*Landscaping Plans have been prepared for Phase II. This plan shows trees to be relocated, new trees to be planted, as well as Plant Material Lists for the proposed landscaping. The Plant Material List for Phase II (see image below for placement) includes:* - *6 Red Maple trees at a 3" caliper* - *4 Chokecherry trees at a 2.5" caliper* - *4 Littleleaf Linden trees at 4" caliper* - *7 Honey Locust trees at a 3" caliper* *Shrubs include:* - *36 Redtwig Dogwood shrubs* - *98 Pink Princess Cinquefoil* - *76 Mugo Pin shrubs at 1 gallon each* - *48 Creeping Mahonia at 1 gallon each* - *95 Ivory Halo Dogwood at 1 gallon each* - *58 Common Snowberry Busy at 5 gallons each* - *28 Norway Spruce Pumila Dwarf at 3 gallons each* *62 Dwarf Fountain Grass at 1 gallon* - *21 Coppertina Ninebark at 3 gallons each* *Ground Covers include:* - *Kentucky Blue Grass Sod to cover 33,196 square feet* - *Bark Mulch to cover 15,557 square feet* - *Rock Mulch to cover 4,481 square feet* - *Native Grass Seeding to cover 2,256 square feet*

				 *Phase II is proposing a total of 23 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.* *The Applicant is proposing that four (4) trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement that ten percent (10%), or a total of two (2) trees, be at least four-inch (4") caliper.* *The Applicant is also proposing that 13 trees be a minimum of three-inch (3") caliper, which meets the minimum requirement that twenty percent (20%), or a total of four (4) trees, be at least three-inch (3") caliper.* *Furthermore, the Applicant is proposing that six (6) trees be a minimum of two-and-one-half-inch caliper (2 ½") caliper, which complies with the minimum requirement that twenty percent (20%), or a total of four (4) trees, be at least two-and-one-half-inch caliper (2 ½") caliper.* *The Commission discussed possible water consumption alternatives to that of Kentucky Blue Grass and recommended that the Applicant consider utilizing artificial turf or xeriscape landscaping where appropriate within Phase I and Phase II. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access and parking to the internal alleys and public streets. A 5'-wide sidewalk is shown along the perimeter of the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.*

				Per the original P.U.D. Development Agreement dated August 14, 2006, three (3) weather protected transit stops are required to be constructed within the Sweetwater Development. Per the Applicant Team, no transit stops are planned to be constructed during the phases noted herein. At this time, one (1) transit stop has been completed (northeastern side of Countryside Boulevard). Two (2) additional transit stops remain and are planned to be constructed during a future phase (see image below for further details and proposed locations).  *It was determined during the Design Review hearing on December 2, 2019, that a bus transit stop be added on the east side of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop), and should be installed during the construction of Phase I of the project. This has not yet been done and the Applicant Team intends to install this during construction of Phase I. All other Conditions of Approval outlined in the December 7, 2019 and September 7, 2021 Findings of Fact are still applicable. This has been made a Condition of Approval.* *City Staff also suggested that monies and efforts from the third transit stop be applied toward a missing sidewalk link near the proposed project and in front of the Balmoral Apartments (Lot 1A, Balmoral Subdivision), approximately 360 feet in length, to better achieve site circulation to both areas, the Wood River Trail and to any bus transit stops located within the area. This sidewalk has been installed and this condition has been met.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash receptacles and recycling bins will be in each units' garage and shall not interfere with snow storage. The Commission found that this standard has been met.*

☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The internal alleys shall be utilized for building services. To eliminate duplicate street names, all proposed street names have been reviewed and approved by the Blaine County Assessor's Office and the City of Hailey. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of the internal alleys. Access to these alleys can be achieved from Shenandoah Drive. All parking is screened from the street, buffered by buildings, landscaping and/or sidewalks. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*The site is serviced by internal alleys and one (1) public street, Shenandoah Drive. Onsite parking can be accessed from the internal alleys. Primary pedestrian access can be achieved from Shenandoah Drive. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan for Phase II proposes 57,003 square feet of parking, hardscape and pedestrian circulation. 25% of this is 14,251 square feet. 24,212 square feet for snow storage is provided. This has been shown on the plans and the Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*See Standard (i) above. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*It appears that the designated snow storage areas, as shown on the Civil Plans, complies with this standard. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Snow may need to be hauled from the proposed internal alleys; however, at this time, the site and proposed snow storage areas appear to be adequate for the storing of snow. The Commission found that this standard has been met.*

☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas do not impede parking or pedestrian areas. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Snow storage areas are shown in grass landscape areas. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multifamily buildings in the Limited Business (LB) Zone District, where a variety of homes, single-family and multi-family, exist. The proposed building designs incorporate a variety of features, such as porches, pop-outs, upper patios, balconies, varied exterior materials, and pitched roofs, which will complement the design and layout of the buildings in the surrounding area.* *Wall articulation has also been added, including window trellis elements on the side elevations (see image below) to reduce mass and provide more interest to the whole building.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction (see image above for further details). The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-**

				sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	*The front façade of each unit either faces Shenandoah Drive, interior courtyards or open space, or the bike path. Pop-outs, upper patios, balconies and breezeways, and a variety of windows and exterior materials emphasize human scale and break up the large building surfaces. The scale and design components complement the surrounding area nicely. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*No plans for future additions or renovations are planned.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the buildings and will match that of the existing Sweetwater Development. The ten-plex condos will see lap siding, batten board siding, and shake siding. Stone veneer will be installed along the bottom of the building and steel railings will be installed. Vinyl windows, shingle roofs and engineered trusses will also be utilized.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*Building colors for the proposed ten-plex condos have been categorized into four (4) color schemes, which includes: Aged Pewter, Boothbay Blue, Country Lane Red, and Mountain Sage. These colors complement those of the existing Sweetwater Development.* *All proposed colors and materials are broken on various elements to minimize mass and create a cohesive whole. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*Flat roofs are proposed on all ten-plex buildings, which are three stories in height. These buildings incorporate roof elements, such as parapets, breezeways, upper decks and window trellis features to provide more interest and variety. Wall articulation has further been added, including window trellis elements on the side elevations to reduce mass and provide more interest to the whole building.*

				Colored elevations and renderings from Highway 75 have also been provided and are attached to this report. The Commission found that this standard has been met.
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* *- Solar Orientation: the long wall planes of the ten-plex buildings are placed on the east/west axis (within 30 degrees of true south). The shorter wall planes of the live/work units are placed on the east/west axis.* *- Double Glazed Windows* *- Low Emissivity Glazing* *- Energy Efficient Appliances in each unit* *- Drought tolerant landscaping and low-water use measures (i.e., moisture sensors, etc.)* *While sustainability elements are not currently required in code, the Applicant intends to incorporate the following into the building design:* *- Wiring for or installation of electrical panels/subpanels in each unit to charge electric vehicles* *The Applicant can further describe any other methods and/or alternative energy sources utilized that minimizes energy consumption. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Snow clips are proposed over all entries and pedestrian walkways. Downspouts and gutters have been shown and will be provided on each unit. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards. The Commission found that this standard has been met.*

☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are planned. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are planned. Trash receptacles and recycling bins will be stored in each unit's garage and will not interfere with snow storage. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as walls and fencing are not proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A, as walls and fencing are not proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*No roof projections are proposed at this time. All furnaces will be installed in the garage of each unit. If roof projections or roof-mounted mechanical equipment is installed, these shall be screened from view from the ground level of onsite parking areas. The Commission discussed relocating the ground-mounted condensers for the AC units to the roof, as the project contains large enough parapets to screen the roof-mounted units from view. The Applicant will consider and evaluate this prior to Building Permit submittal. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**

			Staff Comments	*Heating and trash/recycling will be interior. Unless separately purchased by the individual owner, AC units will not be provided. If purchased by an individual owner, AC units will be ground-mounted near the garage doors. All AC units shall be screened from view of the surrounding properties. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All services lines will be underground. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles. The Commission found that this standard has been met.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*It appears that all proposed plant materials will be hardy to Zone 4.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*An Irrigation Plan has not been submitted. An Irrigation Plan shall be submitted, and will be reviewed and approved at final design. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*The proposed Landscaping Plan incorporates a combination of trees, shrubs and grasses. Chokecherry, Littleleaf Lindens, Honey Locusts and Red Maple trees are proposed, as well as a variety of shrub species: Redtwig Dogwood, Mugo Pin, Prink Princess Cinquefoil, Ivory Halo Dogwood, Norway Spruce Pumila Dwarf and Creeping Mahonia.* *Refer to Section 17.06.080(A)1b for further details. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**

			Staff Comments	*N/A, as the proposed project is located within the Limited Business (LB) Zone District. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans provided for Phase I. See Section 17.06.080(A)1b for further details. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Sweetwater HOA will be responsible for maintaining plant material in a healthy condition. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*The retaining walls proposed have been designed to support, minimize their impact on and appearance of the development of the site. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*Retaining walls are proposed to be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases. The Commission found that this standard has been met.*
☒	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*This standard has been met. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*Retaining walls over 24" high either have railings or planting buffers for safety. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*Retaining walls over 24" high either have railings or planting buffers for safety. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as the retaining walls proposed will not be utilized for seating. The Commission found that this standard has been met.*
Additional Design Review Requirements for				

Non-Residential Buildings Located within B, LB, or TN

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B)1a**	**a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.**
			Staff Comments	*A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site. To safely access each unit, new 4'-wide sidewalks are also proposed.* *Pedestrian connections are also shown within the development, encouraging safe and easy access to and from other residential units, park space and the amenity building. Additional trail connections (i.e., connections to the Wood River Trail, and new pathways between the Sweetwater Development and Balmoral Apartments) are expected and will be made within this phase of the development. This can be further examined in the Walkways Exhibit, which is attached to this report.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B)1b**	**b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.**
			Staff Comments	*Wider sidewalks are not currently proposed along the perimeter of the project, nor was a wider sidewalk required by the P.U.D. Agreement in this area.* *Per the original P.U.D. Agreement, sidewalks were required to be installed prior to the completion of each Phasing Plan and were to be located:* *- Along Maple Leaf Drive (both sides of the road)* *- On the east side of the road between Heartland Way and Maple Leaf Drive (abutting the park space and amenity building)* *- On the west side of the road between Heartland Way and Maple Leaf Drive (running parallel with Shenandoah Drive)* *Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:* *- All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan* *No other revisions to the sidewalks, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement. The Commission found that this standard has been met.*

2. Building Design: 17.06.080(B)2, items (a) thru (c)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B)2a**	**a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.**
			Staff Comments	*The eight (8) ten-plex buildings located within Phase II are either oriented toward Shenandoah Drive, toward courtyards or open space, or to the Wood River Bike Path. Per the Development Agreement dated August 14, 2006, lots are permitted to have frontage on private alley easements so long as fire and emergency vehicle access requirements are met.* *Additionally, garages are accessed off of the private streets. To better accommodate for parking and vehicular access, and to keep parking screened from view of the surrounding public streets, the private streets bisect the parcel. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B)2b**	**b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.**
			Staff Comments	*Multifamily unit structures are proposed. Please refer to Design Review Standard 2. Building Design: 17.06.080(A)2, items (a) thru (m), for further details. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B)2c**	**c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.**
			Staff Comments	*The buildings feature street-level material changes. The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction. Please refer to Section 17.06.080(A)2c for further detail. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B)2d**	**d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.**
			Staff Comments	*From finished grade at the internal alleys, the proposed buildings exceed 30 feet in height. Various elements, such as front porches, back patios, pop-outs, breezeways, and a variety of windows, and exterior materials and colors break up the large building surface. To further illustrate this, the Applicant has prepared a rendering from Highway 75, which is attached. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B)2e**	**e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*Front porches, upper patios, and balconies are shown to create livable outdoor spaces. The Commission found that this standard has been met.*

☒	☐	☐	**17.06.080(B)2f**	**f. Fire department staging areas shall be incorporated into the design elements of the building.**
			Staff Comments	*The proposed buildings are within 150' of the surrounding streets. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(B)2g**	**g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:** **i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses;** **ii. Stepping down the massing of the building along the site's edge; and** **iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns**
			Staff Comments	*N/A, as the proposed buildings are located within and surrounded by the Limited Business (LB) Zone District. The Commission found that this standard has been met.*

3. Landscaping: 17.06.080(B)3

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(B)3**	**a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.**
			Staff Comments	*N/A, as the lot and proposed project abuts another Limited Business (LB) Zone District. The Commission found that this standard has been met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The proposed buildings complement the surrounding area, open space and adjacent uses nicely. The surrounding area and adjacent uses are multi-family in nature and are amenable to the construction of the proposed Sweetwater Development. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**

			Staff Comments	*Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the internal alleys and any public streets (Shenandoah Drive). A 5'-wide sidewalk is shown along the perimeter or the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown. The Commission found that this standard has been met.*

2. Building Design: 17.06.080(D)2, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.*

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 Hailey Municipal Code and City Standards.

DECISION

The Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units, 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 conditions of the Planned Unit Development approval shall be met.
b) All applicable Fire Department and Building Department requirements shall be met.
c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head

approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:

i. All original comments, recommendations and conditions made by the Public Works Department, noted in the Findings of Fact signed December 16, 2019 and September 7, 2021, are still applicable.

ii. The Applicant and Public Works Department will internally resolve any issues or concerns prior to issuance of a Building Permit.

e) The internal alleys (Hopper Way, Pullman Way, Depot Way and Trail Access) shall be maintained by the HOA.

f) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.

g) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.

h) All sidewalks, interior and perimeter, shall be maintained year-round by the HOA.

i) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.

j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

k) 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.

l) 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.

m) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.

n) To reduce water consumption, the Applicant shall incorporate artificial turf or xeriscape landscaping where appropriate within Phase I and Phase II.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

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City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
March 21, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: https://meet.goto.com/CityofHaileyPZ
Via One-touch dial in by phone: tel:+15713173122,,506287589#
Dial in by phone: United States: +1 (571) 317-3122 **Access Code:** 506-287-589

Present
Commission: Janet Fugate, Richard Pogue, Dan Smith, Dustin Stone, Owen Scanlon
Staff: Robyn Davis, Paige Nied, Jessica Parker

5:30:48 PM Chair Fugate called to order.

5:31:00 PM **Public Comment for items not on the agenda.** No Comment.

5:32:20 PM **Consent Agenda**

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development Application by ARCH Community Housing, represented by Galena Engineering, for construction of three (3), four-plex's, for a total of twelve (12) additional residential units to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting to waive the subdivision park in lieu fee.* ***ACTION ITEM.***

CA 2 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by ARCH Community Housing, represented by Galena Engineering where Lots 1 and 2 are reconfigured, creating Lot 1, comprising of 11,105 square feet, Lot 2, comprising of 11,080 square feet, and Lot 3, comprising of 29,763 square feet to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District.* ***ACTION ITEM.***

CA 3 *Adoption of Meeting Minutes dated March 7, 2022.* ***ACTION ITEM.***

5:32:31 PM **Scanlon motioned to approve CA 1, CA 2, and CA 3. Pogue seconded. All in Favor.**

Public Hearing

PH 1 *5:32:50 PM Consideration of a Conditional Use Permit (CUP) Application submitted by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District.* ***ACTION ITEM.***

5:33:13 PM Davis explained in GR Zoning District that daycares are permitted and applicant is requesting to increase limit of children permitted to 18. Davis confirmed applicant is licensed. Davis turned floor to applicant.

5:34:18 PM Macquel Earl explained they are comfortable with having twelve children, the increase would be to accommodate taking in additional sibling and or occasional drop in. Earl believes this would help a lot of families, that childcare is limited. Earl has been looking at buildings but has not found one that would work at this time. Earl confirmed she had two employees and follows the state guidelines.

5:36:08 PM Pogue asked the ages of children in daycare. Earl explained from 3months to 12 years. Earl provided a brief history of herself, explaining grew up raising children and really enjoys providing a place to care for children. Pogue asked about pick up drop off time. Earl explained the staggering of children. Earl stated she has not had any complaints on her daycare. Earl explained how her parents are courteous during drop off pick up, has talked with neighbors to ensure no issues with parking. Earl explained does try to keep open relationship with neighbors.

5:39:16 PM Smith asked if ok with going to 18 instead of 20. Earl confirmed.

5:39:37 PM Scanlon asked if additional 6 children, majority would be siblings of children already have. Earl confirmed. Scanlon asked about additional traffic. Earl explained if siblings no additional traffic, Earl explained idea behind drop in. Scanlon asked Baledge if occupancy exceeds anything. Baledge confirmed and provided summary that applicant is licensed, meets requirements and licensed up to 25 children. Baledge referenced few examples of similar daycares in residential areas.

No questions from Chair Fugate.

5:42:27 PM Chair Fugate opened public comment.

5:43:13 PM Chair Fugate closed public comment.

5:43:27 PM Pogue asked how often the kids play in backyard. Earl confirmed every day as much as possible.

5:44:25 PM Smith thinks there is a need and that it has been tough on working families. Smith thinks given fact for the need and all the questions answered well, he has no further questions.

5:45:00 PM Scanlon asked about gate on rear fence. Earl confirmed it does. Scanlon asked about orange sign on fence. Earl stated that is a heat lamp for chickens. Scanlon agrees there is certainly need for childcare in the city and hopes that can find larger building. Earl confirmed that is their goal.

5:46:32 PM Chair Fugate has not questions, summarized she is fine with this and does not see issue with traffic, only sees benefit.

5:47:48 PM Pogue motioned to approve the Conditional Use Permit Application request by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District, finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional

Use Permit complies with the Comprehensive Plan, and that conditions (a) and (b) will be met. Smith seconded. All in Favor.

PH 2 5:49:06 PM *Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet. Sweetwater Condominiums Phase I, consisting of five (5), ten-plex buildings, three-stories in height, and one (1) amenity building, was approved by the Planning and Zoning Commission on September 7, 2021.* ***ACTION ITEM*****.**

5:49:45 PM Davis introduced project and turned floor over to applicant team. 5:50:12 PM Matt Watson explained this is a continuation of Block 2, noting just received preliminary plat approval of phase 1 and provided progress update on Phase 1. Watson explained phase 2 includes an additional eight buildings. Watson stated color scheme from phase 1 will carry through to Phase 2. Watson summarized a continuation of Phase 1. Watson noted did commit to providing EV charges in all garages and running conduit for solar in Phase 1.

5:52:22 PM Pogue asked about AC units set outside the garage. Watson explained units would not be in the garage but would have to be screened. Pogue assumes units connect to ducting. Watson confirmed. Pogue did not see how the unit would be protected. Watson explained ac units would be on landscape side up against the building screened with landscaping. Pogue assumes would also include the EV charging in Phase 2. Watson confirmed and would also have roof top conduit for solar.

5:54:25 PM Smith noted saw putting in little over 30,000 square feet of Kentucky bluegrass, that looked at some information regarding water usage, that talking somewhere in the range of 0-25,000 gallons of water a week to maintain. Smith would really like to see as much artificial turf as possible to minimize water usage and that would also minimize maintenance needed. Smith reiterated would like to see applicant reconsider replacing at least a portion of the sod with artificial turf. Smith appreciates them taking in their advice of the aesthetics, believes will improve look from the highway.

5:57:23 PM Scanlon asked if the ac units be on the roof of the buildings. Watson confirmed could look at that. Watson noted condensers are not very big, that are actually fairly small as each unit has an individual ac unit. Watson explained would need to go back to applicant team to determine if possible to relocate the ac units. Scanlon would like to see that happen, that it would be a no brainer to hide up there. Scanlon suggested talking to landscape architect about doing xeriscape in areas that would not be used for recreation. Watson confirmed they are open to looking at the artificial turf, noting currently about 400 sq. ft. of sod per unit.

6:00:58 PM Pogue asked if HOA would serve both Phase 1 and 2 and how does it interconnect with the project already built. Watson explained all of this is part of the Sweetwater communities, that there may be a potential for a sub homeowners association in terms. 6:01:57 PM Chair Fugate asked for clarification. Watson explained looking at if needs a sub HOA for block 2. Pogue recommends people of the sub HOA should be part of the Sweetwater HOA.

6:03:18 PM Chair Fugate appreciates applicant's willingness to take in the commission comments and suggestions. Chair Fugate appreciates the addition of EV charging stations.

6:04:15 PM **Chair Fugate opened public comment.**

6:04:49 PM Elizabeth Jeffery, would just like to agree with Scanlon and thank the developer for considering looking at low water plant material over Kentucky blue grass for a large portion and potential places on the property. Thinks it is frightening to put that much plastic on the ground and really appreciates willingness to look at more creative options that will benefit entire community. Jeffery asked why not going with a heat pump that would provide both heat and AC instead of one unit for both.

6:06:07 PM Chair Fugate closed public comment.

6:06:20 PM Watson explained how system is set up, noting combined furnace cooling unit in mechanical room and condenser for each unit.

6:07:02 PM Davis noted that if does relocate units to roof top, will still need to conceal them. Davis explained Nied has been doing research on benefits on artificial turf vs. xeriscape, Davis thinks on this scale artificial turf may not be the best that xeriscape may be better. Davis recommended if do want to consider artificial turf, may want to look at it on a smaller scale for this project. 6:08:05 PM Davis stated condition D little 2-8, to leave a blanket condition and Public Works staff would work on issues with Applicant team during permitting process. Davis stated would add new condition D little 2, stating applicant team will work out with Public Works.

6:11:01 PM Chair Fugate listed notes of concerns. Commission discussed artificial turf and xeriscape landscaping. Watson confirmed can review landscaping options and agrees to make things consistent across the board. Scanlon asked if could add conditions n) incorporate artificial turf and or xeriscape in phase 1 and 2 to reduce consumption of water, commission and staff agrees relocation of ac units does not need to be made a condition.

6:14:33 PM **Smith motioned to approve the Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase II) to be located at Block 2, Sweetwater PUD Subdivision. Phase II includes construction of eight (8), ten-plex, three-story condominium buildings, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n), as amended will be met. Scanlon seconded. All in Favor.**

Staff Reports and Discussion

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

- Turf Memo

SR 2 Discussion of the next Planning and Zoning meeting: **April 4, 2022.**

- DIF
- DR: Saddle Lofts
- DR: Sun Valley Auto Club
- DR: Virginia McCloud

6:16:35 PM Nied provided summarized memo summarizing staff research on pros and cons related to artificial turn. Commission and Staff discussed findings of memo.

Staff and commission discussed upcoming meeting, staff will follow up to verify start time if will start early. Baledge will not be in town for next meeting but noted that has been working with Sun Valley Auto Club and the applicant is on point.

6:30:17 PM **Scanlon motioned to adjourn. Smith seconded. All in Favor.**

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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 4, 2022

To: Hailey Planning and Zoning Commission

From: Paige Nied, Community Development City Planner

Overview: Consideration of a Design Review Application by Virginia McCloud, represented by Ben Young BYLA, for construction of a new 2,400 square foot single-family residence to be built on the vacant lot. The proposed project is located at 216 S 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

Hearing: April 4, 2022

Applicant: Virginia McCloud

Location: 216 S 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite)

Zoning & Size: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts; 6,000 square feet (1.38 acres)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 11, 2022 and mailed to property owners within 300 feet on March 16, 2022.

Application: The Applicant has submitted a Design Review Application to construct a new 2,400 square foot single-family residence on a vacant lot located at 216 S 4th Ave.

The proposed single-family residence is single story, consisting of an open floor plan with two (2) bedrooms. The site plan incorporates a stucco site wall and steel mesh fence around the southern and northern property boundaries and a wooden gate to access the alley on the eastern property boundary.

The design of the new single-family residence complements the traditional character of Old Hailey. A covered front entryway and porch and flat roofs reduces the mass of the proposed residence.

Vehicular access for the proposed residence is via driveway located on S 4th Avenue, which is contrary to the Townsite Overlay Design Review guidelines, which directs vehicular access off of the alley. Since the Guidelines were adopted in 2006, this standard has been adhered to, with the exception of unique and specific circumstances, such as the retention of historic structures in the alley which prevented a garage from having alley access. Alley access for vehicles in Old Hailey is a key component of Old Hailey character, and the allowance of new construction to bypass this standard would create a significant precedence.

Additional parking is located in the City Right-of-Way of S 4th Avenue, and pedestrian access will remain off S 4th Avenue and E Walnut Street. Staff strongly recommends relocating the driveway to access off the alley, as is a listed guideline for the Townsite Overlay (TO) Zoning District, per Hailey Municipal Code 17.06.090:

4. Parking and Circulation

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

Procedural History: The Design Review Application was submitted on February 2, 2022, and certified complete on February 14, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on April 4, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *The proposed trees located in the Fourth Avenue Right-of-Way are consistent with the neighborhood and may remain, however, the Owner shall be responsible for their maintenance. This has been made a Condition of Approval.* *The snow storage located in the Right-of-Way on Fourth Avenue will need to be relocated, as snow storage is not permitted in the City Right-of-Way. This has been made a Condition of Approval.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, as signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum**
			Staff Comments	*The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings. The proposed structure includes a one (1) car garage, and one (1) parking space in the concrete driveway. The concrete driveway is connected to a crush gravel driveway located off the Fourth Avenue Right-of-Way, providing an additional one (1) parking space.*

				The Applicant is proposing to locate the driveway off the Fourth Avenue Right-of-Way. Staff recommends relocating the driveway to the existing and functional alley, as per City Standards.
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **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.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **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.**
			Staff Comments	*The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.*
☒	☐	☐	**Bulk Requirements**	**Zoning District:** *Limited Residential (LR-1) and Townsite Overlay (TO)* **Maximum Height:** *30'* **Setbacks:** • *Street R.O.W. Adjacent: 12'; 20' to Garage Door* • *Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.* • *1' for every 2.5' of building height* • *Alley: 6' minimum* **Lot Coverage:** *40%*
			Staff Comments	*Proposed Building Height:* ○ *Proposed Building Height: 15'* *Proposed Setbacks:* ○ *Front Yard (West): 12'* ○ *Side Yard (North): 8'-3 1/8"* ○ *Side Yard (South): 7'-6"* ○ *Rear Yard (East): 17'-7 5/8"* *Proposed Lot Coverage:* ○ *2,400 square feet / 6,000 square foot lot = 40%* *The proposed lot coverage of 40% is tight for the parcel. Lot coverage and building calculations will be examined carefully on the Building Permit submittal and throughout construction to ensure compliance of the code.* *All setback, building height, and lot coverage requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**

			Staff Comments	*The Applicant is proposing to add a new five (5) foot wide concrete sidewalk along the property frontage of Fourth Avenue to connect to the existing neighboring sidewalks.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six 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)**
			Staff Comments	*This standard shall be met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A Lot Line Adjustment Application removing the interior lot lines will be needed prior to issuance of a Building Permit. This has been made a Condition of Approval.*
☐?	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			S ?taff Comments	• *The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The lot is existing and respects the Old Hailey Townsite grid pattern. The front façade and entrance are clearly visible and will face Fourth Avenue.* • *The site plans for the proposed residence display a driveway accessed off Fourth Avenue. The above guideline stipulates that alleys are the preferred access for automobiles: this guideline has not been met. Staff recommends relocating the driveway to the alley, as per City Standards. No recreational vehicle storage has been delineated onsite; however, parking could be achieved via driveway.* • *The proposed residence will span majority of the lot. Ample yard and open space exist around the home.*

				• *Snow storage has been identified on the site plan and is sufficient for the site. The snow storage located in the City Right-of-Way will need to be relocated, this has been made a Condition of Approval.* • *All utilities to service the proposed residence will be located underground.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The design intent of the proposed residence was to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed energy-conserving design techniques are as follows:* - *Solar collector system, roof-mounted* - *Double and triple paned windows* - *Core structure built of Nexcem block material (Nexcem block material is made up of cement bonded recycled waste wood)* *If needed, the Applicant can further describe the energy-conserving methods listed above, or additional requests made by the Commission.* *City Staff are also currently developing language and standards for Electric Vehicle infrastructure. At this time, Staff are proposing that all new developments of residential units, including single-family dwellings, townhomes, and Accessory Dwelling Units, and substantial remodels, install the necessary infrastructure to comply with the EV Capable requirements. EV Capable requires that Developers install either a one hundred and twenty (120) volt twenty (20) ampere branch circuit or one two hundred and forty (240) volt forty (40) ampere branch circuit to be compliant with the EV Capable requirement. The Applicant intends to wire the garage for electric vehicles.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The use of flat roofs, covered entryway and porch reduces the perceived mass of the proposed residence. Generally speaking, garages on the front of house increase perceived mass, which is another reason why the Townsite Overlay Standards direct garages to the rear of properties off of alleys. The utilization of various exterior materials in the building design also makes the residence appear smaller in scale.*
☒?	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The architectural style of the proposed residence utilizes flat roofs. A covered front entryway and porch, dormer windows, and traditional exterior materials/colors nicely integrate into the surrounding area. Garages to the front are not a design characteristic found traditionally in Old Hailey.*
☐?	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The front entry of the proposed residence faces Fourth Avenue. A porch and covered entryway along the front façade are proposed, which is prominent,*

				visible, and inviting from Fourth Avenue. Staff finds that garages in front diminish front entries.
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch and front entryway are proposed, which is visible from Fourth Avenue, but adjacent to the garage which diminishes the front entry.*
☐?	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The use of flat roofs, dormer windows, covered front entryway and porch, and various-sized windows reduces the massing of the building and breaks up the roofline. The various exterior materials in the building design and changes in plane break up the linear elements and make the residence appear smaller in scale.* *Garages facing streets are not a building form traditionally found in Old Hailey. The proposed siding will be smooth finish stucco in gray. Metal flashing will surround the residence in a Lunar color. Clean lines and classic hues are proposed, which are consistent with styles and forms found in the surrounding area.*
☐?	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The flat roof and covered front entryway will minimize the perceived mass of the residence. The porch will also help define the entry to the building. The garage is not diminished, as it is on the street. Staff recommends the garage be relocated to the alley, to avoid setting an undesirable new precedent in Old Hailey.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*The proposed structure has a series of flat roofs to break up the building mass and will retain snow naturally on the flat surface. Snow storage calculations can be found on the site plan.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The proposed roof style utilizes flat roofs and complements other homes in the surrounding area.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The structure utilizes flat roofs, which is compatible with other homes in the neighborhood.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The front wall plane of the proposed residence is parallel to the front property line. Longer wall planes on the side run parallel to the parcel's rectangular shape.*

☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The proposed residence is proportional to the site and respects the scale of the surrounding neighborhood, with the exception of the front-facing garage.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The covered front entry and porch, set back garage, exterior entrances and various-sized windows create wall plane variation to break up the long wall planes and reduce mass of the proposed residence.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and are appropriate for the neighborhood. The windows facing the street are mostly of vertical orientation and are multi-paned.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The windows on side lot lines adjacent to other buildings have been framed in such a matter to be consistent with neighborhood design, and do not appear to affect neighborhood privacy. Screening walls will provide further privacy to neighbors.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*No decks and/or balconies are proposed. A covered front entryway and porch are proposed along the front façade, which are in scale and complement the surrounding neighborhood. A back patio is proposed in the rear of the proposed structure.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*No decks and/or balconies are proposed. A covered front entry and porch are proposed along the front façade and a patio is proposed to the rear of the structure, which are in scale and complement the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The proposed residence will complement that of the surrounding neighborhood. The Applicant is proposing stucco smooth finish gray siding, metal flashing windows in Lunar, and door and window trim in white (see image for further details).*

				 VIEW FROM 4TH AVE Scale: N/A VIEW FROM SOUTH Scale: N/A
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The largest wall planes along the sides are broken up by various sized windows. Roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing the exterior color to be a smooth finish stucco in gray, metal flashing windows in Lunar, and door and window trim white (see image above for details).*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Simple detailing is proposed: covered front entry and porch, use of metal trellising and shade structures above windows adds detail and interest. Contrasting color trim breaks up wall planes and divided light windows offer detailing and smaller scale.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The proposed residence aligns with the nature and character of 'Old Hailey'. The proposed residence utilizes flat roofs and front facing dormer windows. The scale of the residence complements the surrounding area with a covered entry porch and siding breaks. The proposed exterior colors absorb a simple theme, bringing consistency and coherence to the surrounding area.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Please refer to Section 17.06.090(C)3i for further information.*
☐?	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.

			Staff Comments	*Adequate parking has been provided. Pedestrian access has been provided with the existing sidewalk to the front entry of the residence. The addition of a permanent street access for vehicles in Old Hailey is discouraged, and use of the alley is preferred.* *The proposed snow storage located adjacent to the crushed gravel driveway in the Fourth Avenue Right-of-Way will need to be relocated, as snow storage is not permitted in the City Right-of-Way. This has been made a Condition of Approval.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*The project does not minimize on-site parking. The proposed driveway is clearly visible from the street and does not take advantage of the existing, functional alley. Hailey Municipal Code 17.06.090, alleys are the preferred location for vehicular access to garages. The proposed driveway is located off Fourth Avenue. This standard has not been met.* *Pedestrian access is provided off the driveway to the patio and the front entry of the proposed residence. Hedge landscaping along the front of the parcel will help to hide parking, although the proposed driveway located off Fourth Avenue is discouraged.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The proposed structure's garage and parking are accessed from the property frontage located on Fourth Avenue. Staff has recommended to the Applicant that the driveway be relocated to the alley. Staff does not find any unique circumstances, such as the protection of historic structures, that would direct this deviation form the norm. This standard has not been met.* *Additional parking can be found off Forth Avenue; parking within the City Right-of-Way within the Townsite Overlay (TO) Zoning District is permitted.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*The proposed garage is attached to the primary structure, and access from the street. This standard has not been met.*
☐?	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*While the proposed garage door is set back and subordinate to the front wall plane, staff finds no reason why the garage "must" be planned from the street side. This standard has not been met.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*Staff finds no reason why the garage "must" be planned from the street side. The proposed garage and driveway along the property's frontage off Fourth Avenue are one car in width. Staff recommends relocating the driveway to the alley, as per City Standards. This standard has not been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*Seasonal, off-street parking for recreational vehicles could occur in the driveway; however, no parking for recreational vehicles have been delineated. Recreational vehicles are preferred off of alleys.*
			17.06.090(C)5	**5. Alleys**

☐?	☐	☐		**Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.**
			Staff Comments	*An alley is existing and functional but is not being utilized for its primary purpose: service and vehicular access. Staff does not find the alley to be retained in this site plan. Lot lines are not modified.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*The alley is not used as the preferred location for vehicular access to the garage. Utilities will be located underground within the existing alley. This standard has not been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The parcel is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law. The alley is entirely functioning.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*A wooden gate in the stucco wall is proposed to access the alley at the rear of the parcel.*
☐	☐	☒	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*N/A, as no additional accessory buildings are proposed.*
☐	☒	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*No additional accessory buildings are proposed, but the alley is not being used as intended.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*The site plan proposes approximately 650 square feet of hardscape (parking, vehicle, and pedestrian areas). 25% of this (163 square feet) is required for snow storage. The Applicant is proposing a total of 325 square feet of snow storage (50%). However, the proposed snow storage area located adjacent to the gravel driveway located off Fourth Avenue will need to be relocated, as snow storage is not permitted in the City Right-of-Way.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*One of the proposed snow storage areas is located to the south of the concrete driveway. The other snow storage area on the site plans is located to the north of the gravel portion of the driveway in the City Right-of-Way. The snow storage located in the Right-of-Way will need to be relocated, as it is not permitted.*
☒	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall

				be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*One (1) middle aged Boxelder tree exists onsite and is proposed to be removed to allow for new plantings and screening to provide privacy between lots.*
☐?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*Large lilacs exist on the northwest corner of the site and are proposed to be retained.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Developer shall control according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*N/A, as no fence is proposed along the public street of Fourth Avenue.* *A mix of a mesh metal fence and stucco site wall is proposed along the sides and rear of the parcel.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as none are proposed.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A, as there are no existing structures onsite.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;**

				~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A, as no structures exist onsite.*

17.06.060 Criteria.

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

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

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

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

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

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

The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.

b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's 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) Vehicular access shall be relocated to be off of the alley, and is not permitted from the street.
e) The project shall be constructed in accordance with the Application or as modified by the 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) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
k) The Applicant shall submit a Lot Line Adjustment Application to remove the interior lot lines, which shall be reviewed and approved prior to issuance of a Building Permit.
l) Any and all existing trees and mature landscaping shall be protected throughout the construction process.
m) Trees located in the Right-of-Way shall be maintained by the property owner.
n) Snow storage shall be relocated out of the City Right-of-Way.

Motion Language:

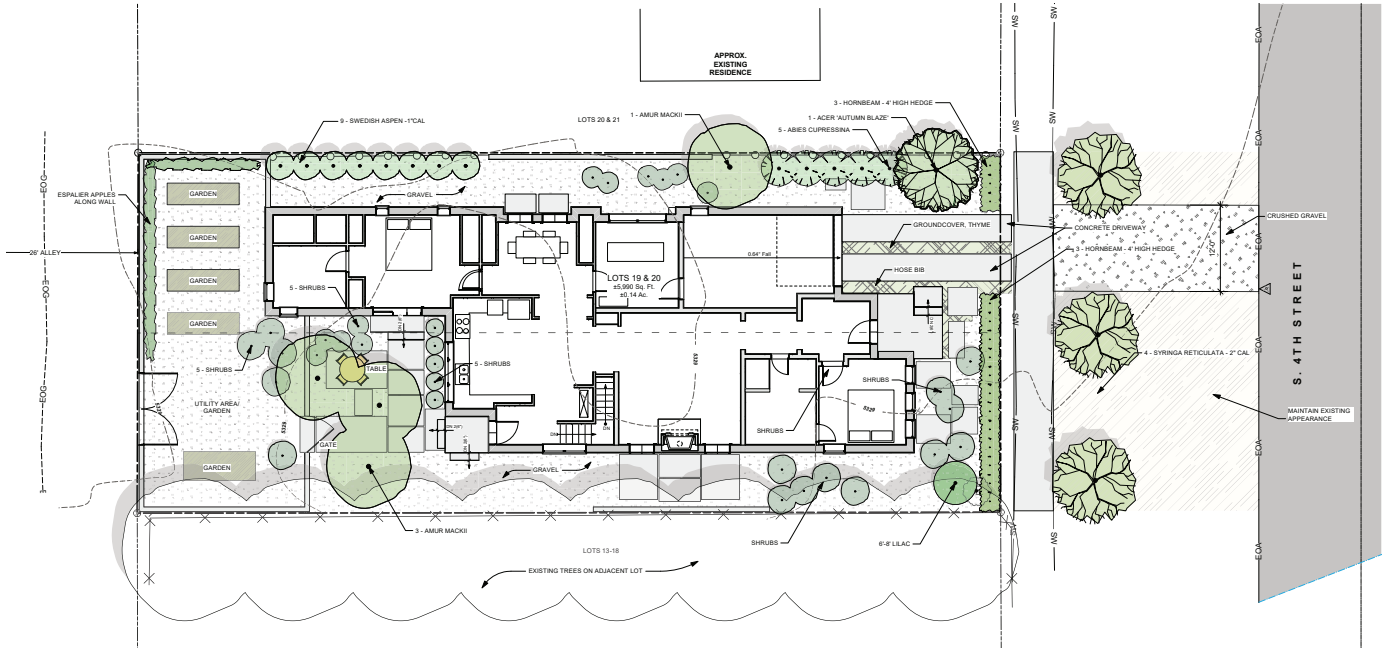
Approval: Motion to approve the Design Review Application by Patrick and Pilar Lindahl, for construction of a new 2,400 square foot single-family residence, to be located at 216 South 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by Patrick and Pilar Lindahl, for construction of a new 2,400 square foot single-family residence, to be located at 216 South 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

4TH AVE RESIDENCE

216 S 4TH AVE | HAILEY



SHEET INDEX

TITLE	NO.
COVER	L1.0
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ELEVATIONS	L3.0
ELEVATIONS	L3.1
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LIGHTING PLAN	L5.0
CONTRACTOR STAGING AND PARKING	L6.0

PROJECT INFORMATION

OWNER
VIRGINIA HOLLINGER MCCLOUD
1340 CLAY ST #503
SAN FRANCISCO, CA 94109

PROJECT ADDRESS
216 S. 4TH AVE,
HAILEY, IDAHO 83333

LEGAL DESCRIPTION
HAILEY LOTS 19 & 20 BLK 104 .138@ 6,000 SF

PARCEL NUMBER
RPHI0000104019A

ZONING
LR-1

LOT SIZE
.138 ACRES

VICINITY MAP

SITE LOCATOR

0 4 8 12 16 FT
SCALE: 1/8" = 1'-0"

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216 S. 4TH ST, HAILEY, IDAHO

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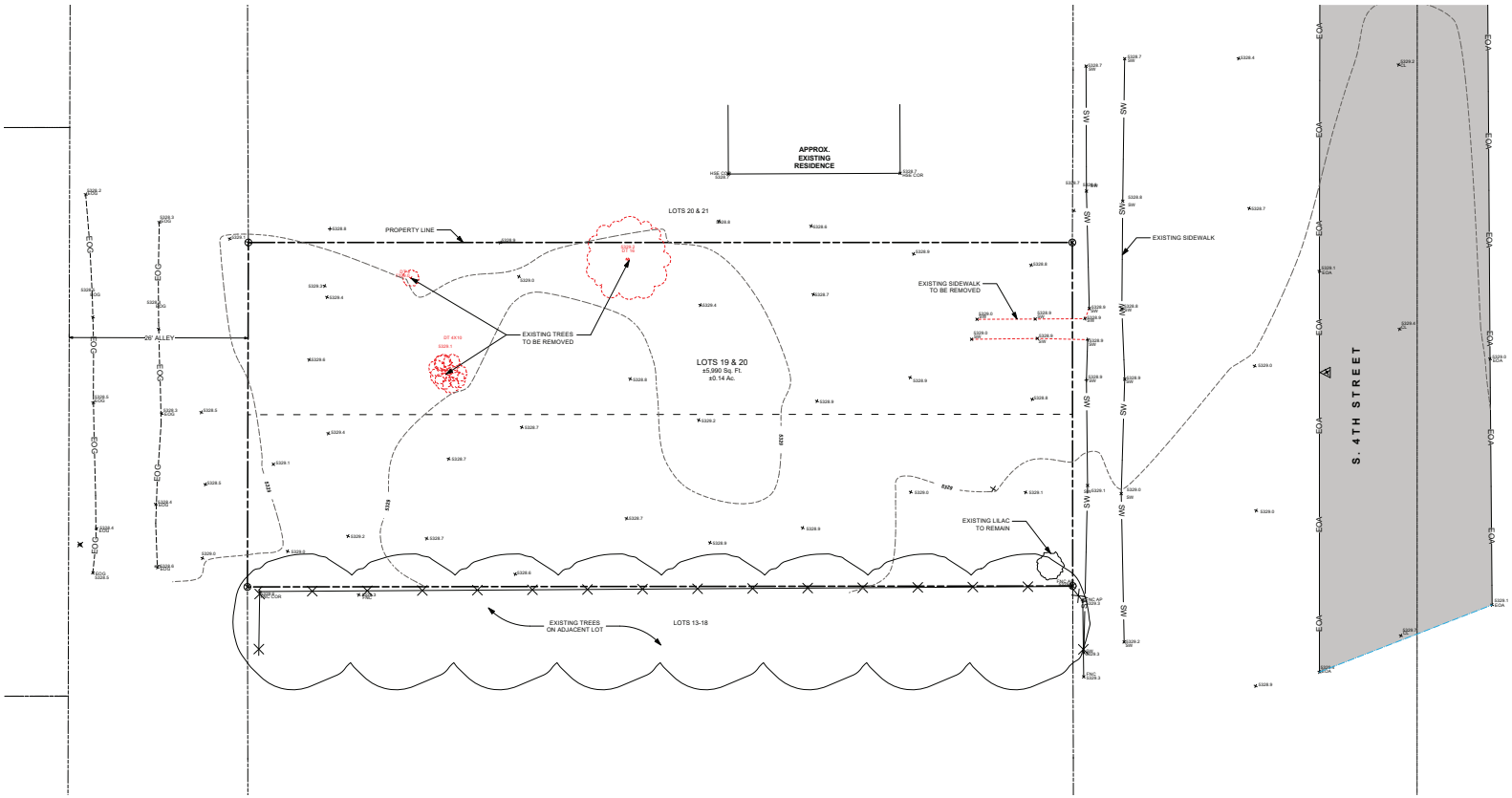
COVER

SHEET NO.

L1.0



SCALE: 1/8" = 1'-0"

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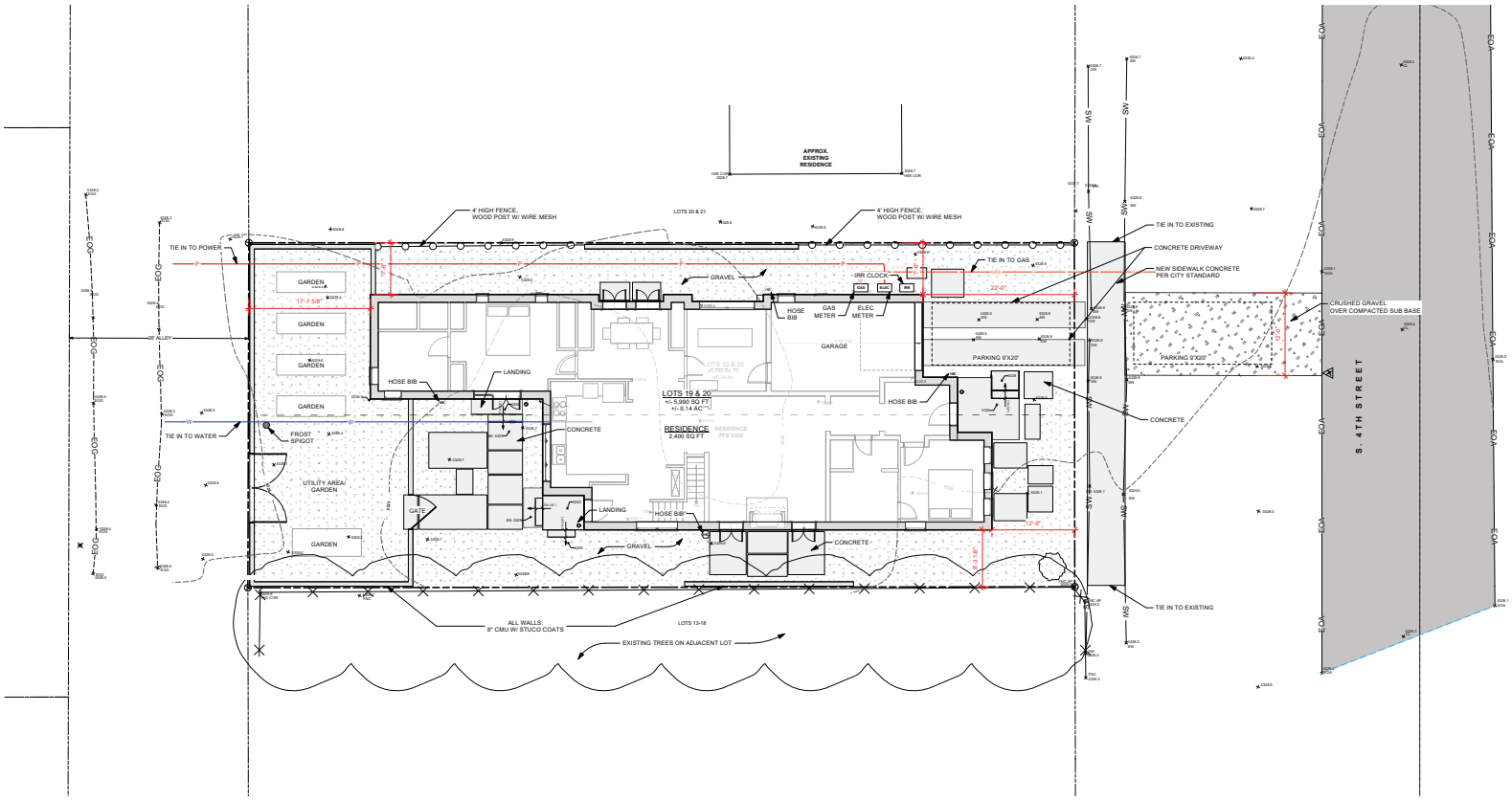
SURVEY & EXISTING CONDITIONS

SHEET NO.

L1.1



SCALE: 1/8" = 1'-0"

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SITE PLAN

SHEET NO.

L1.2

VIEW FROM 4TH AVE
Scale: N/A

VIEW FROM SOUTH
Scale: N/A

VIEW FROM ALLEY
Scale: N/A

METAL FLASHING:
KOLBE WINDOWS 'LUNAR'

DOOR & WINDOW TRIM:
KOLBE WINDOWS 'ULTRA PURE WHITE'

STUCCO:
SMOOTH FINISH

WOOD

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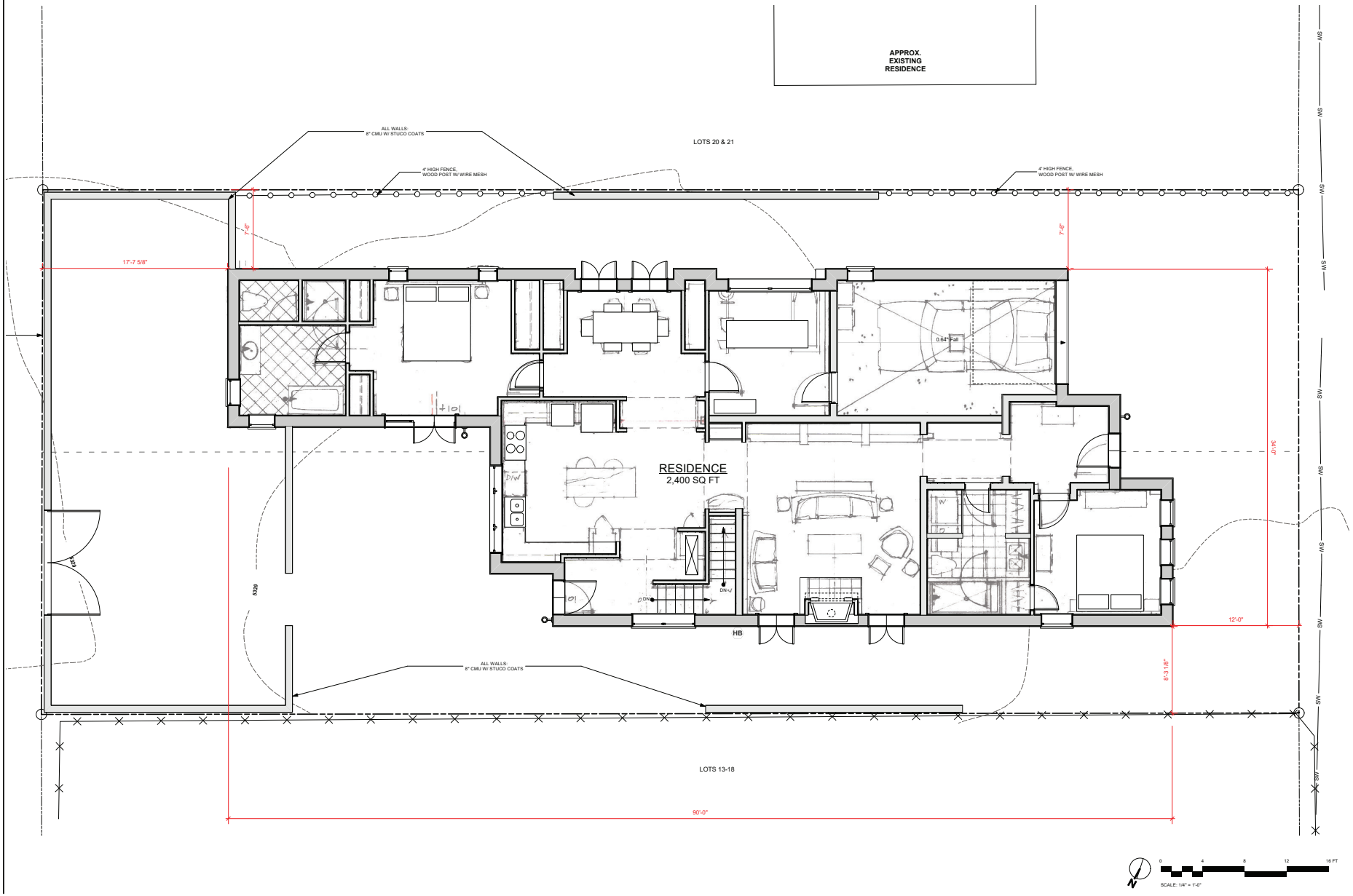
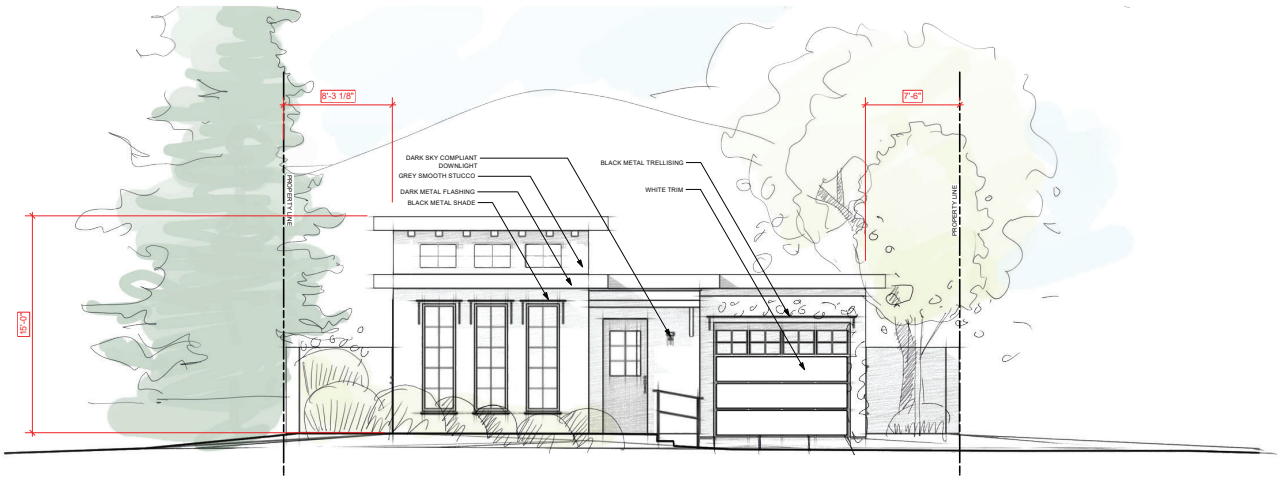
RENDERING & MATERIALS

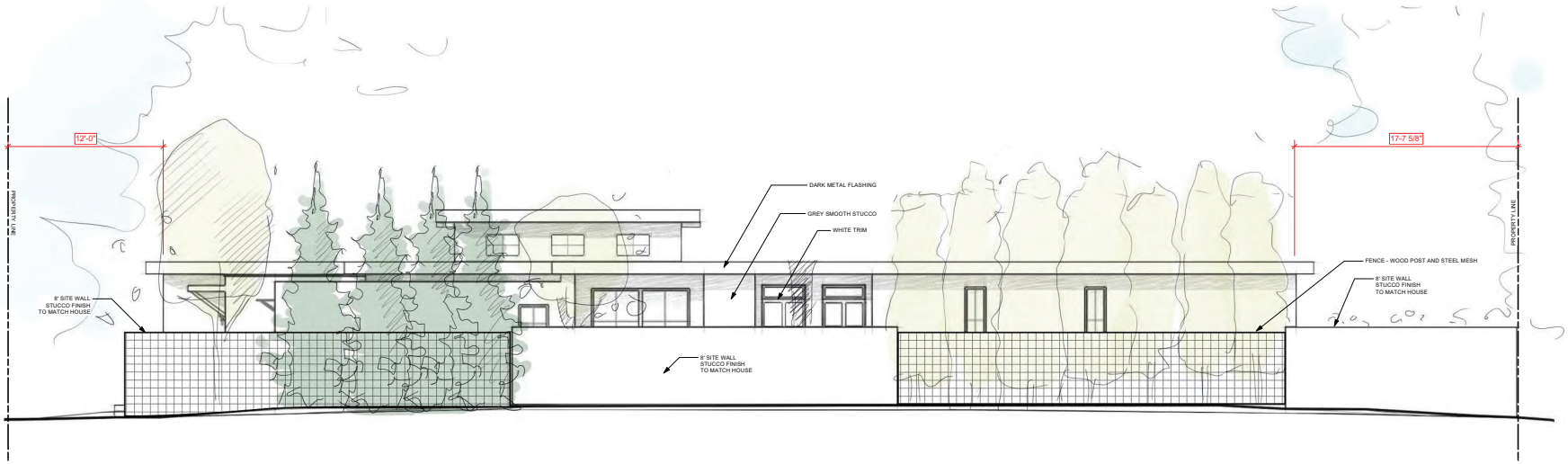
SHEET NO.

L2.0


APPROX.
EXISTING
RESIDENCE
LOTS 20 & 21
ALL WALLS:
8" CMU W/ STUCO COATS
4' HIGH FENCE,
WOOD POST W/ WIRE MESH
4' HIGH FENCE,
WOOD POST W/ WIRE MESH
7'-6"
7'-6"
17'-7 5/8"
RESIDENCE
2,400 SQ FT
0.64 Fall
+101
D/W
W
DN
DN
HB
5329
5329
34'-0"
12'-0"
8'-3 1/8"
ALL WALLS:
8" CMU W/ STUCO COATS
LOTS 13-18
90'-0"
SW
SW
SW



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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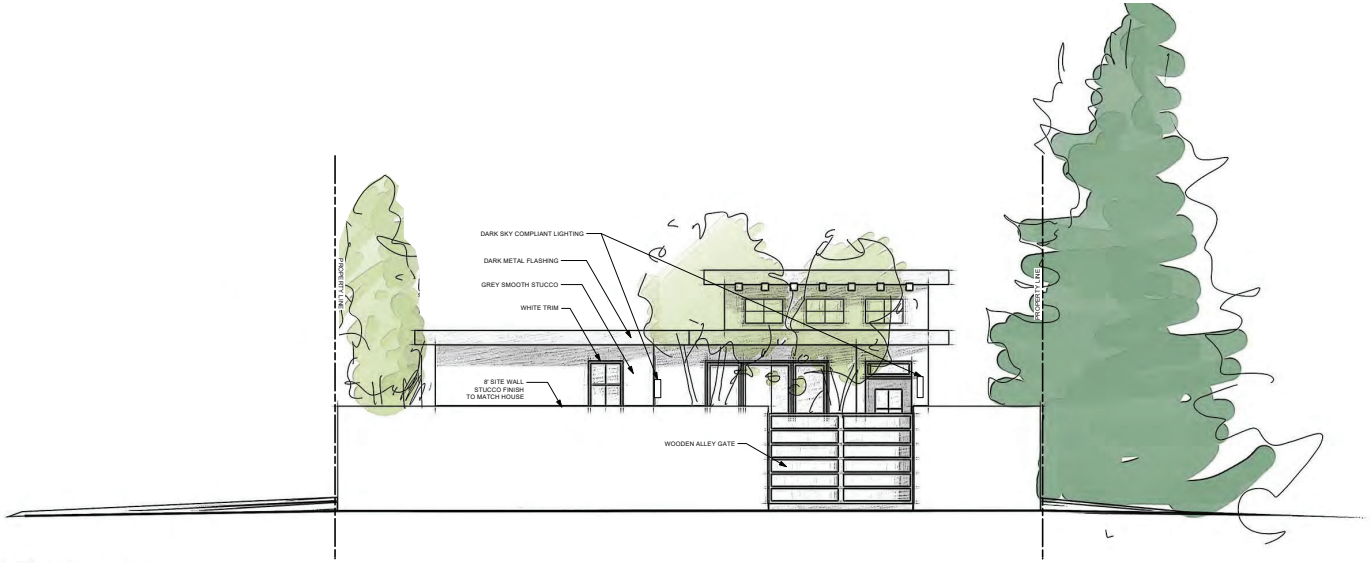
ELEVATIONS

SHEET NO.

L3.0



3 EAST ELEVATION
Scale: 1/4" = 1'-0"

2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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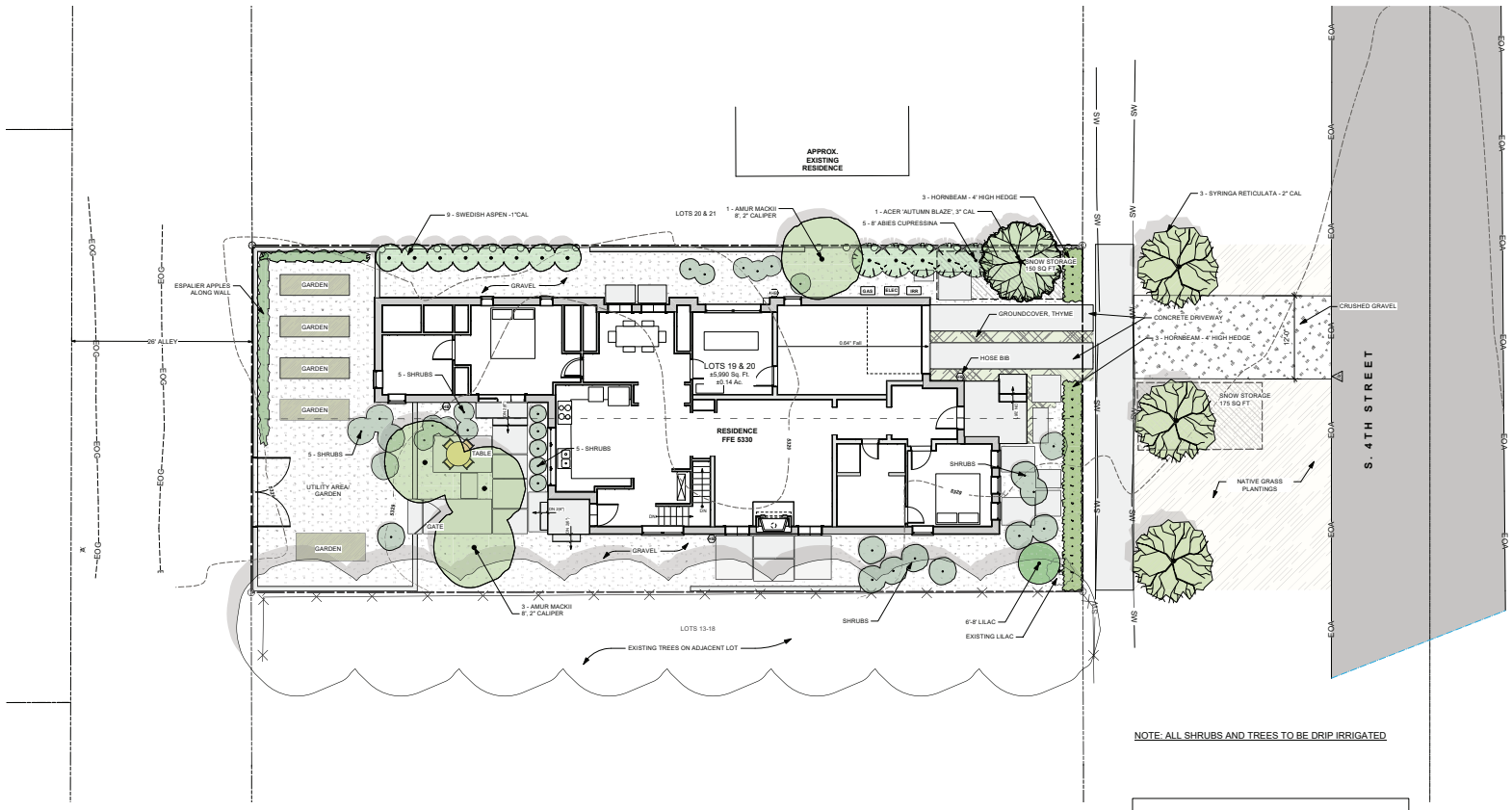
ELEVATIONS

SHEET NO.

L3.1



NOTE: ALL SHRUBS AND TREES TO BE DRIP IRRIGATED

TOTAL DRIVEWAY:	650 SQ FT
TOTAL SNOW STORAGE PROVIDED:	325 SQ FT
SNOW STORAGE CALCULATION:	(325/650)x100= **50%**

0 4 8 12 16 FT
SCALE: 1/8" = 1'-0"

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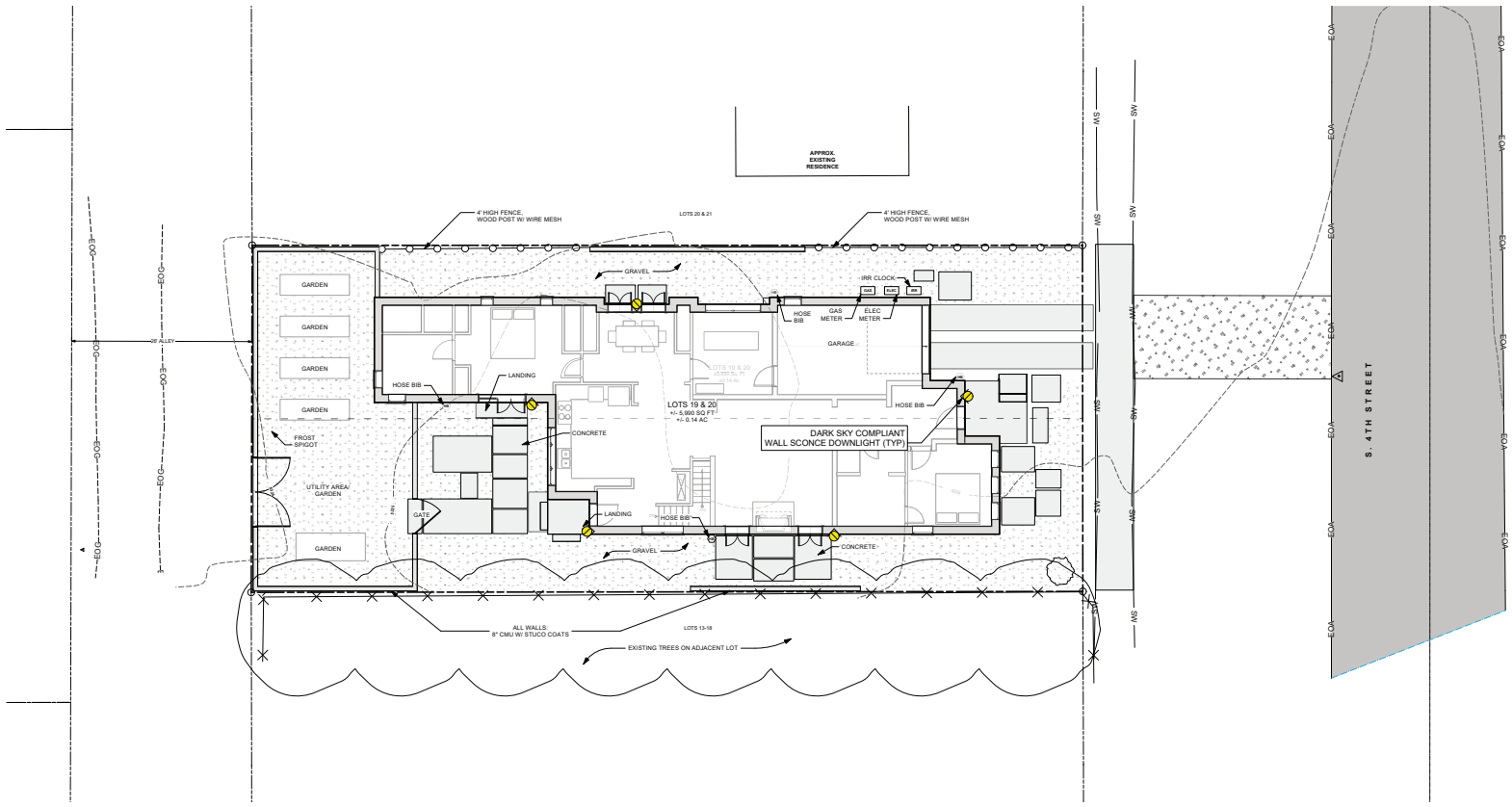
PLANTING PLAN

SHEET NO.

L4.0



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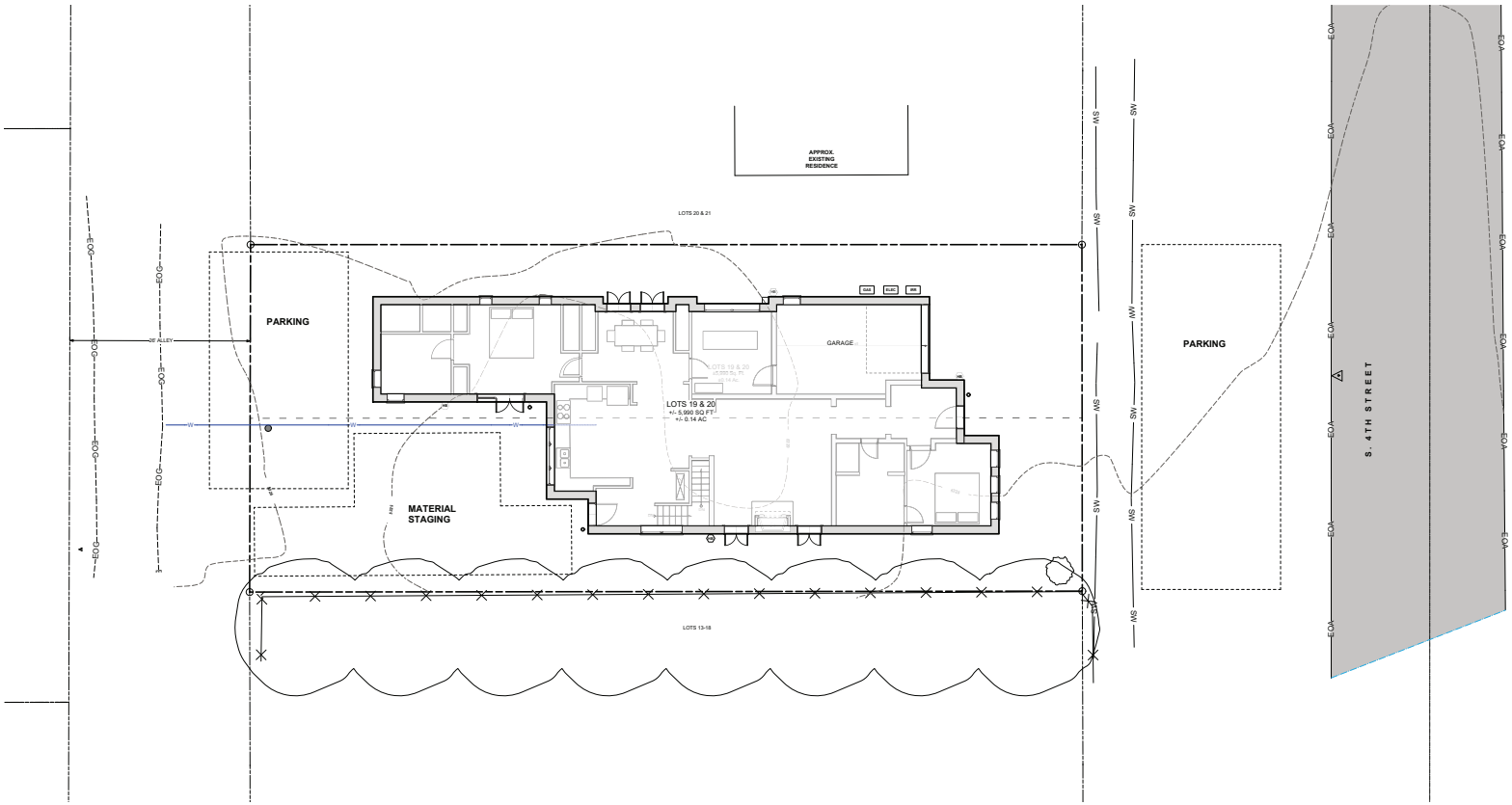
LIGHTING PLAN

SHEET NO.

L5.0

0 4 8 12 16 FT
SCALE: 1/8" = 1'-0"



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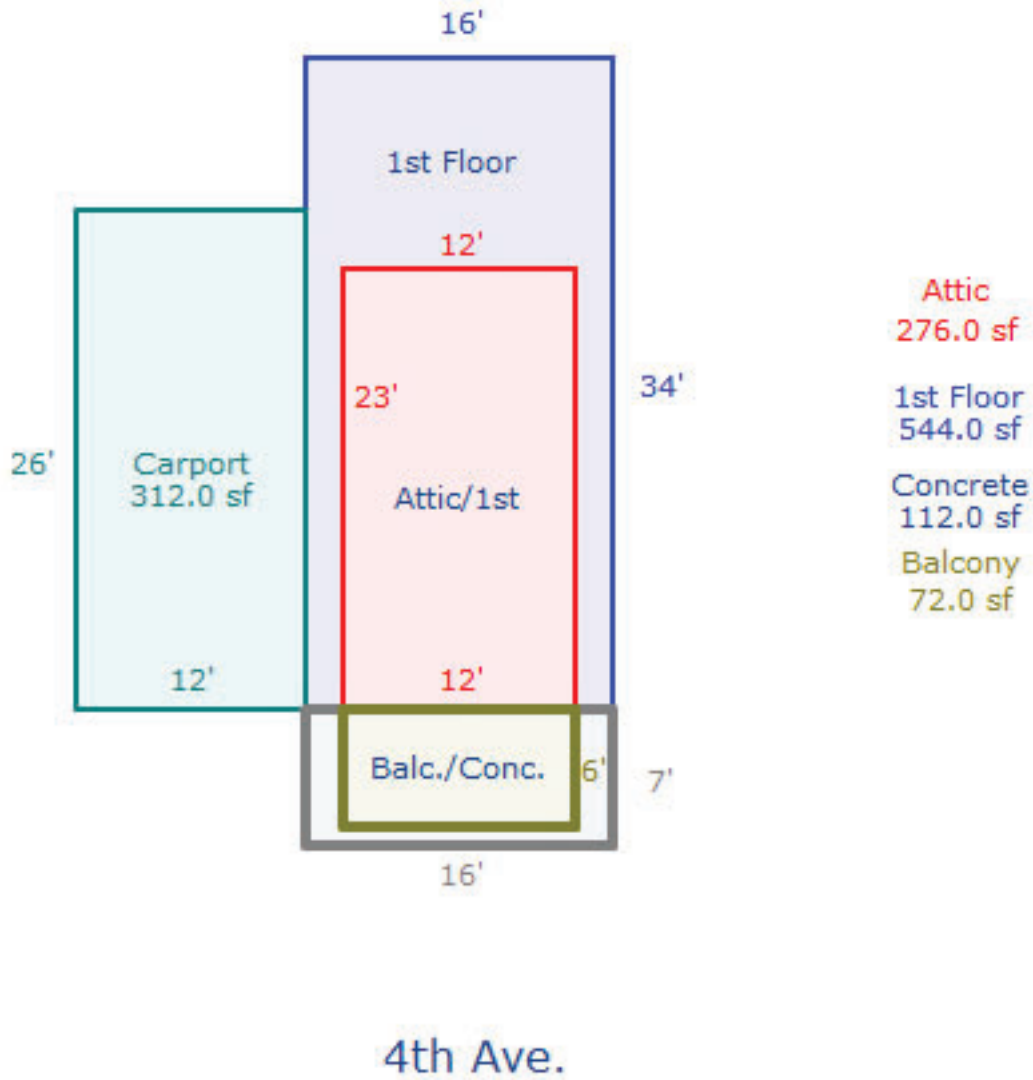
CONTRACTOR STAGING AND PARKING

SHEET NO.

L6.0


16'
1st Floor
12'
23'
34'
26'
Carport
312.0 sf
Attic/1st
12'
12'
Balc./Conc.
6'
7'
16'
Attic
276.0 sf
1st Floor
544.0 sf
Concrete
112.0 sf
Balcony
72.0 sf
4th Ave.

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 4, 2022

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, which includes at total of twenty-seven (27) units, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts.

Hearing: April 4, 2022

Applicant: Kazuko-San ID, LLC

Location: Sublot 4b, Block 1, North Hailey Plaza (Address TBD)

Zoning/Size: Business (B), Downtown Residential Overlay (DRO) Zoning Districts; 0.53 acres (22,992 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 16, 2022 and mailed to property owners within 300 feet on March 16, 2022.

Background and Application: The Applicant, Kazuko-San ID, LLC, has submitted a Design Review Application for construction of three (3) multifamily residential buildings. Building A is approximately 2,817 square feet, Building B is approximately 2,823 square feet in size, and Building C is approximately 1,020 square feet in size. Within the three (3) buildings, a total of twenty-seven (27) residential units are proposed. These units comprise of various unit size: nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units on 0.53 acres (22,992 square feet).

If approved, the project would be located on the east side of River Street, on the corner of River Street and Empty Saddle Trail. The project is located within the Downtown Residential Overlay (DRO), and is proposing the following:

- Twenty-seven (27) onsite parking spaces, which will include:
    - Twenty-four (24) <u>uncovered</u> parking spaces:
        - Eighteen (18) standard spaces
        - One (1) accessible space
        - Five (5) compact spaces
    - Three (3) <u>covered</u> parking spaces:
        - One (1) accessible space
        - One (1) standard space

    - One (1) compact space
- Nine (9) improved public right-of-way parking spaces
- Nine (9) one-bedroom units (540-680 square feet in size)
- Ten (10) one-bedroom units with office space (702-707 square feet in size)
- Eight (8) two-bedroom units (842-873 square feet in size)
- Eleven (11) bicycle racks for a total of 22 bicycle parking spaces
- Storage lockers for each unit
- Approximately 3,490 square feet of common useable open space
- Public right-of-way, street tree and landscaping improvements

Parking for the proposed units will be accessed off of an internal shared drive that connects to the existing public street, Empty Saddle Trail. No alley exists; however, a utility easement exists along the eastern property line and will be utilized as part of the internal drive. The internal drive will be 22' in width and the proposed onsite parking angles are at 90 degrees.

The buildings have been designed to face River Street (west) and Empty Saddle Trail (south). The parking area is located behind the buildings and takes advantage of the existing utility easement that cannot be built upon. The shape and position of the buildings create an elongated courtyard/open space between the parking area and the buildings, which supports various outdoor "rooms" for residents to enjoy. At the north (and sunniest) end of the open space, a play structure is proposed. Just to the south of this is an uncovered, paved gathering area with benches. The outdoor room located just south of this gathering area with benches, there will be another common area covered by a trellis structure, providing filtered light and more shade. At the southernmost edge of the open space, a more naturalized space with a bark path and pet-friendly area are proposed. The Applicant is proposing a total of 3,490 square feet of useable open space (2,299 square feet is required), which will be open to the public and will be available for use by all tenants.

The primary pedestrian entrances will be covered and are located off of River Street and Empty Saddle Trail. The entries to each unit will be accessed via a covered walkway/balcony system located along the rear sides of the building. The proposed buildings, in most places, are setback approximately five feet (5') from the sidewalks to allow for ample landscaping on private property.

The above design is cohesive with the surrounding zoning and uses, which consist of commercial, single-family, and multi-family residential uses.

Commission Feedback. On January 18, 2022, the Planning and Zoning Commission reviewed the Design Review Preapplication for Saddle Lofts. The Commission neither approved nor denied the proposal, but suggested the following:

- **Consider adding air conditioning units to each residential unit.** The Applicant will install a sleeve feature that allows for the installation of a portable air conditioning unit. This unit will not be visible from the outside of the building, and if any issues or complications arise, the Applicant will install individual air conditioning units.
- **Consider incorporating two-bedroom units on the ground floor.** Structurally, it is easier to accommodate for the stacking of two-bedroom units on the upper floors. While the Applicant did not place two-bedroom units on the ground floor as suggested, three (3) of the one-

bedroom units have been strategically converted to two-bedroom units to better accommodate for a couple, family and/or more than one (1) individual.

- **Consider utilizing lighter exterior colors, or lighter-colored shingles, to reduce the mass of the building.** The Applicant has lightened the exterior colors, as shown on the Materials Board. The corrugated metal siding is a rust color, the stucco siding is a beige color, the entry doors will be a penny, or burnt rust color. A lighter shingle, in Shakewood, will be utilized for the roof.
- **Consider reducing the density to increase average bedroom size**. The Applicant has reduced the overall number of units by one (1). At the Design Review Preapplication hearing, the Applicant proposed a total of 28 residential units. This proposal includes a total of 27 residential units. While the reduction in unit count does not alter the bedroom size, ample bedroom closet and hallway closet space has been provided.

Procedural History: A Design Review Preapplication public hearing before the Planning and Zoning Commission of the project was held on January 18, 2022, in the Hailey City Council Chambers. The Commission reviewed the project and provided suggestions, as noted herein. No decision was made. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on April 4, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *No comments*
				Life/Safety: *No comments*
				Streets, Water & Wastewater: *No comments*
				Building*: No comments*
				Streets: *No comments*
				City Arborist: *The Hailey Tree Committee met on March 10, 2022 to discuss the project. The Hailey Tree Committee unanimously voted to approve the street tree plan design as proposed.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, as no signage is proposed at this time.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of three (3) apartment buildings with a total of twenty-seven (27) residential units. The site plan shows a total of 27 onsite parking spaces, of which, one (1) parking space is a standard accessible parking space, and one (1) parking space is a van accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or six (6) of the proposed onsite parking spaces*

				could be compact spaces. The Applicant is proposing a total of six (6) spaces as compact spaces. *The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units; however, if unimproved public right-of-ways are improved, this shall satisfy the guest parking requirement. The Applicant is proposing to improve the public right-of-way and off-street parking along River Street and Empty Saddle Trail. Nine (9) on-street parking spaces are proposed (along River Street and Empty Saddle Trail).* *Parking requirements for the proposed project are met.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **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.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **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.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures.*
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:**

			Staff Comments	*Building Height:*
				- *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40').*
				- *Proposed Building Height: +/- 35'*
				
				Building Setbacks:
				- *Required Setbacks:*
				  o *Front Yard: 0'*
				  o *Side Yards: 0'*
				  o *Rear Yard: 0'*
				- *Proposed Setbacks:*
				  o *Front Yard (River Street): 2-5 3/16" '*

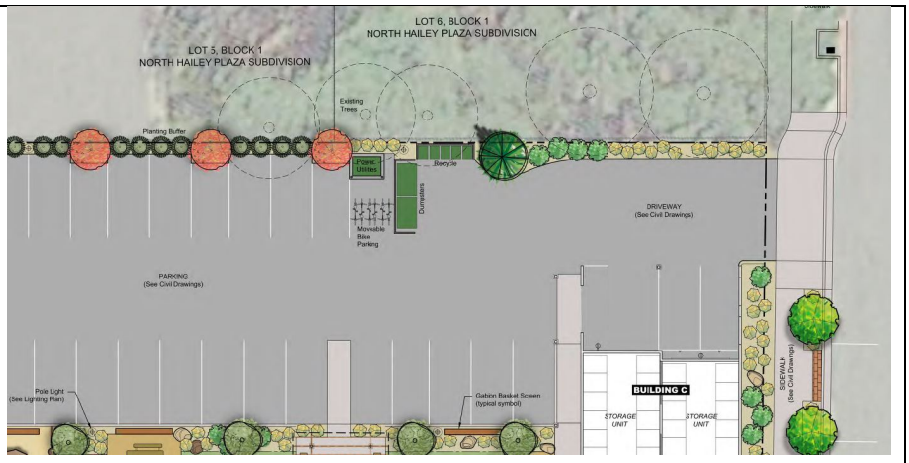
				○ *Side Yard (north): 5'-1 ½"* ○ *Side Yard (south): 3'- 5/8"* ○ *Rear Yard: 26'-8 5/16"* *All setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The public right-of-way on River Street and adjacent to the project site is 70' in width, instead of a traditional 100' in width. As such, the River Street Typical Section has been modified to fit the site-specific conditions. These modifications, noted herein, have been discussed with and are acceptable to the Public Works Department.* *A new 8.8'-wide sidewalk is shown along the property frontage of River Street. This sidewalk is interspersed with four (4), 3.8'-wide planting strips. The minimum sidewalk width along River Street is five (5) feet. An eight (8) foot wide sidewalk with four (4) interspersed planting strips are proposed along the property frontage of Empty Saddle Trail. The minimum sidewalk width along Empty Saddle Trail is six (6) feet wide.* *The proposed planting strips have been sized to provide ample room for a landscape buffer, while also providing pedestrian opportunities to access the sidewalk from the street/parking space. The proposed perimeter sidewalks will connect to interior sidewalks and patio area, providing safe access and sufficient circulation around and through the site.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The buildings face River Street (to the west) and Empty Saddle Trail (to the south). Parking is located behind the buildings and take advantage of a utility easement that cannot be built upon. The shape and position of the buildings create an*

				elongated courtyard/open space between the parking area and the buildings, which supports various outdoor "rooms" for residents to enjoy. At the north (and sunniest) end of the open space, a play structure is proposed. Just to the south of this is an uncovered, paved gathering area with benches. The outdoor room located just south of this gathering area with benches, there will be another common area covered by a trellis structure, providing filtered light and more shade. At the southernmost edge of the open space, a more naturalized space with a bark path and pet-friendly area are proposed. The primary pedestrian entrances face the public streets (west and south), will receive ample sunlight and will be covered to provide safe access.
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*No mature, existing plant material exists onsite. Grasses, shrubs, weeds and two small, unmaintained trees will be removed prior to construction.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access and onsite parking to the shared internal drive. New sidewalks are shown along the property frontages of River Street and Empty Saddle Trail, which will connect to internal sidewalks and pedestrian entrances, creating safe access to and through the site. The pedestrian entrances face the streets (west and south), will receive ample sunlight, and will be covered. The apartments will be accessed via a covered walkway/balcony system located along the rear sides of the building. Both a covered walkway and an uncovered path will provide access from the building to the proposed parking area.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash receptacles, recycling and utility boxes are located to the rear of both the west and east wings along the eastern property line (see image below for further details). The trash enclosure will be partially enclosed with a removable fence in the event that utilities within the easement need to be accessed. A letter from Clear Creek Disposal commenting on accessibility of the proposed enclosure shall be provided. This has been made a Condition of Approval.*

				 *Furthermore, a power box is located directly north of the dumpster enclosure. This power box and the trash enclosure do not interfere with each other and will be screened with vegetation, subject to Idaho Power clearance regulations.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A, as no alleys exist or are planned. The internal shared drive will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of the proposed internal drive and to the rear of the building. A prominent entrance is proposed along River Street, and a secondary entrance is located along Empty Saddle Trail. All parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.* *It is anticipated that snow will be hauled from the site, as the total number of dwelling units and onsite parking spaces proposed leave little space for snow storage. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*The site is serviced by two public streets, River Street and Empty Saddle Trail. Onsite parking can be accessed from an internal shared drive, which is located behind the proposed buildings and is a single-approach off of Empty Saddle Trail. Primary pedestrian access can be achieved from River Street and Empty Saddle Trail.*

☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*It is anticipated that snow will be hauled from the site, and no snow shall be stored within the proposed open space. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for three (3) multifamily buildings of 27 dwelling units in the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. A variety of homes, single-family and multifamily, as well as commercial spaces, exist. These uses vary widely in size, shape and roofline. From the flat roofed, Albertson's Market (~36,600 square feet in size) to the single-story, steep-pitched roof cottage (~1,300 square feet in size) to the east, and the nearby movie theater, Big Wood Cinema (~12,903 square feet in size), the proposed buildings complement its surroundings. The multifamily buildings have a footprint of 7,424 square feet, which is substantially smaller than Albertson's and Big Wood Cinema. The design incorporates a variety of features, such as balconies, breezeways and/or pop-outs. The buildings have low-pitched, sloped roofs, consistent with a residential vernacular. The project has been designed as a collection of three (3) smaller buildings that are rectangular in shape, consistent with the surrounding buildings.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed building design emphasizes human scale along the River Street façade by providing a generous landscaping buffer between the sidewalk and the building. The façade will also see directional siding, both horizontal and vertical, and a change in siding material at the second-floor level. Balconies, sunshades*

				and eaves, pop-outs and trellis structure also reduce the mass and emphasize human scale. The primary entry from River Street is inviting, spacious and pedestrian-oriented. *While not the primary building elevations, the southern façade is spacious, providing for safe pedestrian access. Changing in siding materials, vertical planes, balconies, eaves and landscaping also encourage human interaction.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The primary front façade faces River Street and includes various-sized windows, spacious pedestrian entrance, multiple building offsets, projections in the form of decks, roof eves and sunshades, and exterior material changes at the second and third levels. The utilization of various materials, integration of undulation and exterior colors help to break up any large building surfaces.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the buildings. A mix of corrugated metal siding (rust color), stucco siding (beige color), metal decks and sunshades (black color), natural wood gable vents, access balconies and trellises, and eaves are proposed (see the image above for further details).* *A Materials Sample Board has been provided and will be brought to the hearing.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior colors and materials proposed have been integrated into the architecture of the building and are similar to other buildings in the surrounding neighborhood. The colors are earthy in nature and will be harmonious with the neighboring brown, gray or burgundy, and brick-colored buildings. The stucco and metal materials will also complement the variety of materials found on the neighboring buildings.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*N/A, as no flat roofs are proposed. The buildings will incorporate pitched roofs.*

☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* - *South Facing Windows with Eave Coverage: At least 40% of the building's total glazing is oriented to the south, those which are oriented south and/or west are protected from the summer heat gain by adequate roof overhangs, and sun shades.* - *Double Glazed Windows: All windows will be, at a minimum, double glazed.* - *Low Emissivity Glazing: All windows will have low emissivity glazing.* - *An alternative energy system is not proposed at this time; however, the building will be rooftop solar ready.* *Additionally, the Applicant is proposing the following:* - *Building insulation to exceed minimum energy code compliance* - *Low solar heat gain coefficient windows on the south and west facades to minimize afternoon heat gain* - *Two (2) electric vehicle, Level 2, charging opportunities* *If needed, the Applicant can further describe any of the above methods and/or other alternative energy sources utilized to minimize energy consumption.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Low-pitched roofs are proposed and will retain snow. Gable roofs will direct melting snow and rain runoff to the gutters at the eaves. The access balconies/walkways will be covered by a pitched roof with gutter system.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent**

				with the colors, material and architectural design used on the principal building(s).
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as no master signage plan is needed. That said, the Applicant has submitted a plan, but it appears all proposed signage is exempt from permitting requirements (i.e., smaller than four square feet, address signage, etc.).*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed. Trellis features, attached to the building, are located at the front and rear pedestrian entrances.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are proposed. A trash/recycling enclosure is located off of the internal shared drive, at the rear of the property.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as no perimeter fences are proposed. The perimeter of the property will be defined by vegetative landscaping. Removable screening to match the corrugated siding is proposed around the trash and recycling enclosure.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A, as no fencing is proposed at this time.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time.*
☒	☐	☐	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A, as no alternative energy sources are proposed at this time.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Trash receptacles, recycling and utility boxes are located to the rear of the building, off of the internal shared drive. The Idaho Power transformer box will be located, per IPCO Regulations, along the eastern property line and will be screened from view by landscaping. No additional ground-mounted mechanical equipment is proposed.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All services lines will be underground.*
			17.06.080(A)3i	**j. Additional appurtenances shall not be located on existing utility poles.**

☒	☐	☐	***Staff Comments***	*No appurtenances will be permitted on poles.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*All plant material has been selected for its drought-tolerance and ability to thrive in the local environment. Tree selections include Washington Hawthorn, Autumn Blaze Maple, Tartarian Maple, Crabapple, Subalpine Fir, Rocky Mountain Juniper and Tannenbaum Pine. Shrub selections include Oriental Dwarf Spruce and a mix of Cotoneaster, Ninebark, Lilac, Spirea and Snowberry. Grasses and perennials include three (3) drought-tolerant grasses, and three (3) native or adapted flowering perennials. The limited turf grass proposed is a low-water use Fescue Blend.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant has stated that all plant species proposed are hardy to a minimum USDA Zone 4.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*All disturbed areas will be revegetated and irrigated with an automatic, underground irrigation system. Drip irrigation will be installed in all planting beds, planter boxes and tree wells. The irrigation system will be automatically controlled with a smart controller and rain sensor for a water wise system.*
☒?	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses and groundcover. The Landscape Plan (Sheet L1) shows a total of eighteen (18) trees to be planted onsite and a total eight (8) street trees to be planted.* *Pursuant this standard, newly landscaped areas having more than 10 trees, a minimum of 10% of the trees, or one (1) tree, shall be at least 4" caliper, 20% of the trees, or three (3) trees, shall be at least 3" caliper, and 20% of the trees, or three (3) trees, shall be at least 2 ½" caliper. The Applicant is proposing the following onsite trees:* - *Four (4) Tartarian Maple Trees at 3" caliper* - *Six (6) Crabapple Thunderchild Trees at 2" caliper* - *One (1) Subalpine Fir Tree at 12' in height*

				- Five (5) Rocky Mountain Juniper/Tannenbaum Pine Trees at 15 gallons each *Additionally, the Applicant is proposing the following street trees:* *- Four (4) Washington Hawthorne Trees at 3" caliper* *- Four (4) Autumn Blaze Maple Trees at 4" caliper* *The proposed tree species and sizes comply with this standard.* *Lastly, the Hailey Tree Committee met on March 10, 2022 to discuss the project. The Hailey Tree Committee unanimously voted to approve the street tree plan design as proposed.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Business (B) Zone District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Grading and Drainage Plan has been submitted and storm water will be retained onsite. Runoff is directed to drywells where it will infiltrate into the soil.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition.*
☒	☐	☐	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*A very low retaining wall, maximum of eight inches (18") is proposed along the River Street sidewalk to allow a small change in grade from the sidewalk to the subject property. It will have a six inch (6") minimum curb on the sidewalk side, per the request of the Public Works Department, to facilitate snow removal on the sidewalk.*
☒	☐	☐	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*Per the request of the Public Works Department, the proposed retaining wall described above will be made of reinforced concrete to match the sidewalk.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no tall retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no extensive retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed to be over 24" in height.*

☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are compatible for seating.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The building responds to its corner location by presenting its main facades toward River Street and Empty Saddle Trail. The open space is located behind the building to buffer the building from the parking area and to provide privacy from the public right-of-way. The gentle north to south slope is accommodated by stepping the buildings down with the topography. Surrounding uses are buffered from the residential building by street rights-of-way, the project's parking area and landscape buffers along property lines.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*A simple, logical system of pedestrian pathways connects the public rights-of-way with the project and access to parking. Most of the walkways onsite are covered. Additional informal pathways are provided to access the outdoor rooms in the open space. Three (3) sets of stairs serve the upper levels.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*Please refer to Section 17.06.080(D)1b above.*

2. Building Design: 17.06.080(D)2, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*The overall building is composed of three (3) smaller residential buildings, each containing up to ten (10) dwelling units. It is clad in a mix of corrugated metal siding on the lower levels and stucco above, with frequent articulation of the façade, to break up the building massing and scale. Two (2) generous openings to and through the building provide welcoming entrances and passage into the project. Horizontal elements, such as sunshades, private balconies, trellises, generous roof overhangs and access walkways mitigate the vertical elements. An*

				approximately five-foot-wide setback from the public sidewalk provides an opportunity for vegetative landscaping to soften the front edges of the building. The gable roof forms utilized reference a residential vernacular. The exterior finish materials incorporate a mix of corrugated metal siding (rust color), stucco (beige color), metal decks and sunshades (black color) and generous eaves. Natural wood stair stringer, access balcony construction, trellises and gable vents will provide an additional accent material and color. Windows are large enough to admit ample daylight, cross ventilation and egress. They are placed to admit winter sun, but shading is provided so that they are shielded from summer sun heat gain. Where possible, each room has light from two (2) sides. The front door to each dwelling unit will be painted a burnt orange color to differentiate it from other exterior finishes, while complementing the overall color palette. The individual apartment doors do not face the street, rather they face the access balconies on the inside of the property, and the great room doors, windows and balconies face the more public street sides of the property.
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*The proposed building design emphasizes human scale along the River Street façade by providing a generous landscaping buffer between the sidewalk and the building, breaking up the façade horizontally with a change in siding material at the second-floor level, protruding balconies, sunshades and generous eaves, providing four pop-outs to undulate the façade and with a trellis structure over the main pedestrian entry. The main access is generous, pedestrian-friendly and inviting to encourage human interaction at the entry, as well as to direct people into the property.*

General Requirements for the Downtown Residential Overlay District (DRO)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.04R.030**	**General Application: The Downtown Residential Overlay District shall be an overlay district with bulk, open space, landscaping and parking requirements for buildings and structures located within the district which are developed as multi-family or mixed uses. Where the regulations specified for the underlying zoning district, the requirements of this article shall apply and control, except as otherwise specified in this article (Ord. 1238, 2018).**
☒	☐	☐	**17.04R.040(A)**	**Use and Bulk Requirements: Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein (Supplementary Location and Bulk Requirements of Chapter 17.07 of this title shall also apply in the DRO).**
				A. Residential Percentage: There shall be no maximum residential percentage on the ground level (Ord. 1238, 2018).
			Staff Comments	*The project is proposing twenty-seven (27) dwelling units within the three (3) multifamily buildings. Of the overall total, eight (8) of the dwelling units are on the ground floor. Parking and storage spaces for each unit are also located on the ground floor.*
☒	☐	☐	**17.04R.050(A)**	**Multifamily and Mixed-Use Density:** **A. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and standards of review from Chapter 17.06: "Design Review", of this title. The Commission shall have the discretion to modify building design based on the standards in Chapter 17.06 of this title.**
			Staff Comments	*Please refer to the Design Review Standards as noted herein.*

☒	☐	☐	**17.04R.050(B)**	**B. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building (Ord. 1238, 2018).**
			Staff Comments	*The average dwelling unit size is 707 net square feet, as measured to the inside of the unit's exterior walls.*
☒	☐	☐	**17.04R.060 (A)**	**Parking Spaces, Screening and Storage Requirements:** **A. Onsite Parking Space Requirements Multiple Family Dwellings and Dwelling Units Within A Mixed-Use Building:** **1. A minimum of one space per residential dwelling unit, where up to twenty five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.** **2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of three (3) apartment buildings with a total of twenty-seven (27) residential units. The site plan shows a total of 27 onsite parking spaces, of which, one (1) parking space is a standard accessible parking space, and one (1) parking space is a van accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or six (6) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of six (6) spaces as compact spaces.* *The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units; however, if unimproved public right-of-ways are improved, this shall satisfy the guest parking requirement. The Applicant is proposing to improve the public right-of-way and off-street parking along River Street and Empty Saddle Trail. Nine (9) on-street parking spaces are proposed (along River Street and Empty Saddle Trail).* *Parking requirements for the proposed project are met.*
☒	☐	☐	**17.04R.060 (B)**	**B. Useable Open Space, Screening and Landscaping:** **1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.** **2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and** **3. Minimum distance setbacks in Section 17.09.020.11 of this title shall not apply.**
			Staff Comments	*The total lot area is 22,992 square feet in size. The Applicant is required to provide 2,299 square feet of useable open space or ten (10%) percent of the total lot area. The Applicant is proposing useable open space that is approximately 3,490 square feet in size.* *A landscape buffer between parking areas and residential zoning districts are also required; however, the project does not abut a residential zoning district. That said,*

				the Applicant is proposing to buffer the parking area from adjacent properties with trees and deciduous and evergreen shrubs (see Sheet A9.01 for further details).
☒	☐	☐	**17.04R.060 (C)**	**C. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two (22') feet, as determined through the design review process.**
			Staff Comments	*The Applicant is proposing that all onsite parking angles be of ninety degrees (90°). They have also proposed an aisle width to access the parking are of twenty-two (22') in width.*
☒	☐	☐	**17.04R.060 (D)**	**D. Storage: All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process (Ord. 1238, 2018).**
			Staff Comments	*All proposed units (27 in total) exceed 500 net square feet in size; however, the Applicant Team has provided each unit with a twenty (20) square foot (4'x5') storage unit. These units are located on the ground floor.*

17.06.060 Criteria.

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

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

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

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

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

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**

2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

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

a) All applicable Fire Department and Building Department requirements shall be met. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
   i. The Applicant shall install a building sprinkler system and alarm system, as set forth in the IFC.
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) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
e) The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure.
f) The Applicant shall remove and haul snow from the site, as needed. No snow shall be stored in the proposed open space.
g) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
h) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
i) 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.
j) 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.

Motion Language

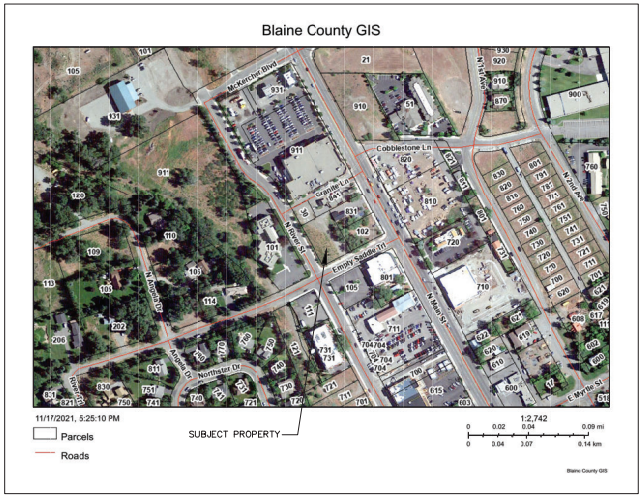
Approval: Motion to approve the Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, for a total of twenty-seven (27) residential units, to be located at Sublot 4B, Block 1, North Hailey Plaza, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (j) are met.

Denial: Motion to deny the Design Review Application by Kazuko-San ID, LLC, for construction of three

(3) multifamily residential buildings, for a total of twenty-seven (27) residential units, to be located at Sublot 4B, Block 1, North Hailey Plaza, finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

CONCEPTUAL RENDERING OF SOUTH & WEST FACADES



VICINITY MAP

SHEET INDEX:

A1.00	COVER SHEET
TOPO	SURVEY
C0.1	COVER & DETAIL SHEET
C0.2	DETAIL SHEET
C0.3	DETAIL SHEET
C0.4	DETAIL SHEET
C1.0	SITE GEOMETRY PLAN
C1.1	SITE GRADING & DRAINAGE PLAN
L1	LANDSCAPE PLAN
A1.01	SITE PLAN
A1.02	GROUND FLOOR PLAN
A1.03	SECOND FLOOR PLAN
A1.04	THIRD FLOOR PLAN
A1.05	ROOF PLAN
A2.01	WEST & SOUTH ELEVATIONS
A2.02	EAST & NORTH ELEVATIONS
A2.03	ELEVATIONS BTWN BUILDINGS
A3.01	SECTIONS
A9.01	3D RENDERINGS
E1.01	GROUND FLOOR EXTERIOR LIGHTING PLAN
E1.02	SECOND FLOOR EXTERIOR LIGHTING PLAN
E1.03	THIRD FLOOR EXTERIOR LIGHTING PLAN
GC-1	STAGING & CONTRACTOR PARKING PLAN

PROJECT INFORMATION

OWNER:
KAZUKO-SAN ID, LLC
4468 VIA ALEGRE
SANTA BARBARA, CA 93110

PROJECT ADDRESS:
NO ADDRESS YET
NE CORNER OF RIVER STREET & EMPTY SADDLE TRAIL
HAILEY, ID 83333

LEGAL DESCRIPTION:
NORTH HAILEY PLAZA SUB LOT 4B, BLOCK 1

BUILDING INFORMATION NOTES

SITE AREA: ±0.53 ACRES (±22,992 SF)
ZONING: BUSINESS (B),
OVERLAY ZONING: DOWNTOWN RESIDENTIAL OVERLAY (DRO)

BUILDING OCCUPANCY: R-2
BUILDING CONSTRUCTION TYPE: VB

BUILDING FOOTPRINT:

BUILDING A	2,817.6 SF
BUILDING B	2,823.9 SF
BUILDING C	1,782.5 SF
TOTAL BUILDING FOOTPRINT	7,424.0 SF

TOTAL LOT COVERAGE: 7,424 SF/22,992 SF = 32.3%

AVERAGE UNIT SIZE: 708 NSF

OFF-STREET PARKING:
24 UNCOVERED SPACES (18 STANDARD, 1 ADA, 5 COMPACT)
3 SPACES IN CARPORT (1 ADA VAN, 1 STANDARD, 1 COMPACT)
27 TOTAL ON-SITE PARKING SPACES
5 GUEST SPACES IN IMPROVED ROW

CODE INFORMATION

APPLICABLE CODES, AS ADOPTED & AMENDED
BY THE CITY OF HAILEY:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
HAILEY MUNICIPAL CODE:
- 15.08.012 BUILD BETTER PROGRAM
- CHAPTER 17 – ZONING REGULATIONS

DESIGN TEAM

ARCHITECT:
REBECCA F BUNDY, ARCHITECT, PLLC
PO BOX 2313
KETCHUM, ID 83340
REBECCA@RFBUNDYDESIGN.COM
(208) 720-1832

LANDSCAPE ARCHITECT:
NS CONSULTING
NATHANWSCHUTTE@GMAIL.COM
(208) 320-2911

CIVIL ENGINEER/SURVEYOR:
OPAL ENGINEERING, PLLC
SAM@OPAL-ENGINEERING.COM
(208) 720-9608

ENERGY CONSULTANT:
JOHN REUTER GREENWORKS, LLC
102 SOUTH 4TH AVENUE
HAILEY, ID 83333
JOHN@IDAHOGREENWORKS.COM
(208) 721-2922

GENERAL CONTRACTOR:
CONRAD BROTHERS CONSTRUCTION
105 LEWIS STREET, SUITE 101
KETCHUM, ID 83340
PAUL@CONRADBROTHERSCONSTRUCTION.COM
(208) 726-5788

DESIGN REVIEW
NOT FOR
CONSTRUCTION

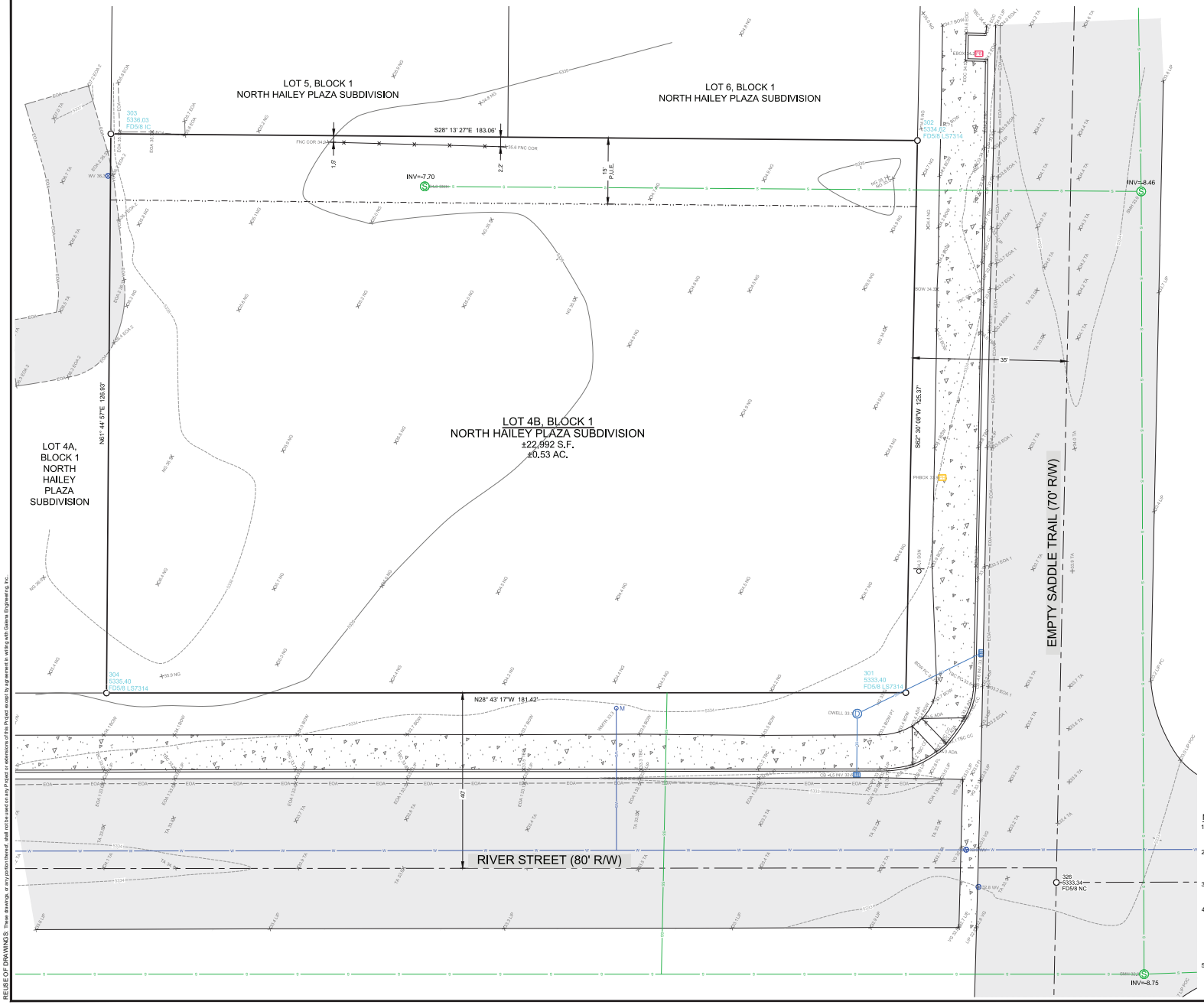
REBECCA F. BUNDY, ARCHITECT, PLLC
AIA AICP
PO BOX 2313
KETCHUM, ID 83340
(208) 720-1832
REBECCA@RFBUNDYDESIGN.COM

COVER SHEET

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE N/A
DATE 3/1/2022
DRAWING NO.
A1.00



LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline Right of Way
- Public Utility Easement per Plat
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Asphalt
- Concrete Sidewalk
- SGN = Sign
- PHBOX = Telephone Riser
- PBOX = Power Box
- Sewer Main
- Sewer Service
- SMH = Sewer Manhole
- Storm Drain
- CB = Catch Basin
- DWELL = Dry Well
- Water Main
- Water Service
- WMTR = Water Meter
- WV = Water Valve

ADA = Curb Ramp Points
BOW = Back of Walk
CC = Curb Cut
COR = Corner
EOA = Edge of Asphalt
EOC = Edge of Concrete
FL = Flow Line
INV = Invert
LIP = Lip of Gutter
NG = Natural Ground
PC = Point of Curvature
POC = Point on Curve
PT = Point of Tangency
TA = Top of Asphalt
TBC = Top Back of Curb
VG = Valley Gutter

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/18/2021).
2. Boundary information is based on Found Monumentation. Please refer to the recorded plat of North Hailey Plaza Subdivision, Instr# 493013, records of Blaine County, Idaho.Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
3. Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey and City utility maps. Sub-surface utility locations are approximate and locations should be verified before any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is found ½" rebar at southwest corner of property, elevation = 5333.40 Point elevations shown are truncated (i.e. 5334.34 is 34.3). Vertical Datum is NAVD 1988.

A TOPOGRAPHIC MAP SHOWING LOT 4B, BLOCK 1, NORTH HAILEY PLAZA SUBDIVISION

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

PREPARED FOR KAZDO-SAN D LLC

PROJECT INFORMATION
P:\dwg\dwg 0831\dwg\Topo\0831topo.dwg 09/22/21 3:36:38 PM

PROFESSIONAL LAND SURVEYOR LICENSE NO. 16670 STATE OF IDAHO MATT E. PHILLIPS 09/22/21

DESIGNED BY JMT
DRAWN BY SMF
CHECKED BY

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

PURPOSE:

NO	DATE	BY	REVISIONS

TOPO

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

SADDLE LOFTS

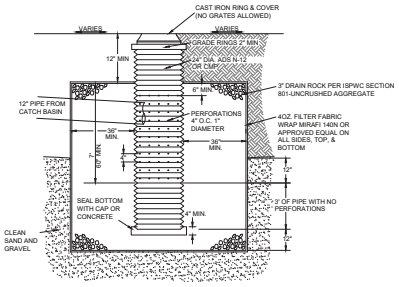
HAILEY, IDAHO

FEBRUARY 2022

GENERAL CONSTRUCTIONS NOTES

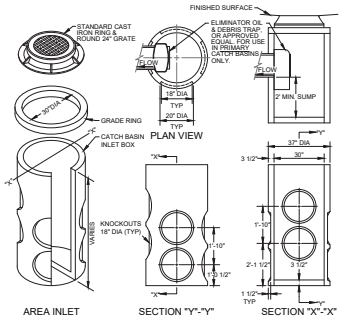
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPWC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING DATED 9/22/21.

PROJECT LOCATION
STATE HIGHWAY 75
EAST LIBERTY STREET
WOOD STREET EAST
SOUTH HIGH STREET
SOUTH WALNUT STREET
SOUTH MAIN STREET
SOUTH PINE STREET
SOUTH CEDAR STREET
SOUTH HEMLOCK STREET
SOUTH SHORTLINE DRIVE
SOUTH SHORTLINE CIRCLE
SOUTH SHORTLINE COURT
SOUTH SHORTLINE WAY
SOUTH SHORTLINE LOOP
SOUTH SHORTLINE PLACE
SOUTH SHORTLINE TRAIL
SOUTH SHORTLINE ALLEY
SOUTH SHORTLINE PARK
SOUTH SHORTLINE VIEW
SOUTH SHORTLINE HILL
SOUTH SHORTLINE RIDGE
SOUTH SHORTLINE CREEK
SOUTH SHORTLINE RIVER
SOUTH SHORTLINE LAKE
SOUTH SHORTLINE POND
SOUTH SHORTLINE SPRING
SOUTH SHORTLINE FALLS
SOUTH SHORTLINE MOUNTAIN
SOUTH SHORTLINE VALLEY
SOUTH SHORTLINE PASS
SOUTH SHORTLINE CANYON
SOUTH SHORTLINE DESERT
SOUTH SHORTLINE FOREST
SOUTH SHORTLINE GROVE
SOUTH SHORTLINE MEADOW
SOUTH SHORTLINE FIELD
SOUTH SHORTLINE STREAM
SOUTH SHORTLINE BROOK
SOUTH SHORTLINE WATERFALL
SOUTH SHORTLINE SPRINGS
SOUTH SHORTLINE HOT SPRINGS
SOUTH SHORTLINE GEYSER
SOUTH SHORTLINE VOLCANO
SOUTH SHORTLINE CRATER
SOUTH SHORTLINE LAVA FIELD
SOUTH SHORTLINE PUMICE
SOUTH SHORTLINE OBSIDIAN
SOUTH SHORTLINE SAGEBRUSH
SOUTH SHORTLINE JUNIPER
SOUTH SHORTLINE PINE
SOUTH SHORTLINE FIR
SOUTH SHORTLINE SPRUCE
SOUTH SHORTLINE ASPEN
SOUTH SHORTLINE WILLOW
SOUTH SHORTLINE CAMPGROUND
SOUTH SHORTLINE PICNIC AREA
SOUTH SHORTLINE TRAILHEAD
SOUTH SHORTLINE VISITOR CENTER
SOUTH SHORTLINE RANGER STATION
SOUTH SHORTLINE FIRE STATION
SOUTH SHORTLINE POLICE STATION
SOUTH SHORTLINE HOSPITAL
SOUTH SHORTLINE SCHOOL
SOUTH SHORTLINE CHURCH
SOUTH SHORTLINE CEMETERY
SOUTH SHORTLINE PARK
SOUTH SHORTLINE GOLF COURSE
SOUTH SHORTLINE SKI RESORT
SOUTH SHORTLINE SNOWMOBILE TRAIL
SOUTH SHORTLINE ATV TRAIL
SOUTH SHORTLINE MOUNTAIN BIKE TRAIL
SOUTH SHORTLINE HIKING TRAIL
SOUTH SHORTLINE RIVER TRAIL
SOUTH SHORTLINE LAKE TRAIL
SOUTH SHORTLINE POND TRAIL
SOUTH SHORTLINE SPRING TRAIL
SOUTH SHORTLINE FALLS TRAIL
SOUTH SHORTLINE MOUNTAIN TRAIL
SOUTH SHORTLINE VALLEY TRAIL
SOUTH SHORTLINE PASS TRAIL
SOUTH SHORTLINE CANYON TRAIL
SOUTH SHORTLINE DESERT TRAIL
SOUTH SHORTLINE FOREST TRAIL
SOUTH SHORTLINE GROVE TRAIL
SOUTH SHORTLINE MEADOW TRAIL
SOUTH SHORTLINE FIELD TRAIL
SOUTH SHORTLINE STREAM TRAIL
SOUTH SHORTLINE BROOK TRAIL
SOUTH SHORTLINE WATERFALL TRAIL
SOUTH SHORTLINE SPRINGS TRAIL
SOUTH SHORTLINE HOT SPRINGS TRAIL
SOUTH SHORTLINE GEYSER TRAIL
SOUTH SHORTLINE VOLCANO TRAIL
SOUTH SHORTLINE CRATER TRAIL
SOUTH SHORTLINE LAVA FIELD TRAIL
SOUTH SHORTLINE PUMICE TRAIL
SOUTH SHORTLINE OBSIDIAN TRAIL
SOUTH SHORTLINE SAGEBRUSH TRAIL
SOUTH SHORTLINE JUNIPER TRAIL
SOUTH SHORTLINE PINE TRAIL
SOUTH SHORTLINE FIR TRAIL
SOUTH SHORTLINE SPRUCE TRAIL
SOUTH SHORTLINE ASPEN TRAIL
SOUTH SHORTLINE WILLOW TRAIL
SOUTH SHORTLINE CAMPGROUND TRAIL
SOUTH SHORTLINE PICNIC AREA TRAIL
SOUTH SHORTLINE TRAILHEAD TRAIL
SOUTH SHORTLINE VISITOR CENTER TRAIL
SOUTH SHORTLINE RANGER STATION TRAIL
SOUTH SHORTLINE FIRE STATION TRAIL
SOUTH SHORTLINE POLICE STATION TRAIL
SOUTH SHORTLINE HOSPITAL TRAIL
SOUTH SHORTLINE SCHOOL TRAIL
SOUTH SHORTLINE CHURCH TRAIL
SOUTH SHORTLINE CEMETERY TRAIL
SOUTH SHORTLINE PARK TRAIL
SOUTH SHORTLINE GOLF COURSE TRAIL
SOUTH SHORTLINE SKI RESORT TRAIL



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12' FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

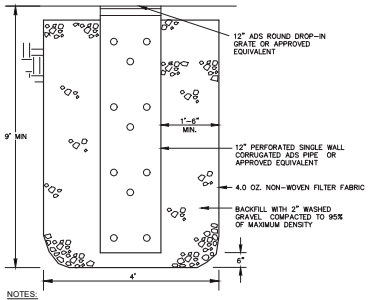
1 / C0.2 CITY OF HAILEY DRYWELL DETAIL (18.14.010.D4)
N.T.S.



CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY. NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

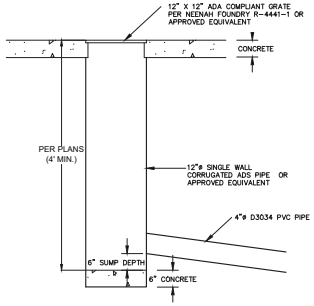
2 / C0.2 30" DIAMETER CATCH BASIN
N.T.S.



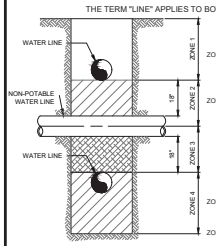
NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. BOTTOM OF DRYWELL SHALL EXTEND A MINIMUM OF 36" BELOW LOWEST ADJACENT FOOTING.
3. DRYWELL CALCULATIONS SHOWN FOR THE LARGEST CONTRIBUTING AREA.

3 / C0.2 LANDSCAPE DRYWELL
N.T.S.



4 / C0.2 LANDSCAPE CATCH BASIN
N.T.S.



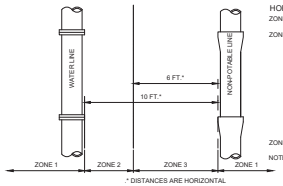
VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
AND EITHER
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

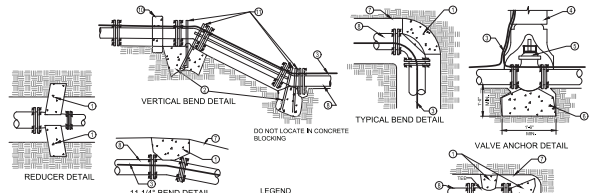
ZONE 1: A) NO SPECIAL REQUIREMENTS.

ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

5 / C0.2 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



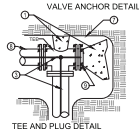


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE = 2000 PSF WORKING PRESSURE RATING = 150 PSI SAFTEY FACTOR = 1.5				
MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*				
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH)
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

NOTES:

A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

6 / C0.2 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.

opal
OPAL ENGINEERING, PLLC
PO BOX 2330, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (02/08/2022)

REVISION NO	DATE	DESCRIPTION

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO 12698 TONY STANLEWICZ
PRELIMINARY NOT FOR CONSTRUCTION

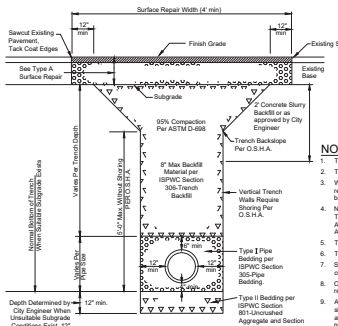
DETAIL SHEET

SADDLE LOFTS
PREPARED FOR KAZIKO SAN-ID, LLC

22014
PROJECT NUMBER

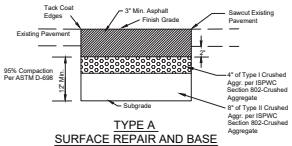
C0.2

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



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



TYPE A
SURFACE REPAIR AND BASE

N.T.S.

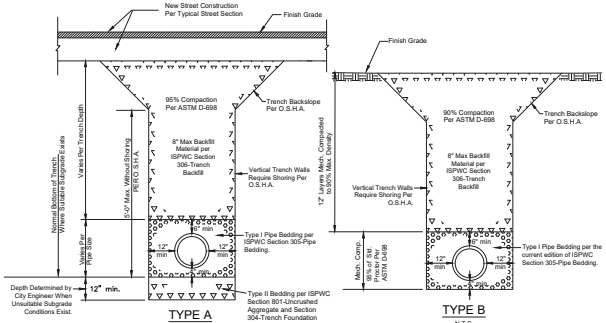
NOTES

1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Where 25% or more of any portion of the surface area of any pavement has been damaged within the project limits, full width restoration shall be required. Any strip of remaining pavement less than 2 feet in width along curb and gutter or pavement edge shall be removed and replaced.
4. Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unstable. Then 8 inch minus aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or crushed aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 802-Crushed Aggregate, will be required as backfill.
5. The completed patch shall not deviate from existing surface more than .02 ft/10 ft in any direction.
6. The completed patch shall not pond water in excess of .02 feet in depth.
7. Surface repair in gravel shoulder areas within 3 feet of pavement edge shall be 3 inch depth of Type I crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate.
8. Contractor shall be responsible for maintenance of street repair for one year after installation. PUC regulated utilities shall be responsible for a period of three years.
9. All utility crossings, including but not limited to power, telephone, cable TV, gas, and water services, which cross existing paved roads shall be constructed by horizontal boring. Open cuts across paved roadways will only be allowed after a minimum of three failed attempts with approved boring tools. When utility mains are located under existing pavement, open cuts will be allowed and boring is not required. If in the judgment of the City Engineer, boring may be detrimental to the health, safety, or welfare of the public, boring will not be required and trenching will be allowed. A six foot trench, two feet deeper than the proposed utility shall be excavated adjacent to the edge of pavement for evaluation of soil conditions by the City Engineer to determine if boring shall be attempted or if trenching will be allowed.
10. All trenches shall be repaved within 72 hours of starting the work unless prior approval to delay repaving has been provided by the City Engineer.
11. Concrete Slurry Mix Design

Coarse Aggregate (3/8" minus)	2,600 lbs
Sand	800 lbs
Cement	94 lbs (max)
Water	11 gals (max)

1 C0.3 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.



TYPE A
N.T.S.

TYPE B
N.T.S.

TYPICAL TRENCH SECTIONS

NOTES

1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unsuitable; then either 8-inch minus uncrushed aggregate per the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or Type I or II crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate will be required as backfill.
4. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill material has been approved by the City Engineer.
5. Type A Trench Section shall be used when crossing a public or private road, street or driveway section. A road, street or driveway section is defined as the area under an existing asphalt or gravel surface or curb and sidewalk, plus (4') four feet beyond each edge.
6. Type B Trench Section shall be used outside of any Type A, where new streets are not planned.
7. Rock shall be excavated to at least standard trench width per the current edition of the ISPWC Standards-Section 302-Rock Excavation.

2 C0.3 CITY OF HAILEY DETAIL NEW DEVELOPMENT TYPICAL TRENCH SECTION (18.14.010.A.2)

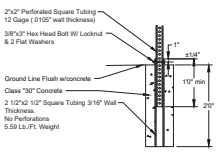
N.T.S.

SEWER CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND THE CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ABOVE STANDARDS AND SPECIFICATIONS AND A SET OF PLANS STAMPED WITH THE DEQ APPROVAL STAMP AND A COPY OF THE DEQ APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). IN ADDITION, WATER SERVICES SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING WATER AND SEWER MAINS AT ALL PROPOSED CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.
5. POTABLE/NON-POTABLE CROSSINGS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-407 AND IDAPA SECTION 58.01.08.542.07.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO EXCAVATION.
7. SEWER SERVICE LINES SHALL BE PLACED AT A SLOPE OF 2%, WITH MARKERS PER ISPWC. CLEANOUTS ARE REQUIRED AT CHANGES IN ALIGNMENT, GRADE, AND MINIMUM 150' LENGTH.
8. ALL PIPE SHALL BE BEDDED WITH (ISPWC) TYPE I BEDDING MATERIAL.
9. TRENCHES SHALL BE BACK FILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
10. THE CONTRACTOR SHALL PRESSURE TEST ALL SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION".

WATER CONSTRUCTION NOTES

1. WATER SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAILEY STANDARDS. NO WATER SERVICE SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY.
2. WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE.
3. ALL 4" AND LARGER WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900, CLASS 235 PVC PIPE. ALL WATER MAINS SHALL BE PRESSURE TESTED IN CONFORMANCE WITH ISPWC SECTION 401.3.6 AND THE CITY OF HAILEY STANDARDS. TRACER WIRE SHALL BE NO. 12 GAUGE COPPER LOCATING WIRE INSULATED PER ISPWC SECTION 401 AND THE CITY OF HAILEY SPECIFICATIONS.
4. ALL WATER DISTRIBUTION AND WATER SERVICE INSTALLATION MATERIALS AND CHEMICALS USED TO DISINFECT POTABLE WATER COMPONENTS MUST BE COMPLIANT WITH ANSI/NSF STANDARD 60/61. ALL MATERIALS MUST BE COMPLIANT WITH THE LOW LEAD RULE (<0.25%Pb BY WEIGHT).
5. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND THE CITY OF HAILEY STANDARDS.
6. ALL VALVES SHALL BE GATE VALVES WITH NON-RISING STEM, "O" RING SEALS, AND TWO-INCH OPERATING NUTS MEETING AWWA STANDARDS PER ISPWC SECTION 402. ALL GATE VALVES LOCATED IN PAVEMENT SHALL BE FITTED WITH CAST IRON VALVE BOXES WITH CONCRETE COLLARS PER ISPWC SD-406 AND THE CITY OF HAILEY SPECIFICATIONS.
7. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110 FOR 250 PSI WORKING PRESSURE. JOINTS ON BURIED VALVES SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE NOTED. FLANGED JOINTS SHOULD IN GENERAL BE AVOIDED UNDERGROUND.
9. FIRE HYDRANTS SHALL CONFORM WITH THE CITY OF HAILEY STANDARDS.
10. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.
11. ALL WATER MAINS SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
12. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND THE CITY OF HAILEY STANDARDS. A USC EC APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) SHALL BE INSTALLED ON PRIMARY SERVICE CONNECTIONS (INCLUDING FIRE SUPPRESSION SERVICES, IF APPLICABLE) IN ACCORDANCE WITH THE CITY OF HAILEY WATER DEPARTMENT, FIRE MARSHAL, PLUMBING BUREAU, AND STATE OF IDAHO BACKFLOW PREVENTION REQUIREMENTS. IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY 6".
13. THE CONTRACTOR SHALL KEEP THE EXISTING WATER DISTRIBUTION SYSTEM LIVE, TO THE GREATEST EXTENT POSSIBLE. WHILE INSTALLING THE NEW WATER MAIN AND SERVICES MINIMIZING DISRUPTION TO EXISTING WATER SYSTEM USERS. THE NEW WATER MAIN AND SERVICES SHALL BE INSTALLED, BACKFILLED, PRESSURE TESTED AND DISINFECTED AND FLUSHED PRIOR TO CONNECTING THE NEW MAIN TO THE EXISTING MAIN. THE MAXIMUM ALLOWABLE SERVICE OUTAGE FOR ANY SHUTDOWN IS 4 HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REMOVING AND DISPOSING OF WATER ENTERING THE TRENCH DURING THE TIME THE TRENCH IS BEING PREPARED FOR INSTALLATION OF THE UTILITY, INCLUDING COMPLETION OF BACKFILL OF THE PIPE ZONE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL DISPOSE OF THE WATER IN A SUITABLE MANNER WITHOUT CAUSING DAMAGE TO PROPERTY.
15. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.

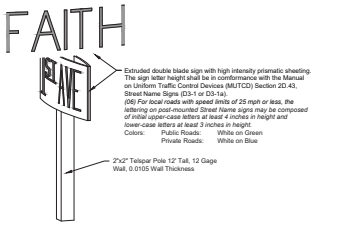


SIGN POST INSTALLATION DETAIL
WITH ONE PIECE ANCHOR POST
FOR USE IN CONCRETE SIDEWALKS

N.T.S.

NOTES:

1. Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
2. All installations shall have 8" square concrete foundations or grouted into solid rock.



ROAD SIGN DETAIL

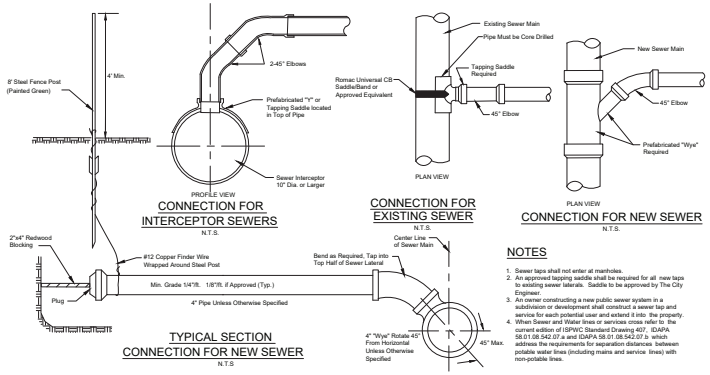
N.T.S.

NOTES:

1. All Street Signs shall be in accordance with the most current edition of the MUTCD.
2. Sign placement shall be approved by the City of Hailey.

3 C0.3 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)

N.T.S.



CONNECTION FOR
INTERCEPTOR SEWERS

N.T.S.

CONNECTION FOR
EXISTING SEWER

N.T.S.

CONNECTION FOR NEW SEWER

N.T.S.

TYPICAL SECTION
CONNECTION FOR NEW SEWER

N.T.S

NOTES

1. Sewer taps shall not enter at manholes.
2. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.
4. When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

6 C0.2 CITY OF HAILEY SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)

N.T.S.

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PO BOX 2330, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (02/08/22)		
REVISION NO	DATE	DESCRIPTION

PROFESSIONAL ENGINEER LICENSE NO. 12708 STATE OF IDAHO
PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET

SADDLE LOFTS

PREPARED FOR KAZKO SAN-ID, LLC

22014
PROJECT NUMBER

C0.3

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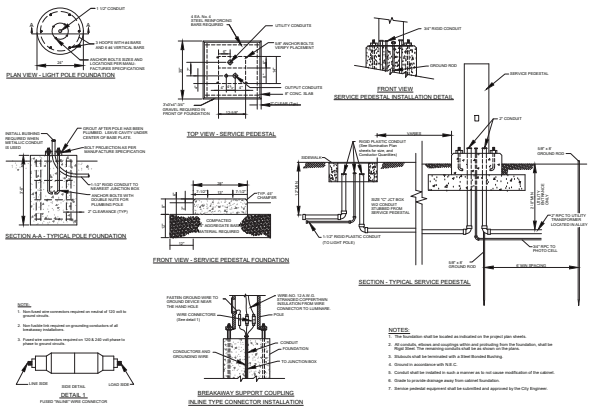
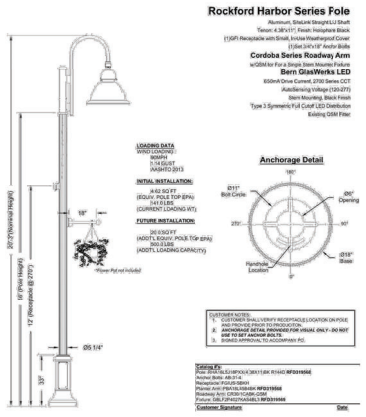


NOTES:

1. The foundation shall be located as indicated on the project plan sheets.
2. All conduits, elbows and couplings within and protruding from the foundation, shall be Rigid Steel. The remaining conduits shall be as shown on the plans.
3. Stubouts shall be terminated with a Steel Bushed Bushing.
4. Ground in accordance with N.E.C.
5. Conduit shall be installed in such a manner as to not cause modification of the cabinet.
6. Grade to provide drainage away from cabinet foundation.
7. Service pedestal equipment shall be submitted and approved by the City Engineer.

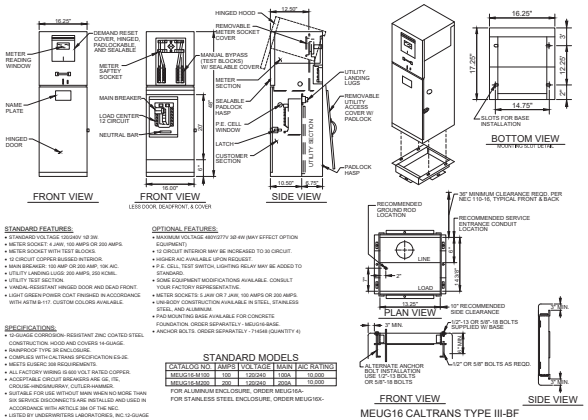
1 C0.4 CITY OF HAILEY LIGHT POLE PEDESTAL DETAIL (18.14.014.E.1)

N.T.S.



2 C0.4 CITY OF HAILEY STREET LIGHT DETAIL (18.14.014.E.2)

N.T.S.



STANDARD FEATURES:

- STANDARD VOLTAGE 120/240V 1Ø 3W.
- METER SOCKET: 4 JAW, 100 AMPS OR 200 AMPS.
- METER SOCKET WITH TEST BLOCKS.
- 12 CIRCUIT COPPER BUSSED INTERIOR.
- MAIN BREAKER: 100 AMP OR 200 AMP, 10K AIC.
- UTILITY LANDING LUGS: 200 AMPS, 250 KCMIL.
- UTILITY TEST SECTION.
- VANDAL-RESISTANT HINGED DOOR AND DEAD FRONT.
- LIGHT GREEN POWER COAT FINISHED IN ACCORDANCE WITH ASTM B-117. CUSTOM COLORS AVAILABLE.

SPECIFICATIONS:

- 12-GAUGE CORROSION- RESISTANT ZINC COATED STEEL CONSTRUCTION. HOOD AND COVERS 14-GAUGE.
- RAINPROOF TYPE 3R ENCLOSURE.
- COMPLIES WITH CALTRANS SPECIFICATION ES-2E.
- MEETS EUSERC 308 REQUIREMENTS.
- ALL FACTORY WIRING IS 600 VOLT RATED COPPER.
- ACCEPTABLE CIRCUIT BREAKERS ARE GE, ITE, CROUSE-HINDS/MURRAY, CUTLER-HAMMER.
- SUITABLE FOR USE WITHOUT MAIN WHEN NO MORE THAN SIX SERVICE DISCONNECTS ARE INSTALLED AND USED IN ACCORDANCE WITH ARTICLE 384 OF THE NEC.
- LISTED BY UNDERWRITERS LABORATORIES, INC 12-GUAGE

OPTIONAL FEATURES:

- MAXIMUM VOLTAGE 480Y/277V 3Ø 4W (MAY EFFECT OPTION EQUIPMENT).
- 12 CIRCUIT INTERIOR MAY BE INCREASED TO 30 CIRCUIT.
- HIGHER AIC AVAILABLE UPON REQUEST.
- P.E. CELL TEST SWITCH, LIGHTING RELAY MAY BE ADDED TO STANDARD.
- SOME EQUIPMENT MODIFICATIONS AVAILABLE. CONSULT YOUR FACTORY REPRESENTATIVE.
- METER SOCKETS: 5 JAW OR 7 JAW, 100 AMPS OR 200 AMPS.
- UNIBODY CONSTRUCTION AVAILABLE IN STEEL, STAINLESS STEEL, AND ALUMINUM.
- PAD MOUNTING BASE AVAILABLE FOR CONCRETE FOUNDATION. ORDER SEPARATELY - MEUG16-BASE.
- ANCHOR BOLTS: ORDER SEPARATELY - 714548 (QUANTITY 4)

STANDARD MODELS

CATALOG NO.	AMPS	VOLTAGE	MAIN	AIC RATING
MEUG16-M100	100	120/240	100A	10,000
MEUG16-M200	200	120/240	200A	10,000

FOR ALUMINUM ENCLOSURE, ORDER MEUG16A-
FOR STAINLESS STEEL ENCLOSURE, ORDER MEUG16X-

3 C0.4 CITY OF HAILEY LIGHT CONTROL DETAIL (18.14.014.E.3)

N.T.S.

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PURPOSE: ISSUE FOR DESIGN REVIEW (02/08/2022)

REVISION NO	DATE	DESCRIPTION

PROFESSIONAL LICENSED ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION
2022
STEVEN M. KAZIKO
STATE OF IDAHO
STANLEY, ID

DETAIL SHEET

SADDLE LOFTS

PREPARED FOR KAZIKO SAN-ID, LLC

22014
PROJECT NUMBER

C0.4

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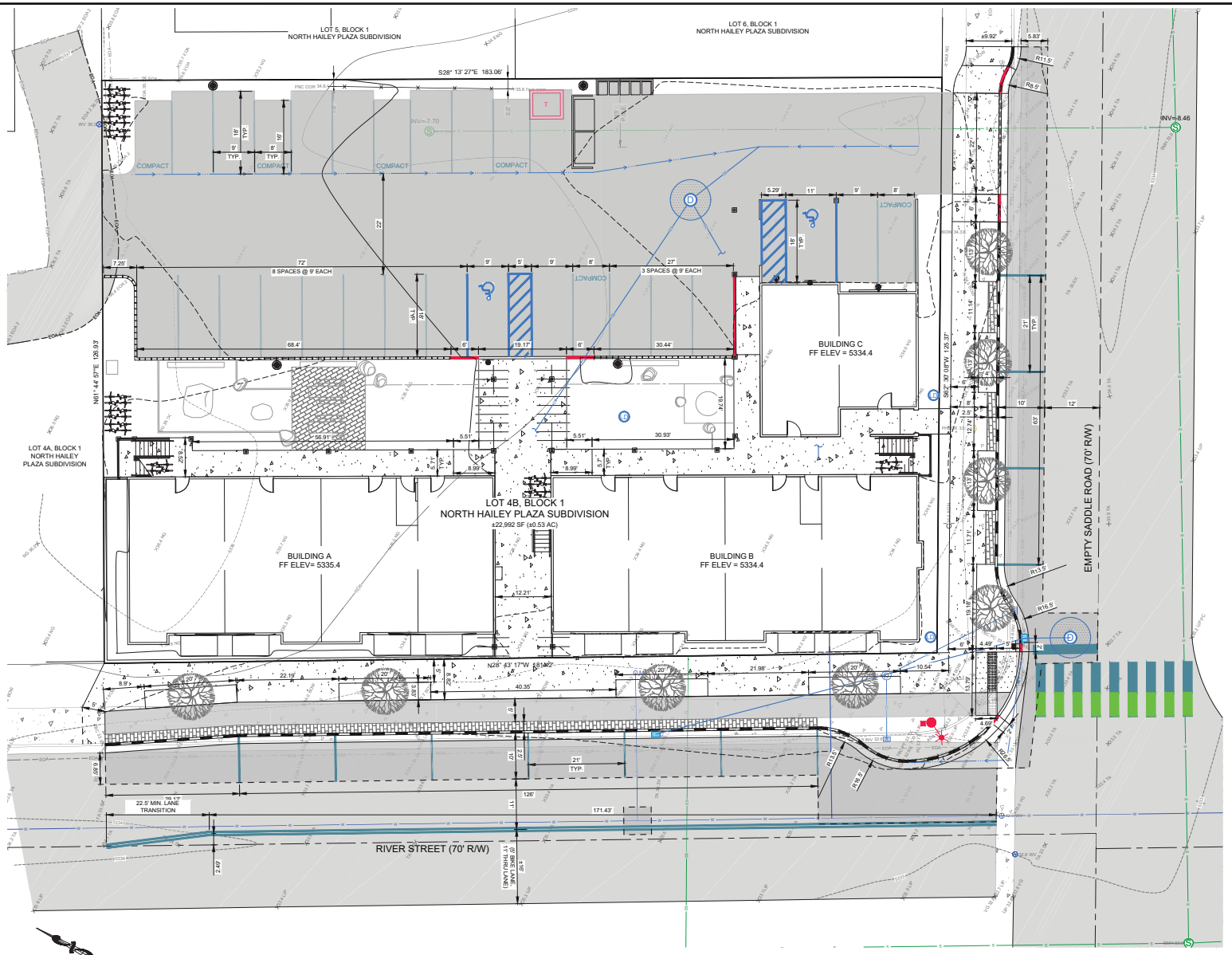

LEGEND

EXISTING ITEMS

- PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EDGE OF ASPHALT
- EOG = EDGE OF GRAVEL
- PB = BURIED POWER LINE
- OVERHEAD POWER LINE
- WATER MAIN
- WATER SERVICE
- 8" SEWER MAIN
- SS = SEWER SERVICE
- GM = GAS MAIN
- PHB = BURIED TELEPHONE LINE
- STORM DRAIN
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- BUILDING
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- FH = FIRE HYDRANT
- WV = WATER VALVE
- WTMTR = WATER METER
- VB = VALVE BOX
- FIBER OPTIC VAULT
- GV = GAS VALVE
- GMKR = GAS MARKER
- TVBOX = TV RISER
- PHBOX = TELEPHONE RISER
- PHMH = TELEPHONE MANHOLE
- SIGN
- SMH = SEWER MANHOLE
- SCO = SEWER CLEANOUT
- CB = CATCH BASIN
- DWELL = DRY WELL
- PP = POWER POLE
- GUY = GUYWIRE
- PBOX = POWER BOX

PROPOSED ITEMS

- NEW ASPHALT
- CONCRETE SIDEWALK
- GRAVEL WALKWAY
- CONCRETE 6" VERTICAL CURB
- CURB TRANSITION (ZERO REVEAL TO TYPICAL 6" VERTICAL)
- ZERO REVEAL CURB & GUTTER
- 6" VERTICLE CURB
- ADA ACCESS TRUNCATED DOME
- SIGN
- WATER VALVE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- PAVERS
- DRYWELL
- 12" STORM DRAIN
- 4" STORM DRAIN
- CATCH BASIN
- SAWCUT LINE
- ROAD PAINT
- 2.0% GRADE
- ADA ACCESS RAMP
- WS — WATER SERVICE
- SEWER SERVICE
- FLOW LINE
- ADA PAINT & SYMBOL
- ADA SIGN
- STREET LIGHT W/ CONTROL BOX
- LANDSCAPE DRYWELL
- DS — DOWNSPOUT, PER ARCHITECT
- T — TRANSFORMER PER IDAHO POWER
- TREE, SEE LANDSCAPE PLANS

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PURPOSE: ISSUE FOR DESIGN REVIEW (02/08/2022)

REVISION NO	DATE	DESCRIPTION

PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IDAHO
PRELIMINARY NOT FOR CONSTRUCTION

SITE GEOMETRY PLAN

SADDLE LOFTS

PREPARED FOR KAZAKOS/AN-ID, LLC

22014
PROJECT NUMBER

C1.0

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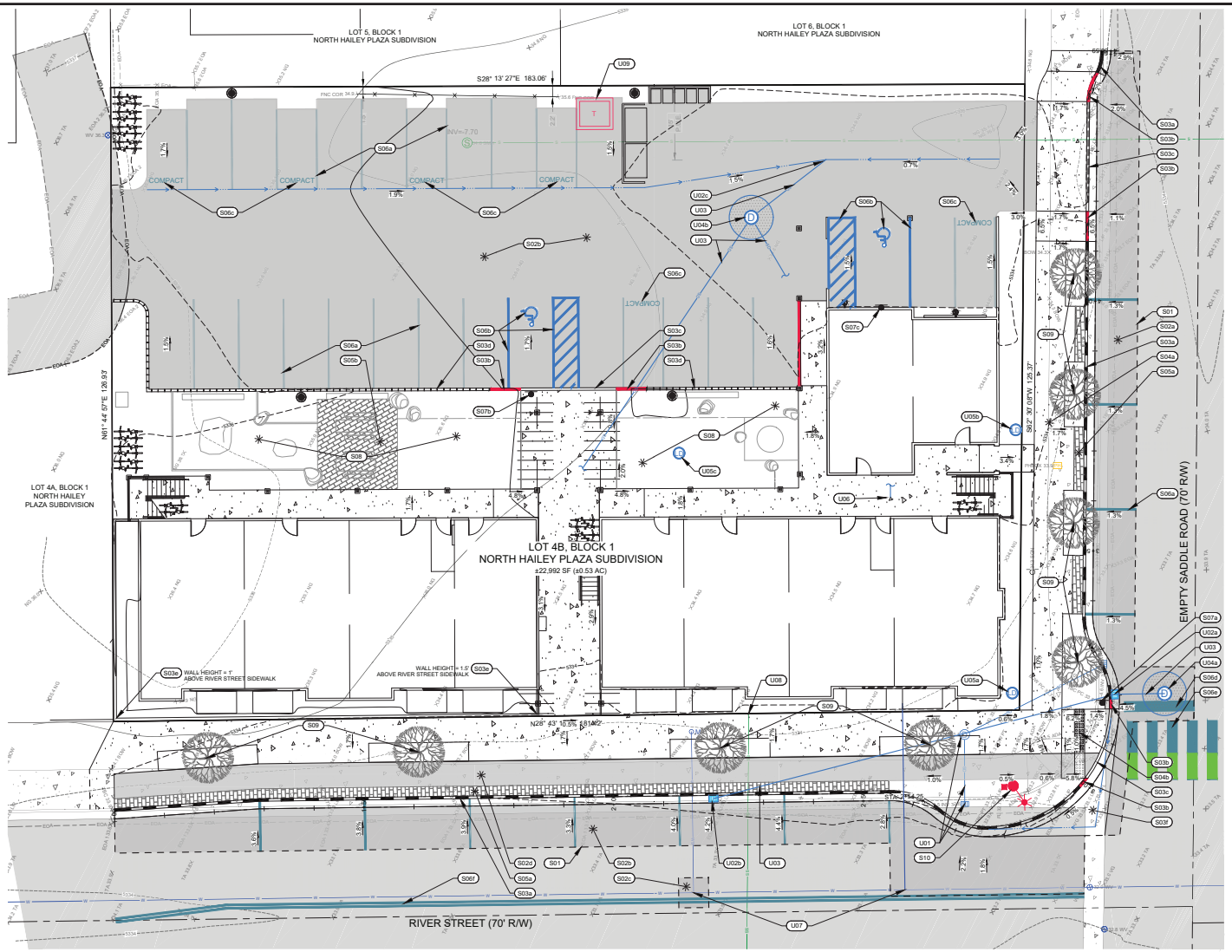

SITE IMPROVMENT KEY NOTES

S01 SAWCUT EXISTING ASPHALT

S02 ASPHALT:
- a. CONSTRUCT ASPHALT ROADWAY SEE DETAIL 1 / C0.1.
- b. CONSTRUCT ASPHALT REPAIR. SEE DETAIL 1 / C0.3.
- c. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 2 / C0.1
- d. CONSTRUCT ASPHALT PATH SEE DETAIL 3 / C0.1

S03 CONSTRUCT CONCRETE ITEM
- a. 6" VERTICAL C&G PER DETAIL 4 / C0.1.
- b. CURB TRANSITION PER DETAIL 5 / C0.1.
- c. ZERO REVEAL CURB AND GUTTER PER DETAIL 5 / C0.1.
- d. 6" VERTICAL CURB PER DETAIL 9 / C0.1
- e. CONCRETE SITE WALL, HEIGHT AS SHOWN.
- f. CURB RETURN FILLET, MATCH EXISTING CONCRETE THICKNESS.

S04 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN ON SHEET C1.0. SEE DETAIL 6 / C0.1.
- a. FLAT WORK.
- b. ADA COMPLIANT RAMP WITH CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 8 / C0.1.

S05 PAVERS:
- a. INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS.
- b. INSTALL PAVER WALKWAY / PATIO. SEE DETAIL 7 / C0.1.

S06 INSTALL ROAD STRIPING / PAINT
- a. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
- b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL.
- c. WHITE "COMPACT" LETTERS
- d. 24" WIDE WHITE THERMOPLASTIC STOP BAR
- e. WHITE AND GREEN THERMOPLASTIC CROSSWALK STRIPING: COLORS AND PATTERNS TO MATCH CITY STANDARDS.
- f. ROAD CENTERLINE STRIPING, TWO 4"-WIDE YELLOW STRIPING.

S07 SIGNS:
- a. INSTALL STREET SIGNS OVER STOP SIGN. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 3 / C0.3 FOR SIGN BASE DETAIL.
- b. INSTALL ADA STANDARD "RESERVED PARKING" SIGN. SIGN SHALL BE PLACED AT LEAST 60" ABOVE SURFACE. SEE DETAIL 3 / C0.3 FOR SIGN BASE DETAIL.
- c. INSTALL ADA STANDARD "RESERVED PARKING" OVER "VAN ACCESSIBLE" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. ATTACH SIGN TO BUILDING PER ARCHITECT.

S08 LANDSCAPE: INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

S09 INSTALL STREET TREE PER LANDSCAPE PLAN

S10 INSTALL STREET LIGHT PER DETAILS ON SHEET C0.4. LIGHT HEAD TO BE LOCATED 2' FROM BACK OF CURB.

UTILITY KEY NOTES

U01 DEMOLISH AND REMOVE EXISTING STORM STRUCTURE AND PIPING.

U02 INSTALL CATCH BASIN, SEE DETAIL 2 / C0.2.
- a. PRIMARY CATCH BASIN
  RIM =
  INV. OUT =
- b. SATELLITE CATCH BASIN
  RIM =
  INV. OUT =
- c. PRIMARY CATCH BASIN
  RIM =
  INV. OUT =

U03 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 5 / C0.2 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 2 / C0.3 FOR TRENCHING.

U04 DRYWELL: SEE DETAIL 1 / C0.2.
- a. RIM =
  INV. IN =
- a. (CONNECT ROOF DRAINS PER ARCHITECT)
  RIM = 5330.97
  INV. IN = 5324.88

U05 LANDSCAPE DRYWELL: SEE DETAIL 3 / C0.2.
- a. RIM =
- b. RIM =
- c. RIM =

U06 LANDSCAPE CATCH BASIN, CONNECT TO DOWNSPOUT PIPING WITH 4" D3034 PVC PIPE: SEE DETAIL 4 / C0.2.
RIM =

U07 CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN LINE. HOT TAP NEW 6" WATER SERVICE WITH THRUST BLOCK AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD; CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER. SEE DETAIL 1/C0.3 FOR TRENCHING.

U08 UTILIZE EXISTING SEWER SERVICE; NOTIFY ENGINEER OF INADEQUATE SLOPE.

U09 TRANSFORMER LOCATION TO BE VERIFIED BY CONTRACTOR; COORDINATE WITH IDAHO POWER FOR EQUIPMENT DIMENSIONS AND REQUIRED SETBACKS/ ADJACENT STRUCTURE MATERIALS

LEGEND

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- TREE, SEE LANDSCAPE PLANS

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PURPOSE: ISSUE FOR DESIGN REVIEW (02/08/2022)

REVISION NO	DATE	DESCRIPTION

PROFESSIONAL ENGINEER LICENSED IN IDAHO
PRELIMINARY NOT FOR CONSTRUCTION
SCOTT A. STANLEY
7268

SITE GRADING AND DRAINAGE PLAN

SADDLE LOFTS

PREPARED FOR KAZAKO SAN-ID, LLC

22014
PROJECT NUMBER

C1.1

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

Gabion Screen

Climbing Boulder

PLANT LEGEND

symbol	quan	description	planted size
	4	**Street Tree - Class I** (Per Street Tree List) Washington Hawthorn - *Crataegus phaenopyrum*	3" Cal. 17% Of Tree Total
	4	**Street Tree - Class II** (Per Street Tree List) Autumn Blaze Maple - *Acer x freemannii*	4" Cal. 17% Of Tree Total
	4	**Deciduous Trees** Tartarian Maple - *Acer tataricum*	3" Cal. 17% Of Tree Total
	6	**Deciduous Trees** Crabapple Thunderchild - *Malus x 'Thunderchild'*	2" Cal. 25% Of Tree Total
	1	**Evergreen Trees** Sub Alpine Fir - *Abies lasiocarpa*	12' Height 4% Of Tree Total
	5	**Small Evergreen Trees** Rocky Mountain Juniper - *Juniperus scopulorum* Tannenbaum Pine - *Pinus Mugo ' Tannenbaum'*	15 Gal. 12% Of Tree Total 8% Of Tree Total
	12	**Evergreen Shrubs** Oriental Dwarf Spruce - *Picea o. 'Nigra Compacta'*	5 Gal.
	24	**Shrub Massing** PekingCotoneaster - *Cotoneaster lucidus* Diablo Ninebark - *Physocarpus opulifolius 'Diablo'* Miss Kim Lilac - *Syringa patula 'Miss Kim'* Snowmound Spirea - *Spiraea x nipponica 'Snowmound'* Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'* Common Snowberry - *Symphoricarpos albus*	5 Gal.
	201	**Ornamental Grasses & Perennials** Reed Grass - *Calamagrostis x a. 'Karl Foerster'* Flame Grass - *Miscanthus sinensis* Blue Oat Grass - *Helictotrichon sempervirens* Black Eye Susan - *Rudbeckia hirta* Lavendar - *Lavandula* Salvia - *Salvia divinorum*	5 Gal.
	30	**Planter Boxes** Perennial Mix To Be Determined	1 Gal.
	750 sq ft	**Grass Space** Fescue Blend - Low Water Use 25% Of Landscape Area	Sod

EXISTING TREE LEGEND

Existing Trees & Vegetation
(To Remain)

Existing Shrubby Vegetation
(To Be Removed)

PLAN LEGEND

Property Line
(Per Survey)

Screening Fence
(See Architecture)

Gabion Basket Screen
(See Example)

Decorative Landscape Boulders

Concrete Paver Patio

Play Area Surface
(Bark or Rubber Bark)

Concrete Walkway
(See Civil & Architectural Plans)

LANDSCAPE NOTES

1. **All disturbed areas shall be revegetated and irrigated with an automatic underground irrigation system.**
2. **Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.**
3. **Planting beds shall have 3" of bark or mulch.**

IRRIGATION NOTES

1. **Verify utility locations prior to starting irrigation.**
2. **Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.**
3. **Drip irrigation shall be installed in all planting beds, planter boxes, and tree wells.**
4. **Low water use rotator nozzles to be used in green spaces.**
5. **Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.**
6. **Irrigation supply connected to the developments water system. The point of connection will include an approved backflow prevention device and water meter.**

0' 5' 10' 20' 30'
Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size

NS CONSULTING
landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com

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

PROJECT
SADDLE LOFTS
N Hailey Plaza, SBLT 4B, BLK 1
Hailey, Idaho

DOCUMENT DATE
February 8, 2022

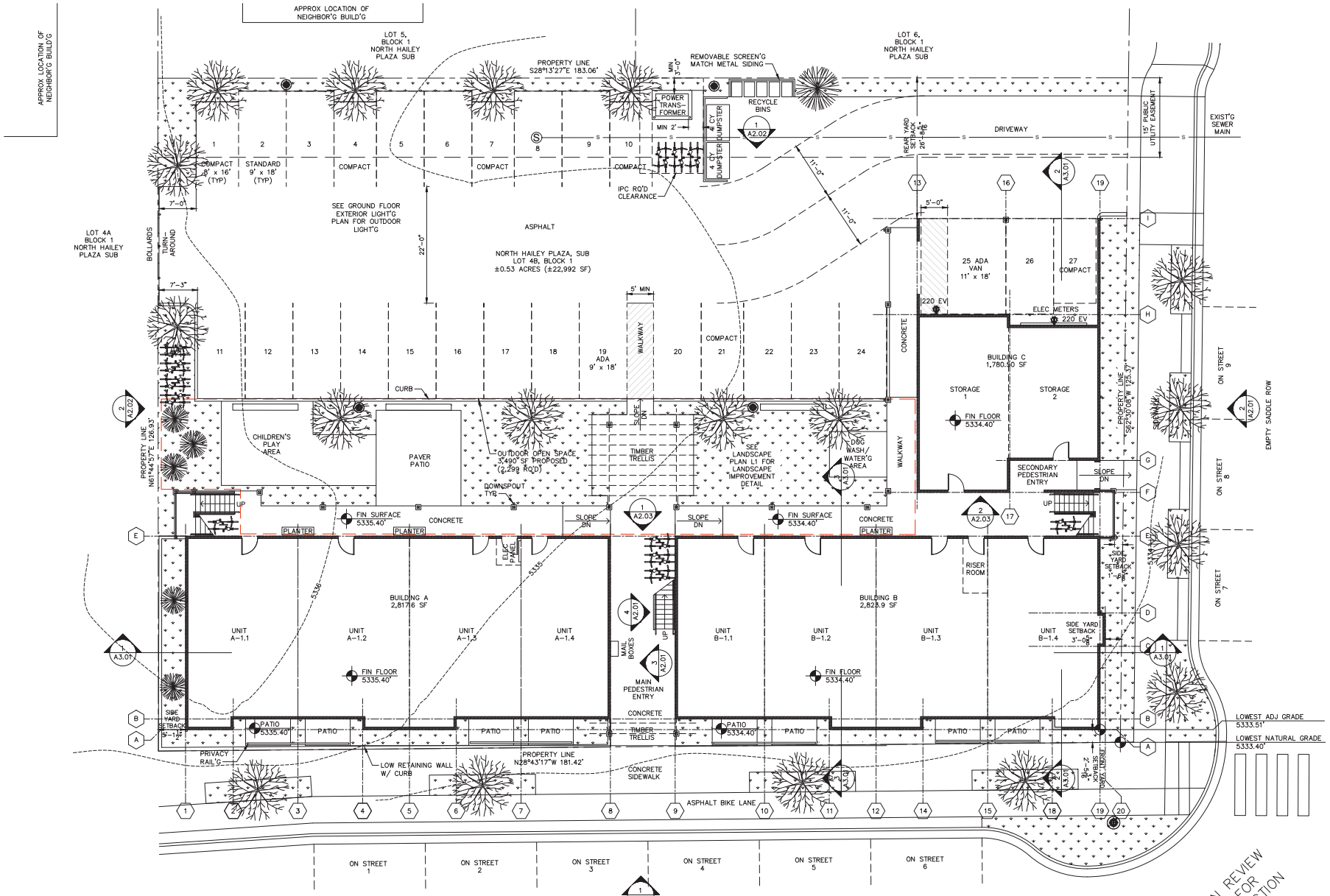
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

PRELIMINARY

LANDSCAPE PLAN

L1



SITE PLAN

1/8"=1'-0"

NOTE: SNOW REMOVED FROM PARKING AREA & WALKWAYS WILL BE HAULED FROM THE SITE BY A HAULING SERVICE

SEE CIVIL DRAWINGS, SHEETS CO.1-1.1 FOR GRADING, DRAINAGE & ROW IMPROVEMENT DETAIL

DESIGN REVIEW NOT FOR CONSTRUCTION

REBECCA F. BUNDY, ARCHITECT, PLLC
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KETCHUM, ID 83340
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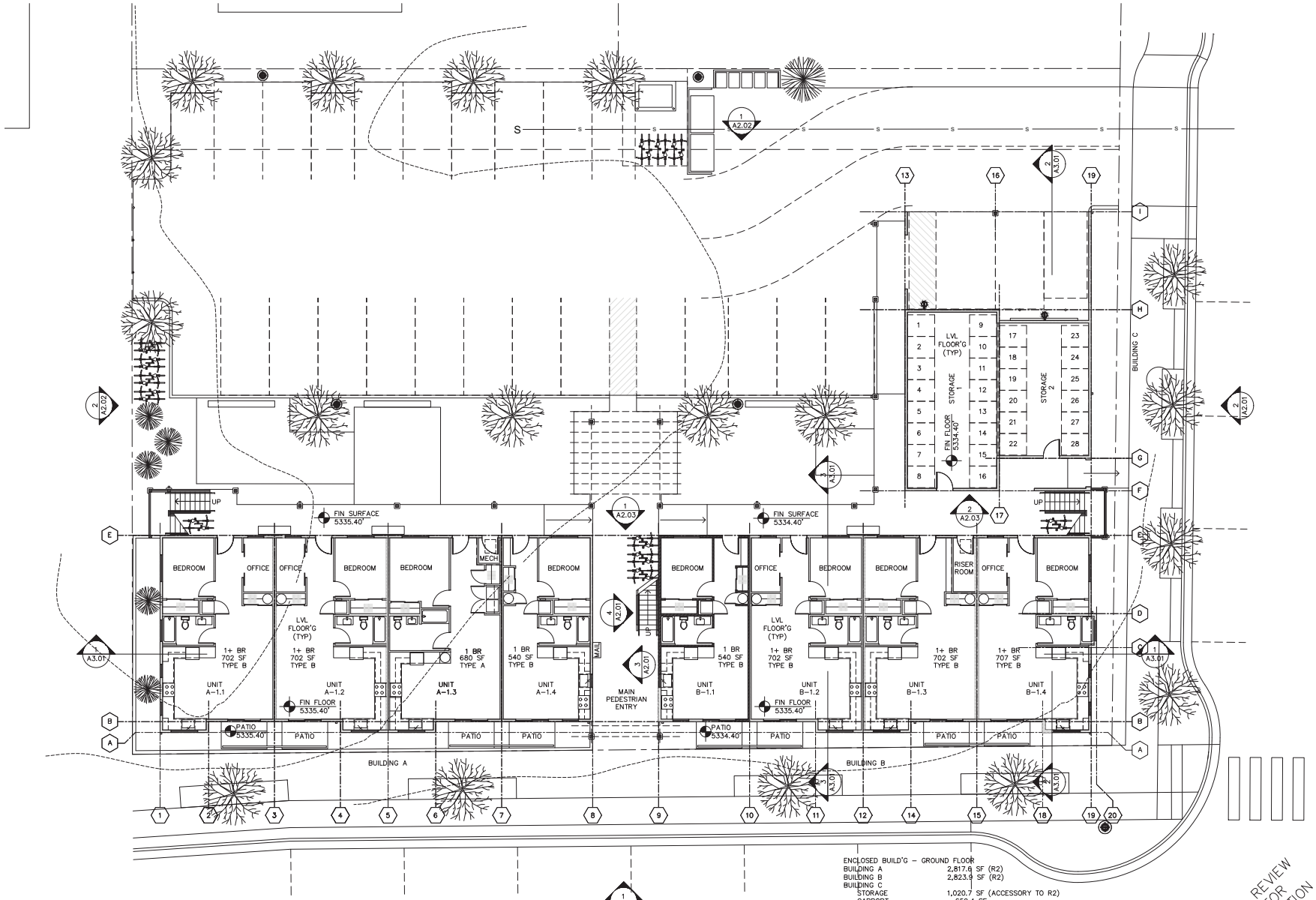
REBECCA@RFBUNDYDESIGN.COM

SITE PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS	
SUBMIT DATE:	
SCALE	1/8"=1'-0"
DATE	3/1/2022
DRAWING NO.	A1.01



GROUND FLOOR PLAN

1/8"=1'-0"

(8) UNITS TOTAL:
(4) 1+ BEDROOMS
(4) 1 BEDROOMS

ENCLOSED BUILD'G – GROUND FLOOR

BUILDING A	2,817.6 SF (R2)
BUILDING B	2,823.9 SF (R2)
BUILDING C	
STORAGE	1,020.7 SF (ACCESSORY TO R2)
CARPORT	659.4 SF
COVERED WALKWAY	102.4 SF
TOTAL ENCLOSED GND FL	7,424.0 SF

UNENCLOSED AREAS – GROUND FLOOR

COVERED ACCESS WALKWAY	1,875.6 SF
COV. GROUND FLOOR PATIOS	288.0 SF
TOTAL UNENCLOSED GND FL	2,163.6 SF

OCCUPANCY LOAD 6,662.2/200 = 34 OCCUPANTS

DESIGN REVIEW
NOT FOR
CONSTRUCTION

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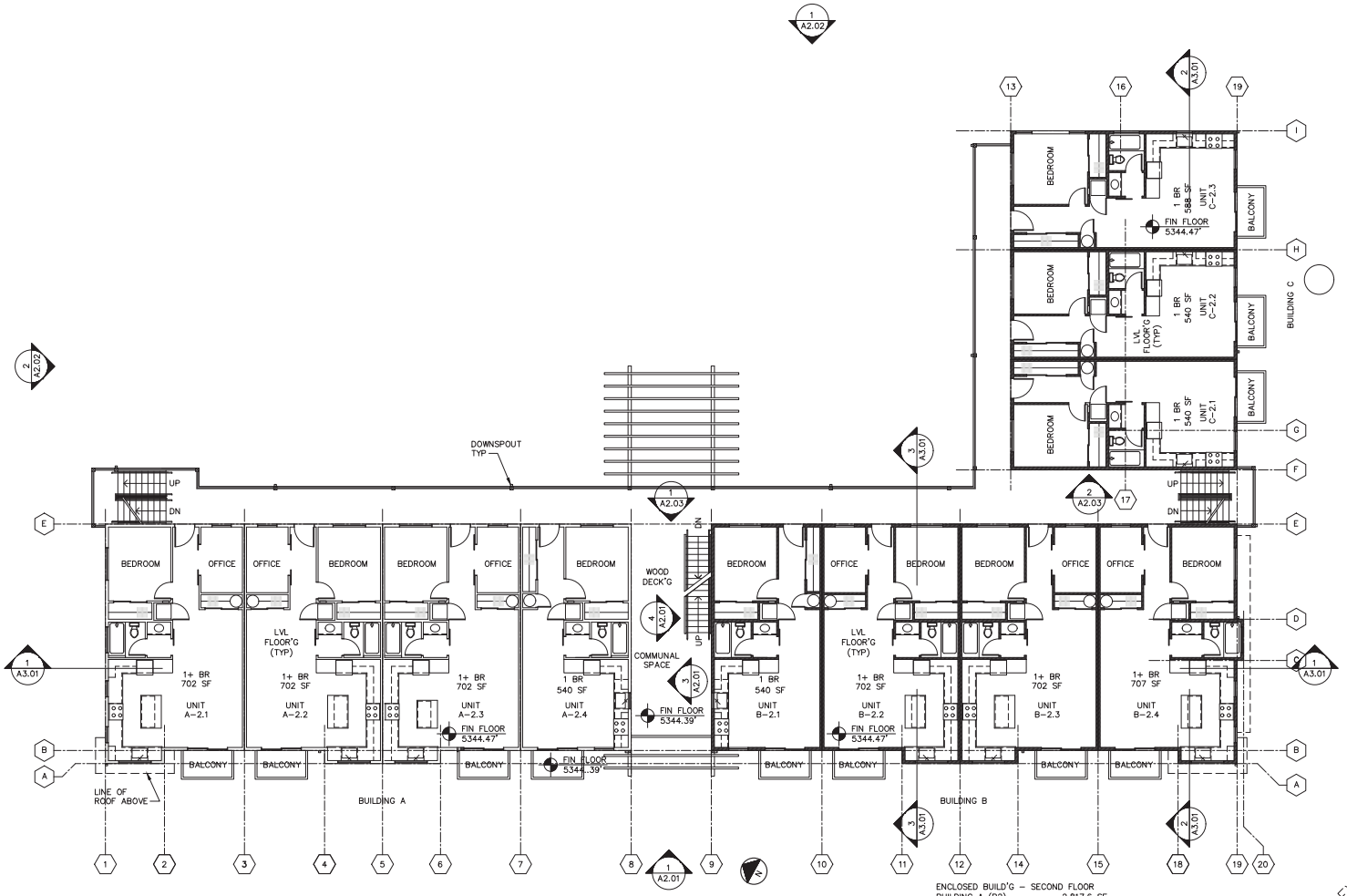
GROUND FLOOR PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
N HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
A1.02



2ND FLOOR PLAN

1/8"=1'-0"

(11) UNITS TOTAL:
(6) 1+ BEDROOMS
(5) 1 BEDROOMS

ENCLOSED BUILD'G – SECOND FLOOR

BUILDING A (R2)	2,817.6 SF
BUILDING B (R2)	2,823.9 SF
BUILDING C (R2)	1,782.5 SF
TOTAL ENCLOSED 2ND FL	7,424.0 SF (R2)

UNENCLOSED AREAS – SECOND FLOOR

COVERED ACCESS WALKWAY	1,851.2 SF
COVERED BALCONIES	225.9 SF
TOTAL UNENCLOSED 2ND FL	2,077.1 SF

OCCUPANCY LOAD 7,424.0/200 = 38 OCCUPANTS

DESIGN REVIEW
NOT FOR
CONSTRUCTION

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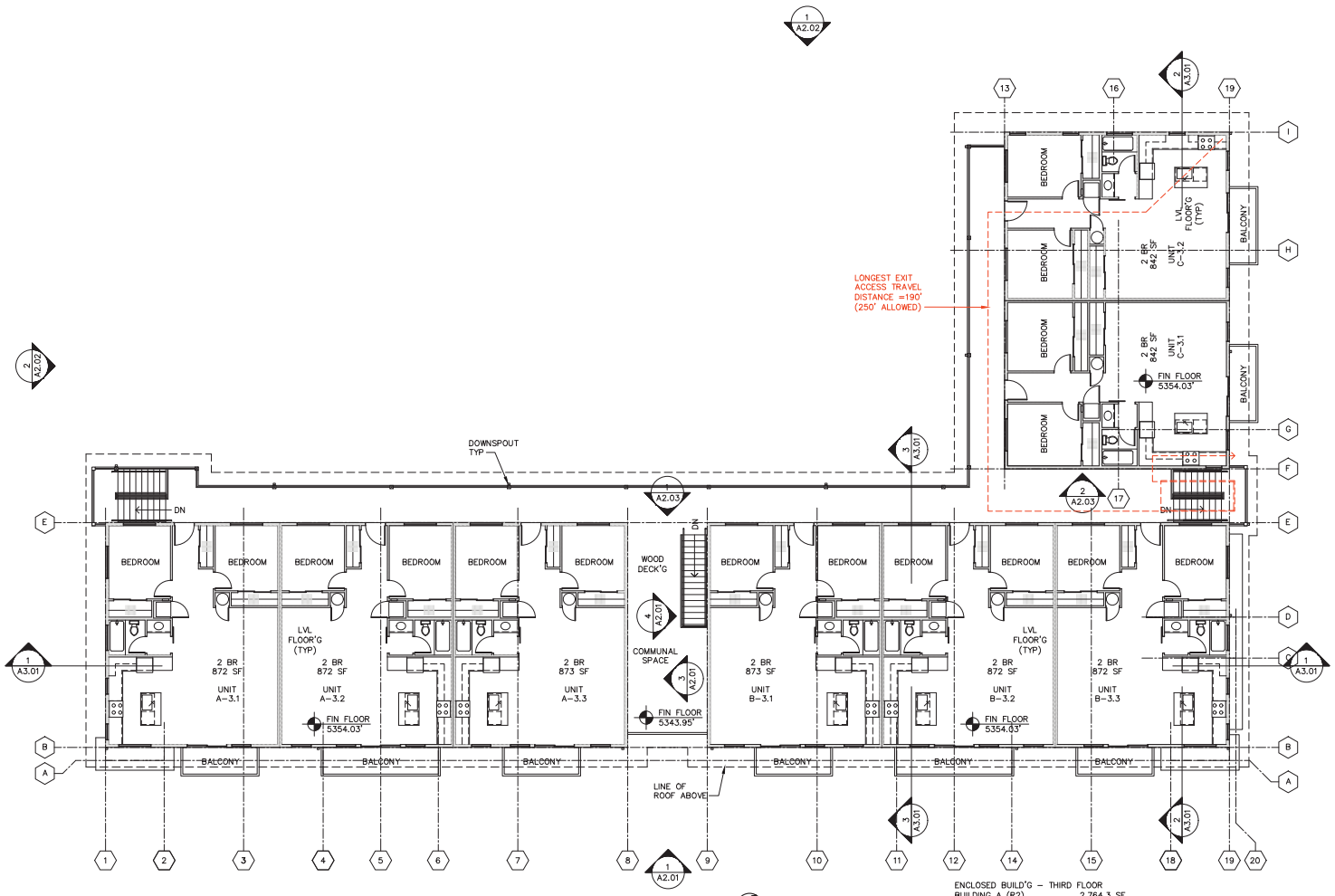
SECOND FLOOR PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8'=1'-0"
DATE 3/1/2022
DRAWING NO.
A1.03



3RD FLOOR PLAN

(8) UNITS TOTAL:
(8) 2 BEDROOMS

1/8"=1'-0"

ENCLOSED BUILD'G – THIRD FLOOR

BUILDING A (R2)	2,764.3 SF
BUILDING B (R2)	2,764.3 SF
BUILDING C (R2)	1,782.5 SF
TOTAL ENCLOSED BUILD'G	7,311.1 SF (R2)

UNENCLOSED AREAS – THIRD FLOOR

COVERED ACCESS WALKWAY	1,598.6 SF
COVERED PATIOS	0.0 SF
TOTAL UNENCLOSED 3RD FL	1,598.6 SF

OCCUPANCY LOAD 7,322.1/200 = 37 OCCUPANTS

DESIGN REVIEW
NOT FOR
CONSTRUCTION

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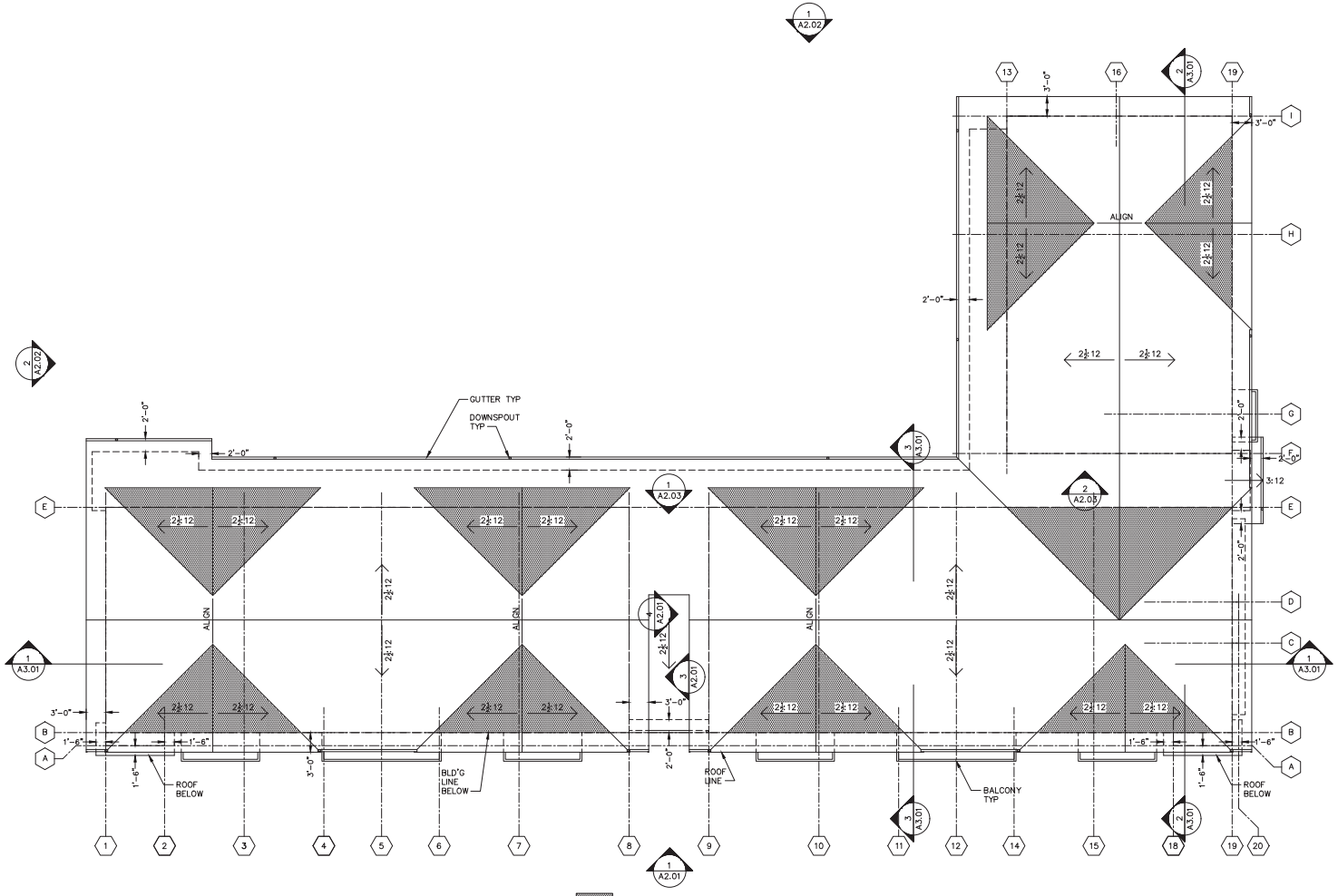
REBECCA@RFBUNDYDESIGN.COM

THIRD FLOOR PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
A1.04



ROOF PLAN

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ROOF PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

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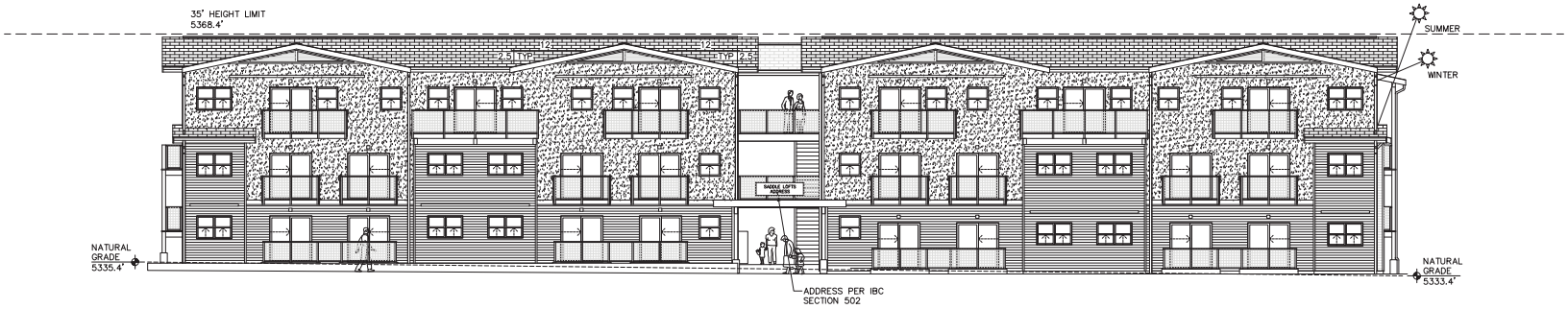
A1.05



1 WEST ELEVATION

1/8"=1'-0"

LEGEND

- ASPHALT SHINGLE ROOF
  TIMBERLINE
  SHAKEWOOD
- STUCCO SIDING
  SHERWIN WILLIAMS
  SW 9103 FARRO
- CORRUGATED METAL SIDING
  WESTERN STATES
  STREAKED RUST
- MESH INFILL PANEL
  MCNICHOLS
  4" SQ, BLACK POWDER COAT
- SUN SHADE
  AMERICAN STRUCTURES & DESIGN
  BLACK POWDER COAT
- BALCONY
  AMERICAN STRUCTURES & DESIGN
  BLACK POWDER COAT
- WINDOWS/SLIDING DOORS
  FIBERGLASS
  BLACK
- WOOD TRELLIS, BEAMS, GABLE VENTS
  NATURAL
- APARTMENT ENTRY DOORS
  MDF
  SHERWIN WILLIAMS
  SW 6349 PENNYWISE
- WALL SCONCES
  MAXIM PATHFINDER 52120BK
  BLACK
- DOWNSPOUTS & GUTTERS
  ALUMINUM
  BLACK

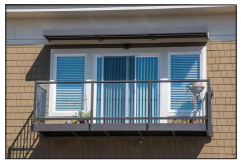
2 SOUTH ELEVATION

1/8"=1'-0"

DESIGN REVIEW
NOT FOR
CONSTRUCTION

IMAGES

AS&D BALCONY SYSTEMS – BLACK


AS&D SUN SHADE – BLACK

WIRE MESH IN GUARDRAIL – BLACK

WESTERN STATES METAL ROOFING
"STREAKED RUST" METAL SIDING

HALLOWELL SINGLE TIER BULK STORAGE LOCKER

FIBERGLASS WINDOW – BLACK

VERSATILE MAIL BOXES

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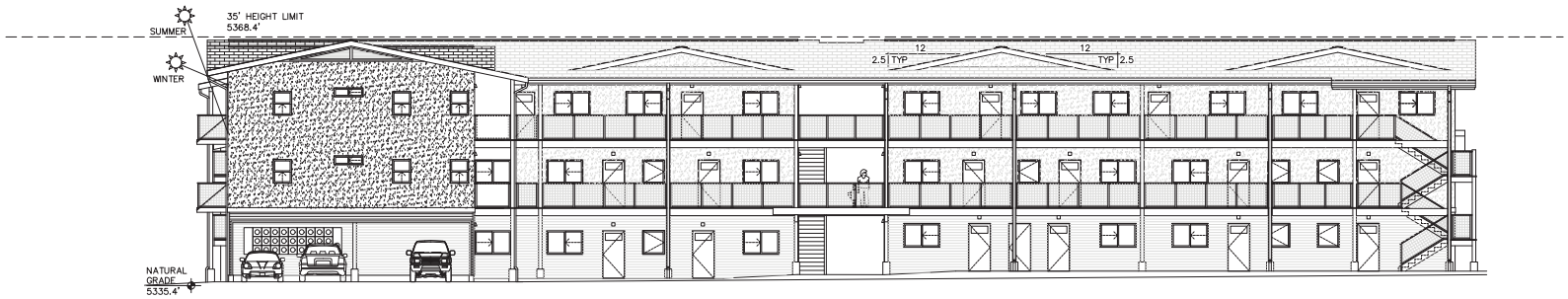
WEST & SOUTH ELEVATIONS

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
A2.01

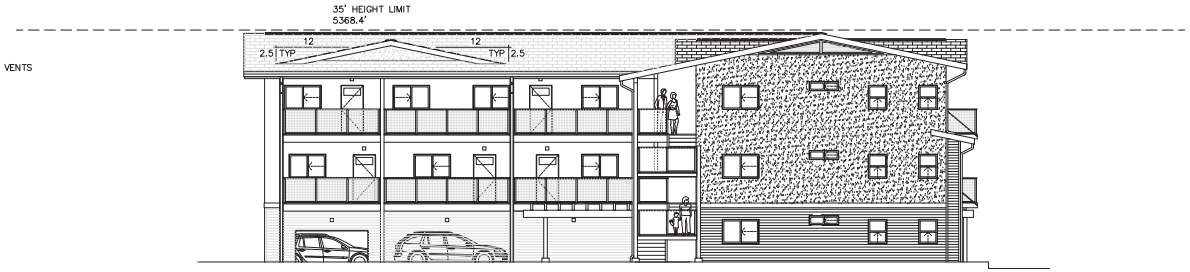


1 EAST ELEVATION

1/8"=1'-0"

LEGEND

- ASPHALT SHINGLE ROOF
  TIMBERLINE
  SHAKEWOOD
- STUCCO SIDING
  SHERWIN WILLIAMS
  SW 9103 FARRO
- CORRUGATED METAL SIDING
  WESTERN STATES
  STREAKED RUST
- MESH INFILL PANEL
  MCNICHOLS
  4" SQ, BLACK POWDER COAT
- SUN SHADE
  AMERICAN STRUCTURES & DESIGN
  BLACK POWDER COAT
- BALCONY
  AMERICAN STRUCTURES & DESIGN
  BLACK POWDER COAT
- WINDOWS/SLIDING DOORS
  FIBERGLASS
  BLACK
- WOOD TRELLIS, BEAMS, GABLE VENTS
  NATURAL
- APARTMENT ENTRY DOORS
  MDF
  SHERWIN WILLIAMS
  SW 6349 PENNYWISE
- WALL SCONCES
  MAXIM PATHFINDER 52120BK
  BLACK
- DOWNSPOUTS & GUTTERS
  ALUMINUM
  BLACK



2 NORTH ELEVATION

1/8"=1'-0"

DESIGN REVIEW
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EAST & NORTH ELEVATIONS

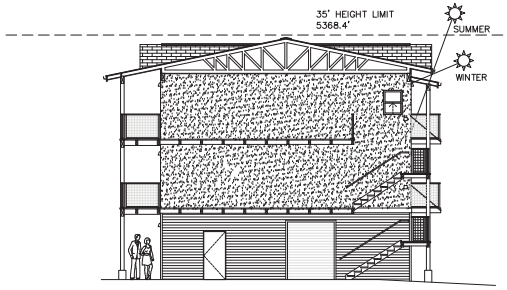
SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8'=1'-0"
DATE 3/1/2022
DRAWING NO.
A2.02

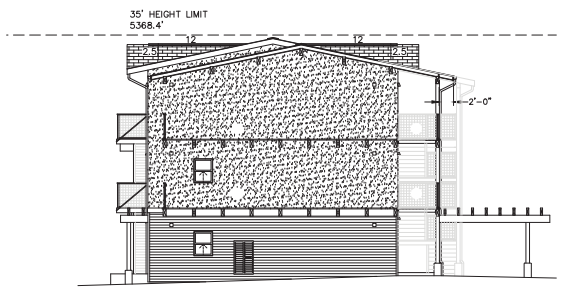
1 BUILDINGS A & B – EAST ELEVATION

1/8"=1'-0"



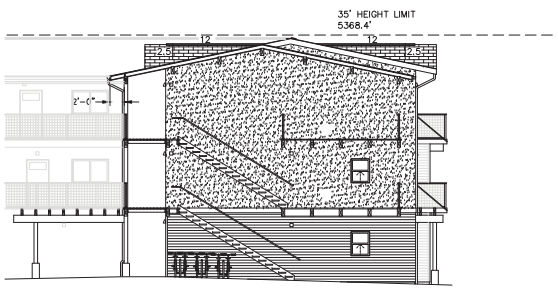
2 BUILDING C – WEST ELEVATION

1/8"=1'-0"



3 BUILDING A – SOUTH ELEVATION

1/8"=1'-0"



4 BUILDING B – NORTH ELEVATION

1/8"=1'-0"

DESIGN REVIEW
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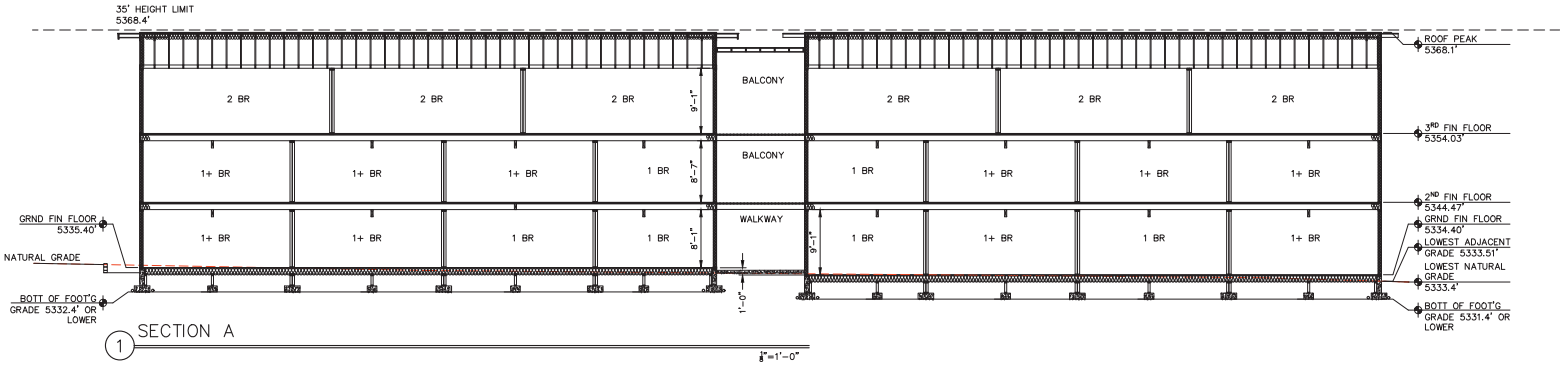
ELEVATIONS BTWN BUILDINGS

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

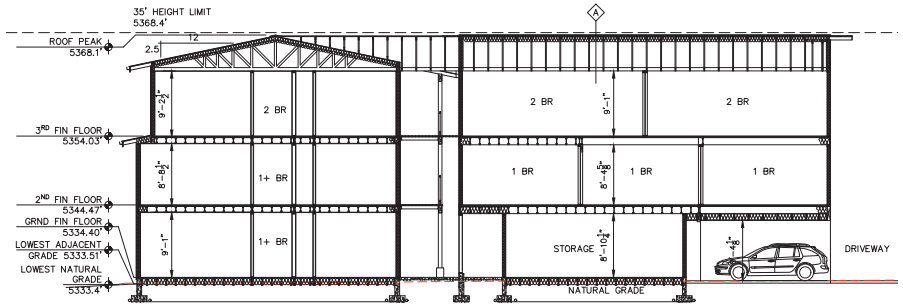
REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
A2.03



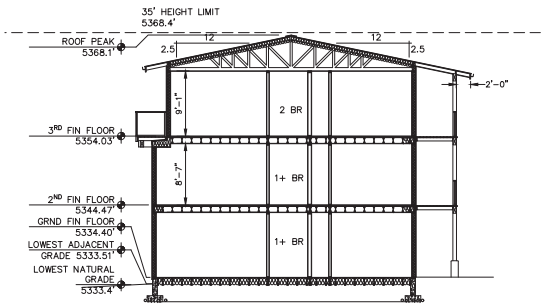
1 SECTION A

1/8"=1'-0"



2 SECTION B

1/8"=1'-0"



3 SECTION C

1/8"=1'-0"

WALL TYPES

EXTERIOR WALLS

A
- SIDING PER PLAN
- HOUSEWRAP
- ½" SHEATHING
- 2x6 STUDS @ 16" oc
- R-25 INSULATION
- VAPOR BARRIER
- ⅝" GWB

B
- DAMPPROOF'G
- 8" REINFORCED CONCRETE STEM WALL

INTERIOR WALLS

C
- (2) ⅝" GWB ONE SIDE
- 2x4 WOOD STUDS @ 16" oc
- SOUND INSULATION
- ½" AIRSPACE
- 2x4 WOOD STUDS @ 16" oc
- ⅝" GWB

D
- ⅝" GWB
- 2x6 WOOD STUDS @ 24" oc
- ⅝" GWB

E
- ⅝" GWB
- 2x4 WOOD STUDS @ 24" oc
- ⅝" GWB

ROOF TYPES

A
- ASPHALT ROOF'G
- ICE & WATERSHIELD
- ⅝" SHEATHING
- R-49 MIN SPRAY FOAM INSULATION
- PRE-MANUF TRUSSES PER PLAN
- ⅝" GWB

B
- ASPHALT ROOF'G
- ICE & WATERSHIELD
- ⅝" SHEATHING
- RAFTERS PER PLAN
- ⅝" FINISH GRADE PLYWOOD

FLOOR TYPES

A
- FINISH FLOOR PER PLAN
- ¾" SUBFLOOR
- JOISTS PER PLAN
- R-30 MIN INSULATION

B
- FINISH FLOOR PER PLAN
- 1" GYPCRETE
- ¼" SOUND ISOLATION UNDERLAYMENT
- ¾" SUBFLOOR
- JOISTS PER PLAN
- SOUND INSULATION
- (2) ⅝" GWB

C
- FINISH FLOOR PER PLAN
- JOISTS PER PLAN

D
- SLAB ON GRADE PER PLAN

DESIGN REVIEW
NOT FOR
CONSTRUCTION

LICENSED ARCHITECT
STATE OF IDAHO
Rebecca F. Bundy
STATE OF IDAHO

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BUILDING SECTIONS

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

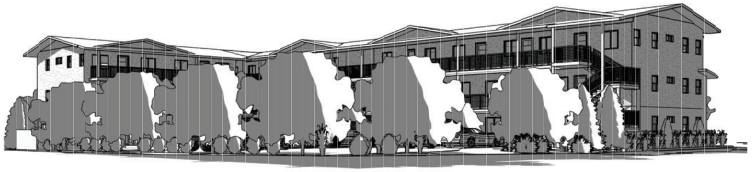
REVISION STATUS
SUBMIT DATE:

SCALE 1/8'=1'-0"
DATE 3/1/2022
DRAWING NO.
A3.01

1 View from NW

2 View from SW

3 View from SE



4 View from NE

DESIGN REVIEW
SUBMITTAL
NOT FOR
CONSTRUCTION

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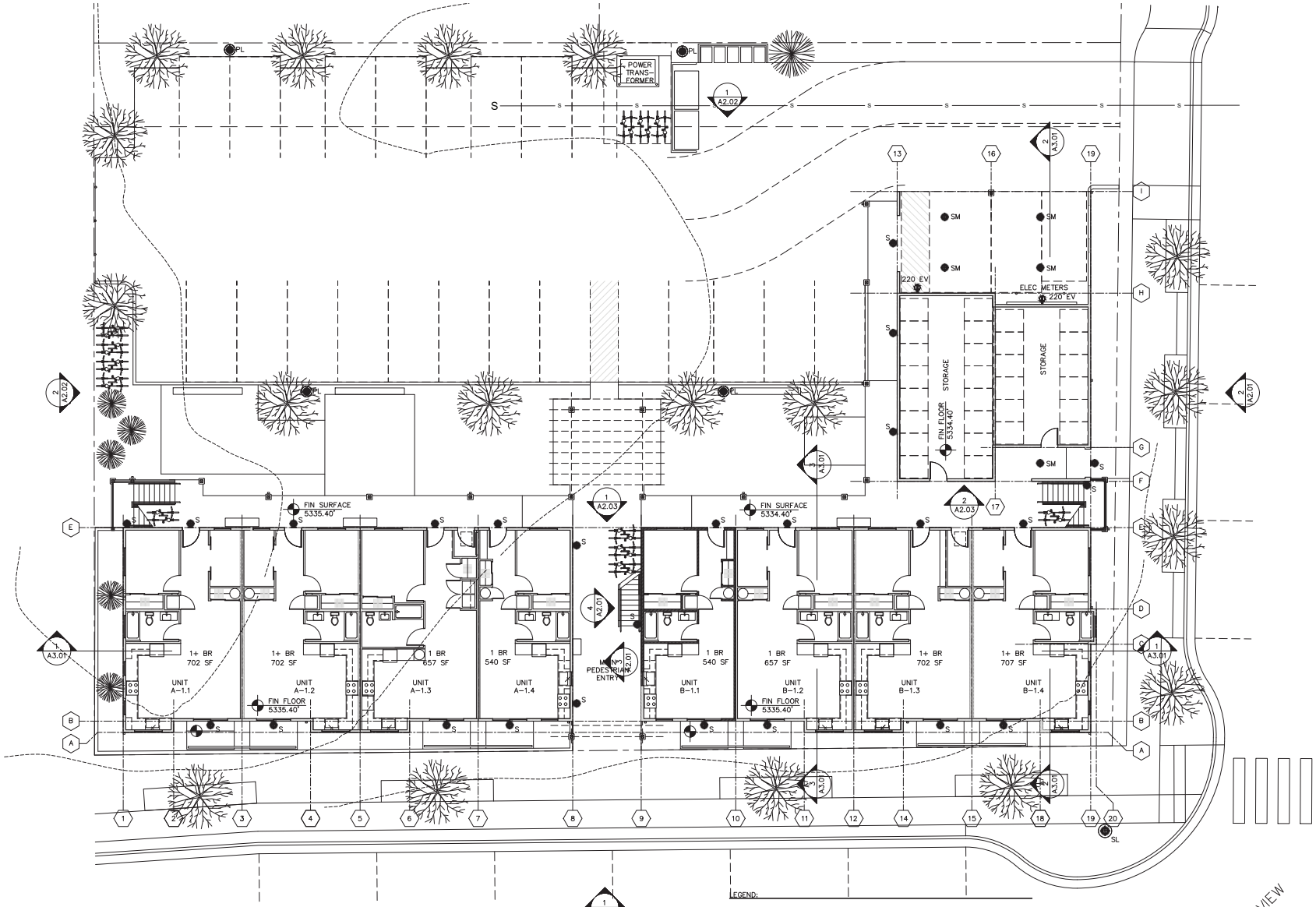
3D SKETCHES

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
N HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE N/A
DATE 3/1/2022
DRAWING NO.
A9.01



GROUND FLOOR EXTERIOR LIGHTING PLAN

1/8"=1'-0"

LEGEND:

FIXTURE TYPE		PRODUCT ID	HEIGHT	LUMENS
WALL SCONCE	S	MAXIM PATHFINDER 52120BK	~7.5'	880
SURFACE MOUNT	SM	ELITE RL575-700L 5"	~8'	859
POLE LIGHT	PL	LUMARK PFPRV PREVAIL C15	15'	7111
STREET LIGHT	SL	PER CITY STANDARD		

ILLUMINATION LEVELS:
- MINIMUM 1 FC (11 LUX) @ EXIT ACCESS (IBC 1008.2.1)
- MINIMUM 5 FC (55 LUX) @ CARPORT (IESNA)
- MINIMUM 1.5 FC (16.5 LUX) @ PARKING LOT (IESNA) (1.5 FC AVERAGE)
- MINIMUM 1 FC (11 LUX) @ BUILDING EXTERIOR (IESNA)

DESIGN REVIEW NOT FOR CONSTRUCTION

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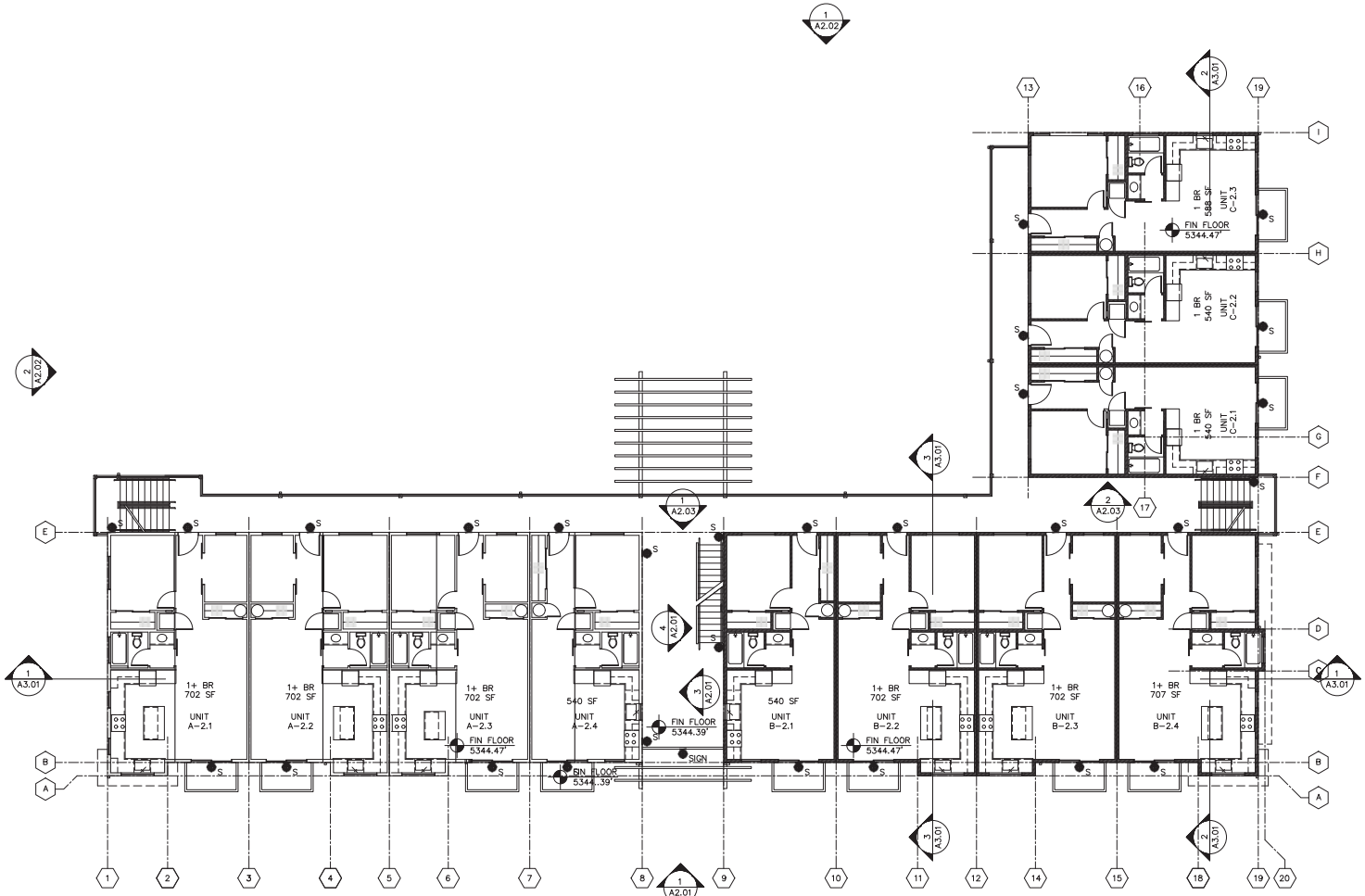
GROUND FLOOR EXTERIOR LIGHTING PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
E1.01



SECOND FLOOR EXTERIOR LIGHTING PLAN

1/8"=1'-0"

LEGEND:

FIXTURE TYPE		PRODUCT ID	HEIGHT	LUMENS
WALL SCONCE	S	MAXIM PATHFINDER 52120BK	~7.5'	880
SIGN LIGHT	SIGN	BACKLIT	12'	TBD

ILLUMINATION LEVELS:

- MINIMUM 1 FC (11 LUX) @ EXIT ACCESS (IBC 1008.2.1)
- MINIMUM 1 FC (11 LUX) @ BUILDING EXTERIOR (IESNA)

DESIGN REVIEW
NOT FOR
CONSTRUCTION

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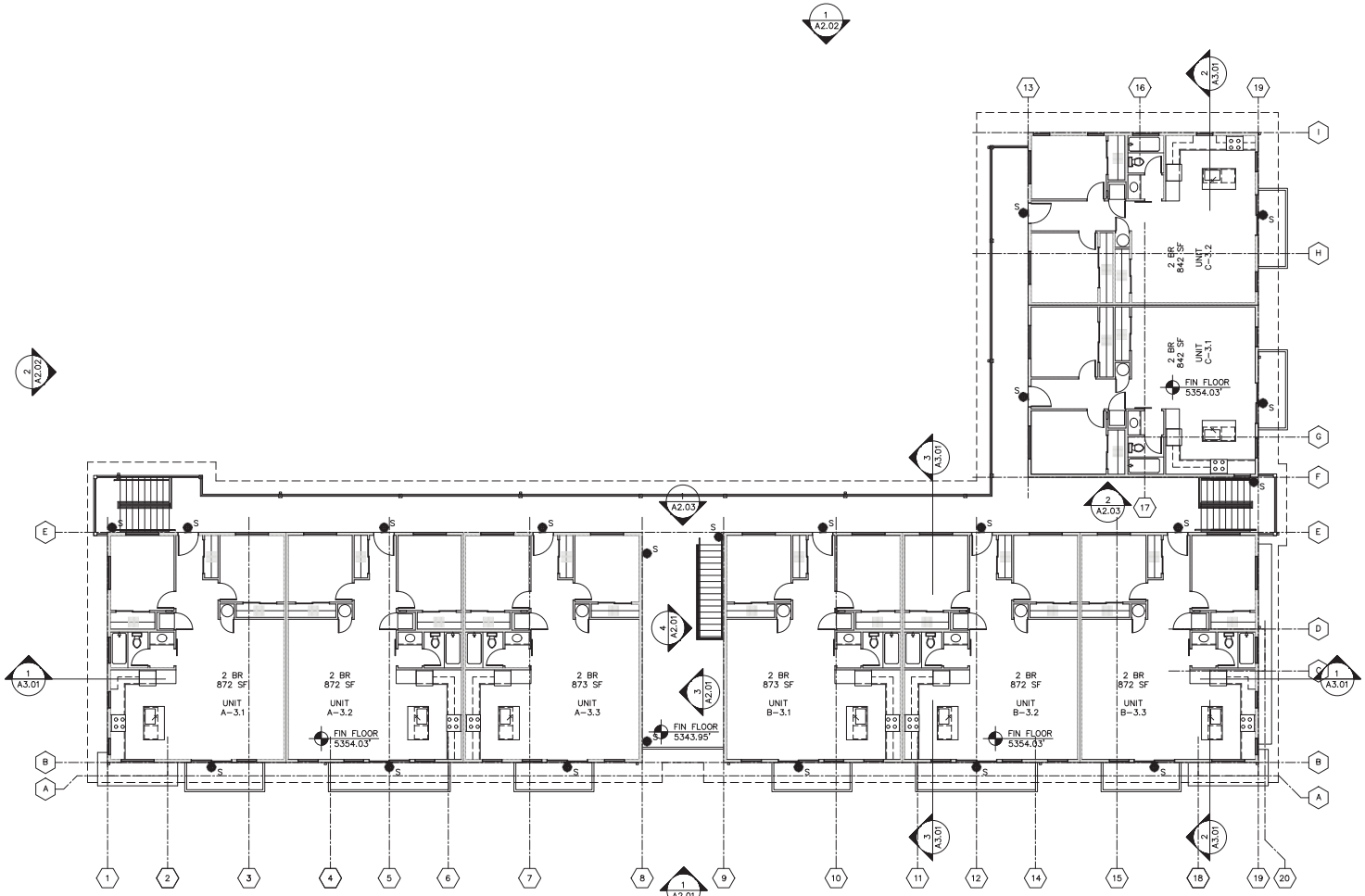
SECOND FLOOR
EXTERIOR
LIGHTING PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS
SUBMIT DATE:

SCALE 1/8"=1'-0"
DATE 3/1/2022
DRAWING NO.
E1.02



THIRD FLOOR EXTERIOR LIGHTING PLAN

1/8"=1'-0"

LEGEND:

FIXTURE TYPE		PRODUCT ID	HEIGHT	LUMENS
WALL SCONCE	S	MAXIM PATHFINDER 52120BK	~7.5'	880

ILLUMINATION LEVELS:
- MINIMUM 1 FC (11 LUX) @ EXIT ACCESS (IBC 1008.2.1)
- MINIMUM 1 FC (11 LUX) @ BUILDING EXTERIOR (IESNA)

DESIGN REVIEW
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CONSTRUCTION

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THIRD FLOOR
EXTERIOR
LIGHTING PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

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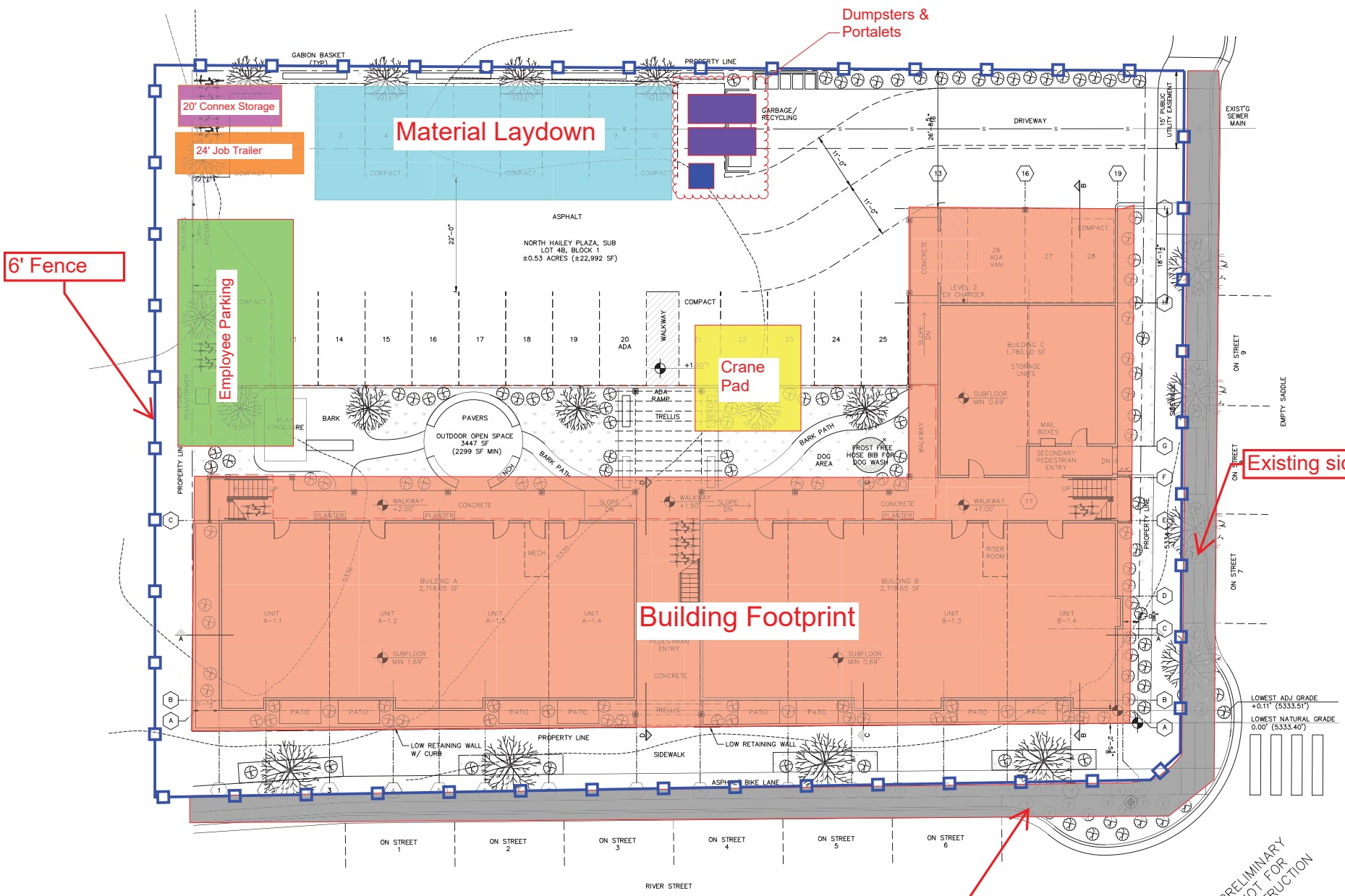
DRAWING NO.
E1.03



STAGING & CONTRACTOR PARKING PLAN

SITE PLAN

1/8"=1'-0"

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SITE PLAN

SADDLE LOFTS
N HAILEY PLAZA, SBLT 4B, BLK 1
HAILEY, IDAHO
NEW MULTI-FAMILY CONSTRUCTION

REVISION STATUS	
SUBMIT DATE:	
SCALE	1/8"=1'-0"
DATE	1/25/2022
DRAWING NO.	A 1.01

GC-1

11:00 am

Saddle Lofts Sun Study
June 21

12:00 am

1:00 pm

2:00 pm

3:00 pm

4:00 pm

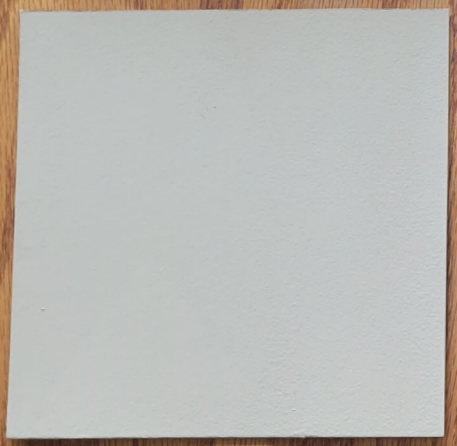
5:00 pm

6:00 pm

7:00 pm

SW 6349
Pennywise

GAF TIMBERLINE ASPHALT ROOF'G
Color Availability
Most Popular (Available Nationwide)
Shakewood
Barkwood
Charcoal
Weathered Wood
Hunter Green
Slate
Hickory
We can help you choose the right shingle for your roof!
Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Saddle Lofts

Design Review Application

2/10/2022

Exterior Lighting Cut Sheets

PRODUCT DESCRIPTION

With solid Die-Cast Aluminum construction and powered by a range voltage input driver, Pathfinder is a high performance down light for commercial and residential installations. Available in Black, Architectural Bronze, or Metallic Sliver there is sure to be a style to fit most any installation.

MEASUREMENTS

DIMENSION	: 5.5" W x 5.5" H x 4" Ext
BACK PLATE	: 5.5" W x 5.5" H x 2.75" HCO
HANGING WEIGHT	: 2.2 lb

LAMPING

INPUT VOLTAGE	: 120-277V
LUMENS	: 880 Rated (820 Del.)
BULB	: 1 x 15W LED PCB Integrated , 15W Total
BULB INCLUDED	: (Integrated)
DIMMABLE	: Dimmable at 120V with ELV
CRI	: 80 CRI
COLOR_TEMP	: 3000K
LIGHTING_DIRECTION	: Down

FINISHES OPTION

Architectural Bronze

Black

Silver

MATERIAL

Die Cast Aluminum

RATINGS

cETLus
Wet Location
For Outdoor DARKSKY

ADDITIONAL

INSTALL UP/DOWN: Up/Down
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. I ATLANTA, GA 30336

P. 626.956.4200 I **F.** 626.956.4225 I maximlighting.com

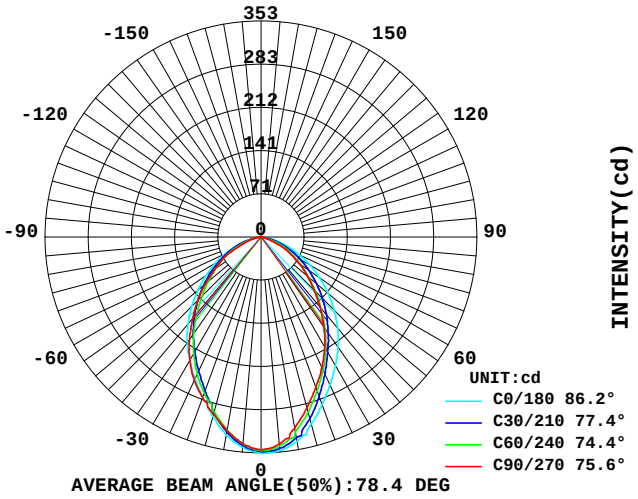
LUMINAIRE PHOTOMETRIC TEST REPORT

Report number:

MANUFACTURER:	Address:	
NAME: W1906-WW	TYPE:	WEIGHT:
SPECIFICATION:	DIMENSION:	SERIAL No.:

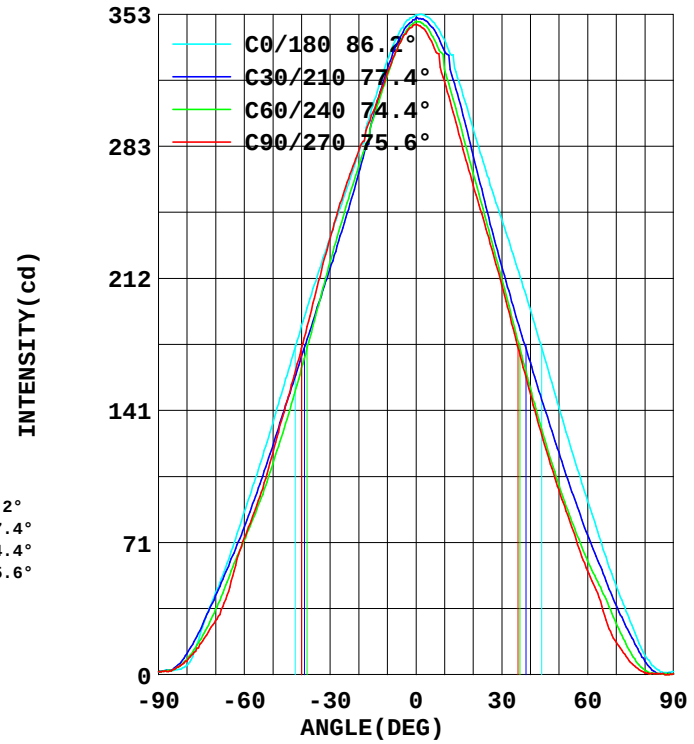
DATA OF LAMP		Imax(cd)	353.4	S/MH(C0/180)	1.01
MODEL		EFFICIENCY(%)	100.0	S/MH(C90/270)	1.03
NOMINAL POWER(W)	14	TOTAL FLUX(lm)	622.23	Voltage(V)	120.4
RATED VOLTAGE(V)	120	EFFICIENCY(lm/W)	41.5	Current(A)	0.124
NOMINAL FLUX(lm)	622.2	η up(%)	0.0	Power(W)	14.98
LAMPS QUANTITY	1	η down(%)	100.0	Power Factor(PF)	0.996
TEST VOLTAGE(V)	120.4	Effictive Flux(lm)	0.0	EEI	0.000

LUMINOUS INTENSITY DISTRIBUTION



AVERAGE BEAM ANGLE(50%):78.4 DEG

LUMINOUS INTENSITY DISTRIBUTION



Test System:HOPOO HPG1600
Temperature:25.3DEG
Operators:
Test Date:2020年06月24日

Test Set: 5.0deg/s C-Gamma (TYPE C)
Humidity:65.0%
Test Distance:10.400 m
Remarks:

Color Temperature Data List

Report number:

MANUFACTURER:	Address:	
NAME: W1906-WW	TYPE:	WEIGHT:
SPECIFICATION:	DIMENSION:	SERIAL No.:

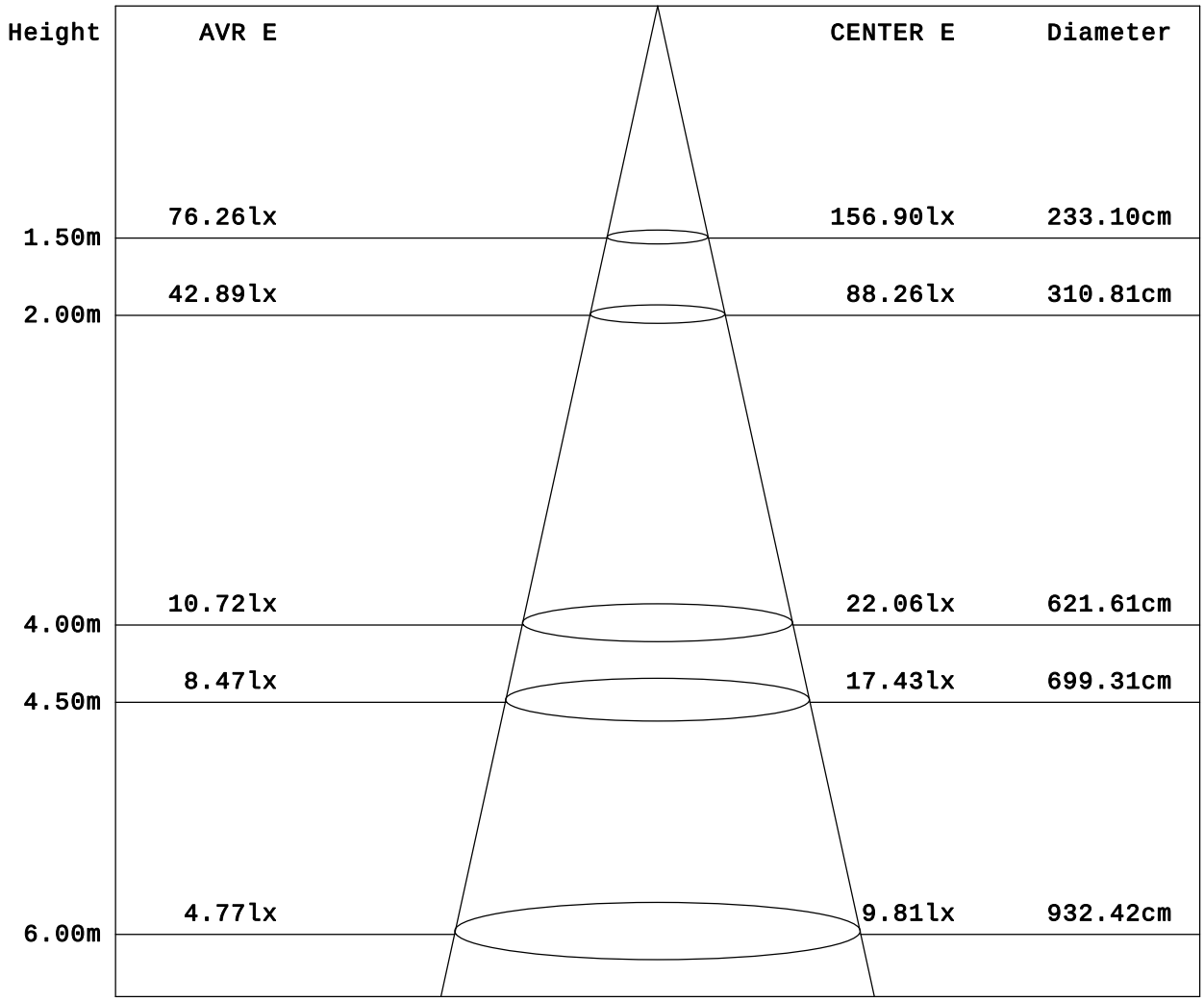
Test System:HOPOO HPG1600
Temperature:25.3DEG
Operators:
Test Date:2020年06月24日

Test Set: 5.0deg/s C-Gamma (TYPE C)
Humidity:65.0%
Test Distance:10.400 m
Remarks:

AVERAGE AND CENTER E Figure

Report number:

MANUFACTURER:	Address:	
NAME: W1906-WW	TYPE:	WEIGHT:
SPECIFICATION:	DIMENSION:	SERIAL No.:



Angle:75.7deg

Test System:HOPOO HPG1600
Temperature:25.3DEG
Operators:
Test Date:2020年06月24日

Test Set: 5.0deg/s C-Gamma (TYPE C)
Humidity:65.0%
Test Distance:10.400 m
Remarks:

ZONAL FLUX DIAGRAM

Report number:

MANUFACTURER:	Address:	
NAME: W1906-WW	TYPE:	WEIGHT:
SPECIFICATION:	DIMENSION:	SERIAL No.:

γ	C0	C45	C90	C135	C180	C225	C270	C315	γ	zone	total
5.0	345.8	339.2	339.5	342.0	350.9	347.1	340.0	339.0	0- 5	8.260	8.260
10.0	328.9	317.1	321.7	324.5	339.8	331.7	317.7	319.9	5- 10	23.86	32.12
15.0	304.5	291.4	300.9	302.3	317.5	306.8	289.3	292.7	10- 15	37.01	69.13
20.0	278.8	263.6	280.0	276.0	292.2	276.3	261.8	260.3	15- 20	47.09	116.2
25.0	256.5	236.9	259.1	248.4	267.0	246.3	236.1	230.3	20- 25	54.43	170.6
30.0	234.0	211.7	233.5	222.8	243.9	217.2	208.5	203.2	25- 30	59.10	229.7
35.0	210.3	185.6	204.3	196.0	219.5	189.2	179.1	177.9	30- 35	61.04	290.8
40.0	186.6	159.5	174.5	170.6	195.4	162.2	150.1	152.9	35- 40	60.29	351.1
45.0	160.0	135.0	146.3	146.3	169.5	137.3	122.9	129.6	40- 45	57.21	408.3
50.0	134.4	111.4	118.3	121.8	143.2	113.0	98.96	106.9	45- 50	52.26	460.5
55.0	109.7	89.55	93.23	98.96	117.2	90.74	76.79	85.55	50- 55	45.84	506.4
60.0	87.17	70.84	73.00	78.74	93.01	71.16	55.70	66.51	55- 60	38.57	545.0
65.0	63.70	53.32	46.83	59.92	69.65	53.53	36.55	48.88	60- 65	30.83	575.8
70.0	43.69	35.58	28.87	43.37	47.48	37.20	17.41	32.23	65- 70	22.25	598.1
75.0	23.68	19.36	16.98	25.95	28.22	20.22	6.597	16.76	70- 75	14.17	612.2
80.0	4.975	6.705	7.354	11.14	10.38	6.381	0.865	5.299	75- 80	6.985	619.2
85.0	2.163	0.973	2.704	1.946	2.271	2.271	0.541	2.163	80- 85	2.261	621.5
90.0	1.514	0.649	1.406	0.433	1.622	1.406	0.433	1.297	85- 90	0.707	622.2
95.0									90- 95		
100.0									95-100		
105.0									100-105		
110.0									105-110		
115.0									110-115		
120.0									115-120		
125.0									120-125		
130.0									125-130		
135.0									130-135		
140.0									135-140		
145.0									140-145		
150.0									145-150		
155.0									150-155		
160.0									155-160		
165.0									160-165		
170.0									165-170		
175.0									170-175		
180.0									175-180		
DEG	LUMINOUS INTENSITY:cd									UNIT:lm	

Test System:HOPOO HPG1600
Temperature:25.3DEG
Operators:
Test Date:2020年06月24日

Test Set: 5.0deg/s C-Gamma (TYPE C)
Humidity:65.0%
Test Distance:10.400 m
Remarks:

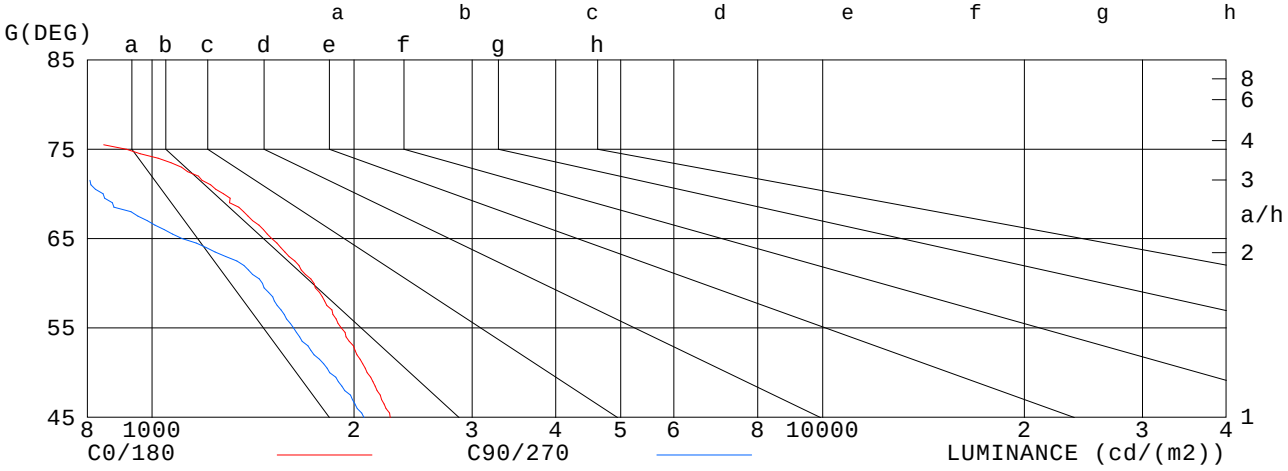
LUMINANCE LIMITATION CURVES

Report number:

MANUFACTURER:	Address:	
NAME: W1906-WW	TYPE:	WEIGHT:
SPECIFICATION:	DIMENSION:	SERIAL No.:

LUMINANCE LIMITATION CURVES

GLARE	CLASS	ILLUMINANCE (lx)							
1.15	A	2000	1000	500	<=300				
1.50	B		2000	1000	500	<=300			
1.85	C			2000	1000	500	<=300		
2.20	D				2000	1000	500	<=300	
2.55	E					2000	1000	500	<=300
		a	b	c	d	e	f	g	h

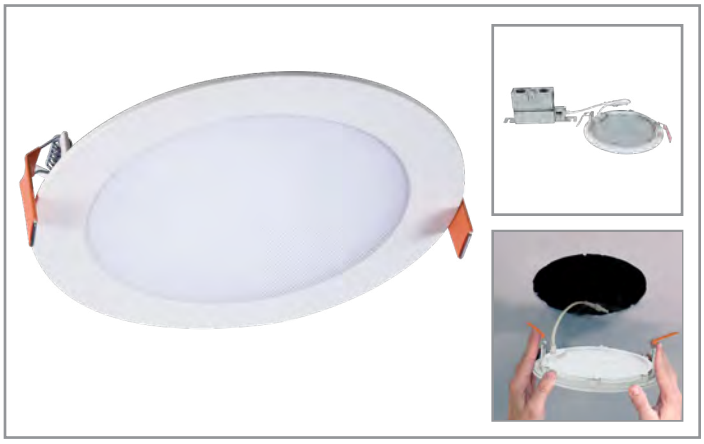


LUMINANCE cd/(m2)		
G(DEG)	C0/180	C90/270
85	248	310
80	287	424
75	915	656
70	1278	844
65	1507	1108
60	1744	1460
55	1914	1625
50	2092	1841
45	2264	2070

Test System:HOPOO HPG1600
Temperature:25.3DEG
Operators:
Test Date:2020年06月24日

Test Set: 5.0deg/s C-Gamma (TYPE C)
Humidity:65.0%
Test Distance:10.400 m
Remarks:

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

HLB6

6" LED Lens Downlight with Remote Driver / Junction Box

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Photometric Data page 2
- Energy Data page 3
- Product Specifications page 3
- Product Warranty
- Dimming Guide

Product Certification

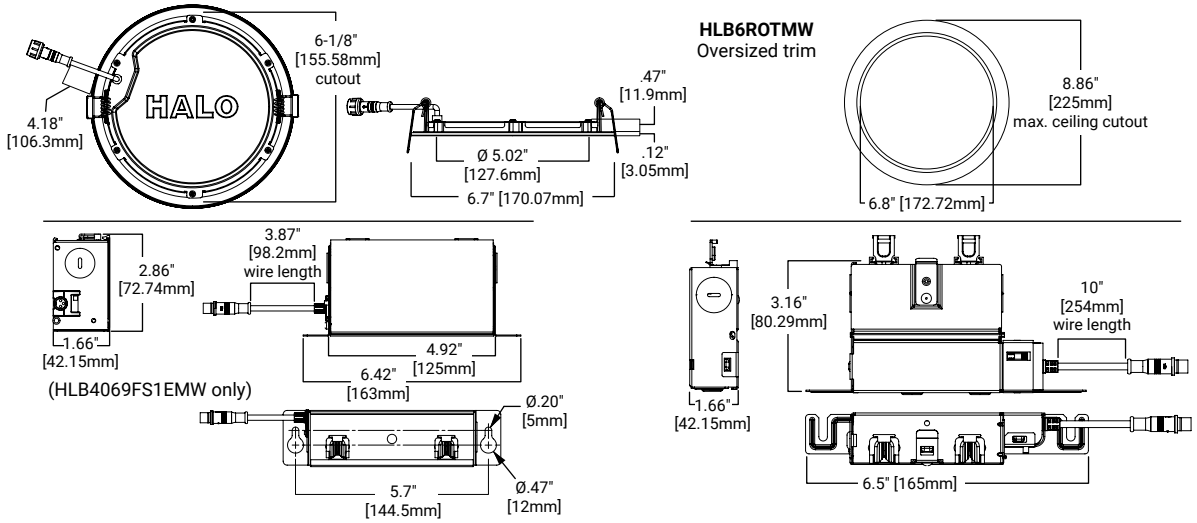
Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

Product Features

Top Product Features

- Direct mount (does not require recessed housing or junction box)
- Delivers up to 1,150 lumens; Achieves L70 at 50,000 hours in IC and non-IC applications
- 2700K, 3000K, 3500K, 4000K and 5000K field selectable CCT; 3000K and 4000K fixed CCT
- 90 CRI (min), R9 50 and color accuracy within 4 SDCM
- Wet location listed for showers and protected ceilings; Available in 120V or 120-277V

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: **HLB6099FS1EMWR**

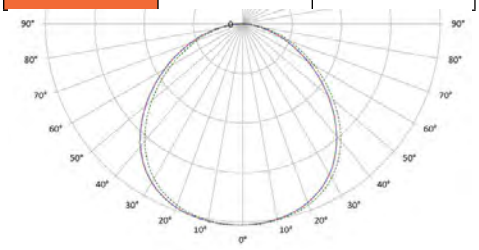
Models	Lumens	CRI / CCT	Driver	Finish	Packaging
HLB6 = 6-Inch LED lens downlight with remote driver / junction box	**09** = 900 lumens (nominal)	**930** = 90 CRI minimum, 3000K CCT **940** = 90 CRI minimum, 4000K CCT **9FS** = 90 CRI minimum, field selectable 2700K, 3000K, 3500K, 4000K or 5000K CCT	**1E** = 120V 60Hz, LE & TE phase cut 5% dimming **E010** = 120-277V, 0-10V 5% dimming (1)	**MW** = matte white flange	**R** = recyclable 4-color unit carton suitable for point of purchase merchandising display
Notes	**Notes**	**Notes**	**Notes** (1) E010 driver is only available in FS color temperature.	**Notes**	**Notes**

Accessories

Accessories	
HL6RSMF = 6" round and square mounting frame **HLB6ROTMW** = 6" round oversized trim, matte white **Designer Trims** **HLB6RTRMMW** = 6" round decorative overlay, matte white **HLB6RTRMSN** = 6" round decorative overlay, satin nickel **HLB6RTRMTBZ** = 6" round decorative overlay, tuscan bronze	**Extension Cable | Dedicated Driver/Jbox** **HLB06EC** – 6 ft. extension cable **HLB12EC** – 12 ft. extension cable **HLB20EC** – 20 ft. extension cable **Extension Cable | seleCCTable Driver/Jbox** **HLB06FSEC** – 6 ft. extension cable **HLB12FSEC** – 12 ft. extension cable **HLB20FSEC** – 20 ft. extension cable

Photometric Data

HLB6099FS1EMWR-3000K		
Luminaire lumens		1023
Input watts		13.8
LER (LPW)		74.1
Spacing Criteria	0-180	1.31
	90-270	1.31
	Diagonal	1.41
Beam angle (degrees)		112.2
Field angle (degrees)		161.3
Zonal lumen	Lumens	% Lumens
0-30	294	27.7
0-40	486	45.8
0-60	851	80.2
0-90	1061	100



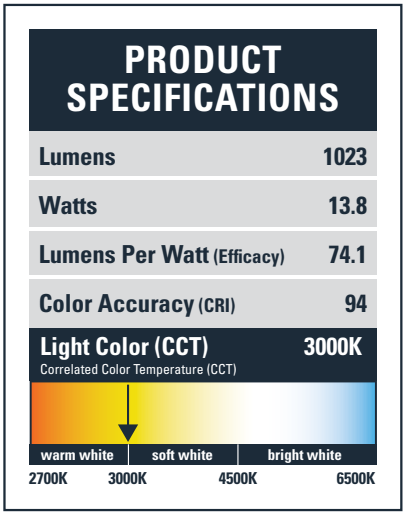
* Tested in accordance with IES LM63. Field results may vary.

Color Metric Summary - 3000K

TM-30-15	Rf = 90.9
	Rg = 100.7
CRI/CIE	Ra = 94.1
	R9 = 68.5

CCT - Range of 2700K- 5000K

Product Specifications



HLB6 6-inch	CCT	Lumens	Power (W)	LPW
Fixed CCT	3000K	992.3	13.6	73.4
	4000K	1057.7	13.6	78.0
Field Selectable CCT	2700K	989	13.7	72.2
	3000K	1023	13.8	74.1
	3500K	1060	13.8	76.8
	4000K	1096	13.8	79.4
	5000K	1141	13.7	83.3

Energy Data

Lumens	900 Series
Input Voltage	120V
Input Current	132 (mA)
Input Power	13.8 (W)
Efficiency	74.1 (LPW)
Inrush (A)	2.1 A @ 14mS
THD	≤ 20%
PF	≥ 0.90
T Ambient	-30° - +40°C
Sound Rating	≤ 22 dba

Product Specifications

Housing
- Die-cast aluminum mounting frame with integral flange provides passive thermal cooling
- Achieves L70 at 50,000 hours in IC and non-IC applications
- High impact diffuse lens provides shielding to the light guide minimizing pixilation

Gasket
- Closed cell gasket achieves restrictive airflow and wet location listing without additional gaskets or caulking

Optics
- Precision acrylic light guide organizes source flux into wide distribution with 1.4 spacing criteria, useful for general area illumination

LED Array
- Plurality of mid power LED's provides a uniform source with high efficiency and long life
- 90 CRI minimum; R9 greater than 50 provides high color rendering
- Fixed 3000K and 4000K CCT color temperatures; color accuracy within 3 SDCM
- Optional field selectable color temperature, select 2700K, 3000K, 3500K, 4000K or 5000K CCT; color accuracy within 4 SDCM
- Meets ENERGY STAR® color angular uniformity requirements; Deviation is less than 0.006 u' v'

Remote Driver/Junction Box
- Pre-galvanized steel driver/junction box with captive hinged junction box cover
- Listed for six #12 AWG 90° C splice conductors: two in, two out plus two ground
- Two 1⁄2" conduit pry-outs
- Two Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts NM cable types: 14-2, 14-3, 12-2, 12-3 (U.S.) and 14-2, 14-3, 12-2 (Canadian)
- Three 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Integral mounting holes facilitate direct mounting to building structure or mounting frame

Driver
- Available in 120V or 120-277V, providing noise free operation
- Continuous flicker-free dimming down to 5% with select dimmers
- Plenum rated inline electrical quick connect provides low voltage connection to fixture fitting, CMP/FT6 rated

Installation
- Can be installed in 1/2" to 1-1/4" thick ceilings
- Cutout utilizes standard round hole saw sizes; cutout template provided
- Heat treated springs hold fixture fitting securely in the ceiling eliminating light leak
- Housing is less than 1⁄2" thick and can span a 2" nominal framing member
- Can be removed from below the ceiling for service or replacement

Optical Mounting Frame
- Pre-galvanized steel mounting frame locates fixture fittings during electrical rough-in and provides cutout guidance for drywall contractor
- Provides attachment of remote driver/junction box

Compliance
- cULus Certified type IC suitable for direct contact with air permeable insulation
- Not recommended for use in direct contact with spray foam insulation (reference NEMA LSD57-2013)
- Wet location listed and IP44 ingress protection
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- State of California Title 24 high efficacy
- LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2016 JA8 High Efficacy Lighting
- ENERGY STAR® certified (reference "Certified Light Fixtures" database)

Warranty
- Five-year limited warranty

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Lumark

DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/50,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting
The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2″ to 4-7/8″. Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3″ hook for 3/4″ bolt. 4″ hook for 1″ bolt.

Finish
Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

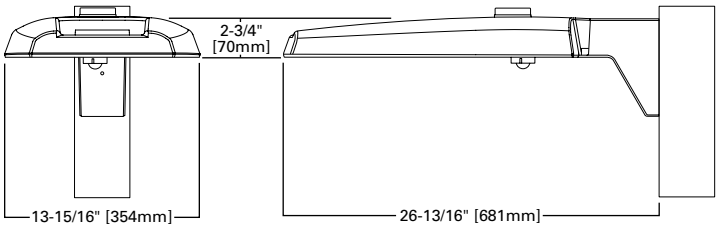
Warranty
Five-year warranty.

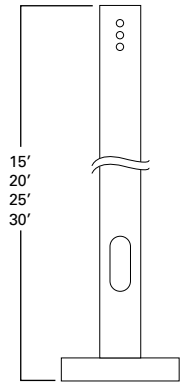
PFPRV PREVAIL POLE AND FIXTURE COMBO

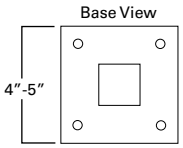
LED

POLE AND FIXTURE COMBO

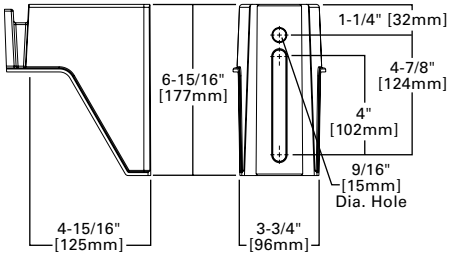
DIMENSIONS







POLE MOUNT ARM



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75
(1 fixture)

SHIPPING DATA
Approximate Net Weight:
20lbs. [9.09 kgs.] **(1 fixture)**

COOPER Lighting Solutions

TD500029EN
September 10, 2021 10:27 AM

CONTROL OPTIONS

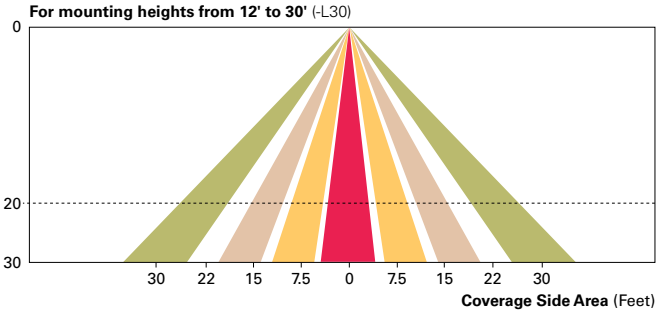
0-10V (D)
This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)
Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

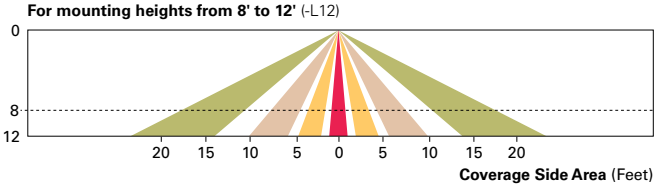
Dimming Occupancy Sensor (MSP/DIM-LXX)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.

For mounting heights from 12' to 30' (-L30)



For mounting heights from 8' to 12' (-L12)



POWER AND LUMENS

Light Engine		C15	C25	C40	C60
Nominal Power (Watts)		52W	96W	131W	153W
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Type III	Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
Type IV	Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
25°C	> 91.30%	> 194,000
40°C	> 87.59%	> 134,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

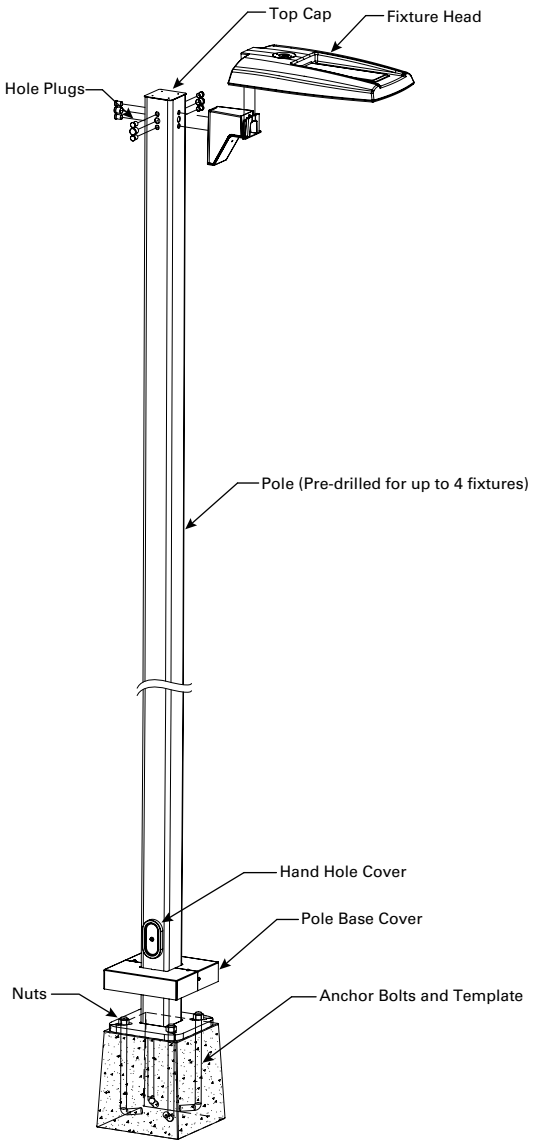
ORDERING INFORMATION

Sample Number: PFPRV-1-C25-T3-15-N/AB

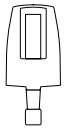
Series [1, 2]	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately)
PFPRV=Prevail Pole and Fixture Combo	**1**=1 **2**=2 **3**=3 **4**=4	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LED) 13,100 Nominal Lumens **C40**=(2 LED) 17,100 Nominal Lumens **C60**=(2 LED) 20,000 Nominal Lumens	**T3**=Type III **T4**=Type IV	**15**=15' **20**=20' **25**=25' **30**=30'	**Blank**=80 **9**=90 **0**=100	**N/AB**=No Anchor Bolts (Used when ordered separately) **HSS**=House Side Shield [3] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **PER**=NEMA 3PIN Twistlock Photocontrol Receptacle [4] **PER7**=NEMA 7PIN Twistlock Photocontrol Receptacle [4]	**HS/VERD**=House Side Shield [3]

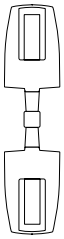
NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. **2** Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. **3** HSS not available with C60 lumen package. Ordered as an option, it will come factory-installed. Ordered as a field-installable accessory, must order quantity one per optic/LED. **4** Not available with MSP options.

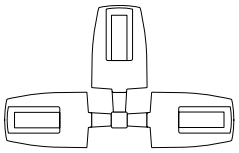
PREVAIL POLE AND FIXTURE COMBO

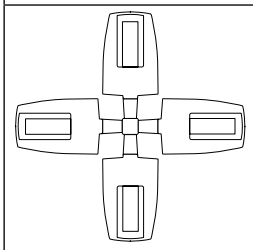


INCLUDED POLE REFERENCE TABLES

1 Fixture (EPA= 0.75)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

2 Fixtures (EPA= 1.50)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]		SSS5A25SFM4[2]
	30	SSS5A30SFM4[2]		SSS5M30SFM4[2]

3 Fixtures (EPA= 2.25)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]	SSS5A25SFM4[2]	
	30	SSS5A30SFM4[2]	SSS5M30SFM4[2]	

4 Fixtures (EPA= 3.00)		**Wind Zone (MPH)**		
	**Pole Height** (Feet)	**80**	**90**	**100**
	15	SSS4A15SFM4[1]		
	20	SSS4A20SFM4[1]		
	25	SSS4A25SFM4[1]	SSS5A25SFM4[2]	
	30	SSS5A30SFM4[2]	SSS5M30SFM4[2]	

NOTES:
1. Uses hardware kit POLSSHDWC4FCHHP.
2. Uses hardware kit POLSSHDWC5FCHHP.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

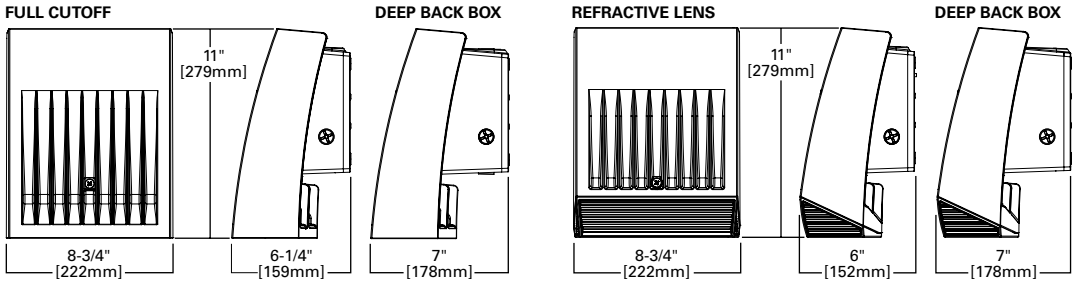
Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

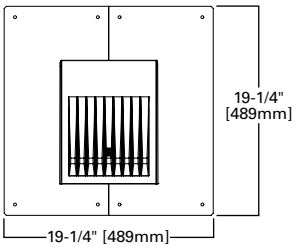
XTOR
CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
DesignLights Consortium® Qualified*
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

COOPER Lighting Solutions

*www.designlights.org

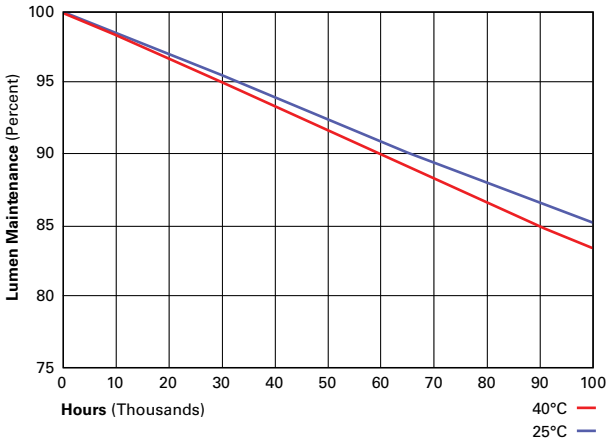
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B and XTOR8B Full Cutoff CBP Egress LED**	**XTOR6B and XTOR8B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	**Model Series**				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Domestic Preferences [17]	**Series** [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
[Blank]=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act	**Full Cutoff** **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 9, 10] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 9, 10, 11, 12, 13] **CBP**=Cold Weather Battery Pack [2, 3, 14, 15, 16] **HA**=50°C High Ambient [16]
Accessories (Order Separately)[18]				
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol **PB277V BUTTON PC**=Field Installed 208-277V Photocontrol [8]			**EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [13]	

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
10. 120V thru 277V only.
11. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
12. Includes integral photo sensor.
13. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
14. 120V or 277V operation only.
15. Operating temperatures -20°C to 25°C.
16. Not available in XTOR12B or XTOR12BRL models.
17. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
18. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences [1]	**58W Series**	**81W Series**	**102W Series**
[Blank]=Standard	**Full Cutoff**		
BAA=Buy American Act	**XTOR6B**=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
TAA=Trade Agreements Act	**XTOR6B-PC1**=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	
	XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	
	XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	
	XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-347V**=81W, 5000K, Carbon Bronze, 347V	
	Refractive Lens		
	XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR12RBL-347V**=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
	XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
	XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	
	XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	**XTOR8BRL-347V** = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

NOTES:

1. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

ARCH
COMMUNITY HOUSING TRUST

PO Box 1292
Ketchum, Idaho 83340

(208) 726-4411
www.archbc.org

To: The City of Hailey March 29, 2022

RE: Saddle Lofts Apartments

Delivered Electronically

Dear Members of the Hailey Planning and Zoning Commission,

I am the Executive Director of ARCH Community Housing Trust, an owner of the River Street Senior apartments located at 731 North River Street. Our 24-unit senior community has been fully leased from the time a certificate of occupancy was issued. We also have a substantial waiting list.

From 2019 to 2021, the advertised rental rate for a 3-bedroom unit in Hailey increased 54%. This is a direct result of a catastrophic undersupply of housing. Any increase to the supply of housing – income restricted or otherwise, will help ease the cost burden associated with the under-supply of housing.

Additionally, I believe the subject parcel is in the Hailey Urban Renewal District. The revenue generated to the URA from an undeveloped parcel to a 27-unit apartment is significant. These funds will have a tremendous impact on the City of Hailey's ability finance the infrastructure needed to accommodate the needs of the City.

I hope you will consider the significant benefits this development could provide as you evaluate this application.

Sincerely,

Michelle Griffith

Michelle Griffith

Executive Director

BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG | 191 SUN VALLEY ROAD | PO BOX 4045 | KETCHUM, ID 83340

March 30, 2022

City of Hailey
Community Development Department
115 Main Street South
Hailey, ID 83333

Attn: Lisa Horowitz, Director
Janet Fugate, P&Z Commission Chair

CC: Susan Scovell
Sarah Michael, BCHA Board Chair

Transmitted via Email

Dear Ms. Horowitz and Chair Fugate,

On behalf of the Blaine County Housing Authority, I would like to express our support of the intent of the "Saddle Lofts" project, to provide attainable workforce housing within its 27-unit multi-family development. Should they remain affordable, I know that households within BCHA's database will benefit from this new construction—both now and in the future.

Before the Hailey P&Z Commission is an opportunity to address a portion of the dire need for additional workforce housing—providing for our teachers, firefighters, nurses, service industry workers, among others. This workforce helps make Hailey a vibrant and connected community.

Multi-family rental housing is desperately needed in our community, for many, their first entry into the workforce begins with a rental near their job. Having attainable rental options for our workforce will position our neighbors to be contributing members of the community and will serve as a "point of entry" to this valley, adulthood, or retirement. If the lower rents are implemented as proposed, it will allow the households who benefit from this development to be better equipped to remain in our community and, perhaps purchase their own homes one day.

I urge the board to approve this needed development and to include provisions for ongoing workforce affordability—to create a place for those in our economy and community that contribute to the overall vibrancy of Hailey, and indeed the greater Wood River Valley. We cannot continue to close doors of opportunity to our neighbors, and we certainly cannot let opportunities such as the Saddle Lofts pass us by.

I would like to thank the P&Z Commissioners, City staff, and the development team for your commitment to the local workforce of Hailey to provide safe, desirable, and affordable housing for our community to retain our vibrant and talented workforce.

Should you have any additional questions for me or if you require any additional information, please don't hesitate to reach out to me.

Cordially,

Nathan S. Harvill
Executive Director
Blaine County Housing Authority

From: caitlinhegwood@icloud.com
To: Robyn Davis
Subject: Support for Saddle Loft
Date: Tuesday, March 29, 2022 2:48:18 PM
Attachments: 73B4FD7D6AE54BA59221C05DF886D632.png

Dear Robyn,

My name is Caitlin Hegwood and I am writing in support of the Saddle Loft apartments. Our communities are in dire need of work force housing for our school teachers, fire fighters, police, restaurant and other workers. The Saddle Lofts project aims to supply a significant amount of housing for middle income workers, like myself, who are being forced out of the area due to 200% of median income rental rates. Furthermore, the Saddle Lofts project is located in an area zoned for exactly for the proposed use. The project will add another important link in the River Street pedestrian amenities, including wider sidewalks, street trees, streetlights and bicycle path.

I hope the city allows this project to go through, as I believe it will support ALL of in our community.

Thank you for considering,

Caitlin Hegwood, MS, ACADC, CCTS-I
208-309-1948
caitlinhegwood@icloud.com

Notice: This e-mail, including attachments, is covered by the Electronic Communications Privacy Act, 18 U.S.C. ᴝᴝ 2510 2521, is confidential and may be legally privileged or otherwise protected from disclosure. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and delete it. Thank you

Vicki Shapiro MD
551 River Trail
Hailey ID 83333

Robyn:

My husband and I are writing to voice our strong approval and appreciation for the proposed Saddle Loft project on River Street. Development can be challenging when we are used to seeing empty space, but we would welcome this project to improve our neighborhood and agree with the following:

Our communities are in dire need of work force housing. The Saddle Lofts project aims to supply a significant amount of housing for middle income workers.

Multi-family housing is affordable to lower and middle income workers.

Rental housing is an important type of housing for those who cannot afford to purchase a home.

The Saddle Lofts project is located in an area zoned for exactly for the proposed use.

The size of the building fits well with the other large buildings in the vicinity.

The proposed project meets all City codes and requests no exceptions or waivers.

The project will add another important link in the River Street pedestrian amenities, including wider sidewalks, street trees, streetlights and bicycle path.

Hailey desperately needs more affordable housing and this would be a great infill project.

Thank you for your time

Vicki Shapiro

Vicki and Glen Shapiro

551 River TRL

Hailey ID 83333

Dear Hailey Planning and Zoning,

I am writing in support of the workforce housing project, Saddle Lofts. I am aware of the desperate need our valley has for workforce housing and I believe this location, being surrounded by businesses, just on the edge of the residential zone is a perfect location. Within walking distance of the downtown area will also help reduce traffic congestion.

With all the Airbnb rentals in our resort community we are in dire need of rental housing for those that cannot afford to purchase a home.

I hope the city of Hailey will approve of this project.

Sincerely,

Sonya Wilander

From: Elizabeth Corker
To: Robyn Davis
Subject: Please approve Saddle Lofts Workforce Housing project
Date: Wednesday, March 30, 2022 1:59:42 PM

To Hailey Planning and Zoning Commission Members,

I am a long-time Hailey resident and am writing in strong support of the 27-unit Saddle Lofts Workforce Housing project that will be presented on April 4.

Working-class citizens of our valley can no longer afford to live here. The situation is dire. Without workforce housing, school teachers, fire fighters, police, restaurant and other workers will be forced to leave and vacancies will go unfilled.

I have looked into some of the details of the project. I like its appearance, its scale and also think the location is perfect. I welcome such a project in our wonderful, caring community.

Sincerely,

Elizabeth Corker
PO Box 3777
Hailey, Idaho 83333

Jessica Parker

From: Matt Gelso <mgelso@kenny-bogue.com>
Sent: Wednesday, March 30, 2022 5:54 PM
To: planning
Subject: P&Z Written Comment - Kazuko-San ID, LLC

RE the consideration of Design Review Application by Kazuko – San ID, LLC at the scheduled Hailey P&Z meeting on April 4, 2022.

P&Z Commissioners,

I have no objections to the building design, unit count, site plan, or the project in general.

My only concern deals with parking – please consider requiring 1 parking space per bedroom, or more. That is at minimum an additional 8 onsite parking spaces. Please do not allow a structural parking deficit. Even most 2 member adult households have 2 vehicles – there could be as many as 54 vehicles associated with this project. Please consider the impacts to the surrounding residential neighborhoods if 27 additional vehicles (current plan calls for only 27 onsite parking spaces) are parked in the surrounding area. In winter months this issue would be especially acute.

If, in the future, private vehicle use drastically declines and there is excess parking onsite, the space can be utilized as open space, park, outdoor seating/bbq area, etc.

I can be reached at the contact information below for any additional questions or follow-up. Please confirm receipt of this message.

Thank you for your time and consideration.

Best,

Matt Gelso
Associate Broker
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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 4, 2022

TO: Hailey Planning and Zoning Commission

FROM: Paige Nied, Community Development City Planner

OVERVIEW: Consideration of a Design Review Application by Flowing Wells, LLC, represented by Brian Opp of Opp Construction Inc., for a 10,102 square foot vehicle storage warehouse and showroom with one (1) onsite parking space. The project is located on Lot 7H, Block 4, Airport West Subdivision #2, in the SCI Industrial (SCI-I) Zoning District. This project will be known as Sun Valley Auto Club.

HEARING: April 4, 2022

Applicant: Flowing Wells, LLC, represented by Brian Opp of Opp Construction

Location: Lot 7H, Block 4, Airport West Subdivision #2

Zoning: SCI – Industrial (SCI-I) Zoning District; .461 acres (20,108 square feet)

Notice:
Notice for the public hearing was published in the Idaho Mountain Express on March 11, 2022, and mailed to property owners within 300 feet on March 16, 2022.

Application:
Flowing Wells, LLC, represented by Brian Opp of Opp Construction Inc., is requesting approval for construction of a vehicle storage warehouse and showroom, to be located at Lot 7H, Block 4, Airport West Subdivision #2 (1930 Embraer Way). This project consists of a 7,994 square foot storage warehouse with an attached 2,108 square foot showroom. The lot area is 20,108 square feet in size. Access to the parcel will be via the private street, Embraer Way. This project will be known as Sun Valley Auto Club.

This project is unique in that the employees will work at the main Sun Valley Auto Club, located at1930 Electra Lane, and the proposed warehouse is mainly for vehicle storage. Parking at the main location will be utilized to achieve the parking requirements for this structure. If a vehicle is needed to be parked or extracted from the warehouse, an employee could walk the distance, or there is ample room within the structure for an employee to park.

Procedural History:

The Application was submitted on February 17, 2022, and certified complete on February 17, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on April 4, 2022 in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building*: No comments*
				Streets: *Staff recommends the proposed sidewalk be relocated to work around the existing street trees along Aviation Drive. This has been made a Condition of Approval.*
				City Arborist: *No comments*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*Signage is proposed on the front elevation of the Drawing Set. The sign is subject to a Sign Permit Application and shall be approved prior to installation. This has been made a Condition of Approval.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Section 17.09.040.02, warehouse and storage facilities are required to provide at least one (1) parking space for every thousand (1,000) square feet. 10,102 square feet of storage space and showroom is proposed; therefore, ten (10) onsite parking spaces are required. The site plan shows one (1) onsite parking space, which has been dedicated as an accessible parking space, located to the rear of the building, and in close proximity to the entry door. Staff finds that while ten (10) parking spaces are required, parking requirements are less for storage facilities than for other uses such as office/retail, and as such, the interior storage area within the project should be counted towards the required parking.* *Per Section 17.09.020.02 of the Hailey Municipal Code, one (1) loading space shall be provided for any warehouse occupancy with a floor area in excess of 4,000 square feet. A loading space is not shown on the site plan. That said, Planning Staff does not believe requiring a loading space for the proposed use is necessary, as said use will be for vehicle storage purposes only that occurs inside the warehouse.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of**

				other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.
			Staff Comments	*N/A*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **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.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **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.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted and can be seen in the images below:*
☒	☐	☐	**Bulk Requirements**	**SCI - Industrial (SCI-I) Zoning District:**
			Staff Comments	- ***Building Height:*** o *Required Building Height: 35'* o *Proposed Building Height: 33'-8"* - ***Setbacks:*** o *Required Setbacks:* o *Front Yard: 10'* o *Side Yards: 10'* o *Rear Yard: 10'* o *Proposed Setbacks:* o *Front Yard: 10'-5 ½"*

				○ *Side Yard (east): 18'-2 ½"* ○ *Side Yard (west): 15'-2 ½"* ○ *Rear Yard: 31'-3"* *All setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The Applicant is proposing to construct a five (5) foot wide concrete sidewalk along the property frontage of Aviation Drive. This sidewalk will connect to another five (5) foot wide concrete sidewalk along Embraer Way on the eastern side of the property for access to the structure's entrance. The parcels adjacent to the property are undeveloped, yet under the same ownership. Upon development of the adjacent parcels, sidewalk connections will be made.* *With the proposal of the new sidewalk along Aviation Drive, the Applicant is proposing to remove the existing mature street trees. These trees were planted upon creation of the Airport West Subdivision and City Staff feels strongly that these trees be retained, as well as be protected throughout the construction process. The Applicant shall relocate and/or reposition the proposed sidewalk to retain the existing mature street trees. This has been made a Condition of Approval. Please refer to Section 17.06.080(A)1b for further details regarding existing mature trees.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this project is not within the Townsite Overlay (TO) Zone District.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The structure is situated to maximize use, with the front façade facing Aviation Drive, parking located at the rear of the proposed building, and pedestrian access located on all sides of the structure.* *The proposed project is intended for storage purposes only. That said, the Applicant is proposing sidewalk connections to/from the building off of Aviation*

				Drive for safe access. The proposed building is one story in height and will provide adequate sun exposure to spaces around the buildings.
☐?	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*The Applicant intends to retain the existing turf along Aviation Drive. The Applicant also intends to remove existing trees along the property's frontage on Aviation Drive due to damage that could potentially occur upon development of the new sidewalk. City Staff feels strongly that the Applicant retain the existing street trees along Aviation Drive. Upon the development of the Airport West Subdivision, street trees were introduced and are now existing and mature. Staff recommends repositioning the sidewalk either closer to Aviation Drive to avoid the removal of these trees or by removing the existing three-rail fence to better accommodate for the five (5) foot wide sidewalk. The image below displays ample space for the Applicant to relocate the sidewalk closer to Aviation Drive to avoid damage to the existing street trees. This has been made a Condition of Approval.* *The Applicant is proposing to add three (3) Columnar Swedish Aspens, four-inch (4") caliper in size. The Applicant is also proposing 21 (1 gallon) Blaze Prairie Grass and 11 (5 gallon) Gro-Low Sumac shrubs. An automatic drip irrigation system will be installed, and the Owner will maintain landscaped areas regularly.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation and access has been designed to provide for safe access along all sides of the building. The Applicant is proposing to add a new five (5) foot wide concrete sidewalk along Aviation Drive and Embraer Way. Staff feels strongly*

				that the proposed sidewalk be repositioned closer to Aviation Drive, or that the existing three-rail fence be removed to better accommodate for the five (5) foot wide sidewalk, and that the existing street trees be retained. Please refer to Section 17.06.080(A)1b for further detail.
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Individual trash receptacles and recycling containers are proposed to be kept inside and placed at curb for pick-up. No loading or unloading zones are proposed. Per Section 17.09.020.02 of the Hailey Municipal Code, one (1) loading space shall be provided for any warehouse occupancy with a floor area in excess of 4,000 square feet.* *A loading space is not shown on the site plan. That said, Planning Staff does not believe requiring a loading space for the proposed use is necessary, as said use will be for vehicle storage purposes only.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The Applicant is intending to utilize the existing alley located on the western side of the parcel for vehicular entrance into the storage warehouse.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Per the Hailey Municipal Code, warehouse and storage facilities are required to provide at least one (1) parking space for every thousand (1,000) square feet. 4,896 square feet of storage space is proposed; therefore, four (4) onsite parking spaces are required. The site plan shows a total of one (1) onsite parking space, which has been dedicated as an accessible parking space, located to the rear of the building, in close proximity to the entry doors. This parking is screened from the street, buffered by buildings, landscaping and/or sidewalks. Adjacent to the ADA parking space is an additional parking space that a car could park. The space does not meet dimension requirements; however, it could be used as a short-term parking space.* *Staff has approved of utilizing parking at the Owner's nearby car shop and service center. It is the plan of the Applicant to only utilize this structure for storage or to extract a car, and that employees will work at the main shop and service area down the road and walk over to the warehouse when needed. If an employee did*

				drive over to this building, there is ample room inside the warehouse for an employee to park.
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*Access to on-site parking is achieved via Embraer way, which connects through to the alley located to the west of the structure.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan proposes 7,601 square feet of parking and hardscape (driveway, road, alley, walkways, and city sidewalk). 25% of this (1,900 square feet) is required. The site plans propose 1,859 square feet of snow storage to the rear of the building. The Applicant intends to haul remaining snow from the site.* *Snow storage easements are existing, and the Applicant intends to store snow in these areas.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*See Standard (i) above.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*The proposed snow storage area is greater than 10'-wide.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*The Applicant is proposing 1,859 square feet of snow storage areas onsite. Any additional snow will be hauled from the site.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas do not impede parking or pedestrian areas.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Half of the proposed snow storage area is located on the asphalt driveway and the other half on the existing snow storage easement area.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for a storage facility located in the SCI – Industrial (SCI-I) Zone District, where the surrounding buildings are industrial in nature.* *The proposed building design incorporates varied exterior materials (i.e., smooth metal and stucco siding and metal doors and windows) in gray and bronze. The western and eastern side of the structure have large garage doors for vehicles to enter the warehouse. The rooflines are flat, clean and complementary to other buildings in the area.*

☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The building features street-level changes and incorporates large garage doors on the western and eastern wall for vehicular access into the warehouse. Exterior materials vary in color, shape, and size, which help to break up the mass of the buildings.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façade faces Aviation Drive. Multiple access points exist around the structure, one (1) on Aviation Drive, two (2) in the alley, one (1) in the rear driveway, and one (1) on Embraer Way. The structure also incorporates two (2) large garage doors for vehicular access into the warehouse. The front façade incorporates changes in roofline and setbacks, additional windows, as well as variation in exterior materials and surface finishes. The scale and design components complement the surrounding area nicely.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no plans for future additions or renovations are proposed at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*The proposed building design incorporates varied exterior materials (i.e., Smooth metal and stucco siding, and metal doors and windows) in gray and bronze. A Materials Sample Board has been submitted.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*For the proposed building, colors are as follows:* - *Dark gray smooth metal siding* - *Light gray stucco siding* - *Bronze Metal Doors and Windows* *Colors and materials are broken on various elements to minimize mass and create a cohesive whole.*
☒	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**

			Staff Comments	*The elements of a curved roof on the front façade of the showroom and trimming on the set back warehouse roof help to reduce the mass of the proposed structure and compliments the surrounding area. See image in section 17.06.080(A)2g for details.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant intends to utilize the following energy conservation techniques:* *- Solar orientation* *- Double glazed windows* *- Low emissivity glazing windows* *Should the Commission need more information, the Applicant can better describe the three techniques utilized and/or utilization of any other alternative energy sources with the proposed project.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*The flat roof structure is engineered to retain snow on the roof.* *Roof drains will route underground to drywells specified on the Civil Set submitted February 17, 2022. The Applicant can further describe the use and/or installation of downspouts and gutters.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Roof drains will route underground to drywells specified on the Civil Set submitted February 17, 2022.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies or covered areas are proposed.*
☒	☐	☐	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*The Applicant intends to install a sign on the structure's front façade. The Applicant shall submit a Sign Permit Application prior to installation. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are planned.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are planned.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*The Applicant intends to retain the existing three (3) foot rail fence around the property boundary.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*The existing three (3) foot rail fence around the property will be retained.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A, as no roof-mounted equipment is proposed.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*All proposed mechanical equipment will be located inside the proposed structure.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines will be installed underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

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

				tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	*Any new landscaping and/or seasonal plantings will be irrigated by an automatic drip irrigation system and maintained regularly.*
☐	☐	☒	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*N/A, as the proposed project is located within the SCI-I Zoning District, which is excluded from the standard above.*
☒	☐	☐	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*The proposed project is located within the SCI – Industrial (SCI-I) Zone District. Seasonal plantings are not shown on the proposed plans. Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*N/A, as the proposed project is not located within the B, LB, TN or SCI-SO Zoning Districts.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Civil Plan.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Owner will be responsible for maintaining plant material in a healthy condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

Additional Design Review Requirements for Non-Residential Buildings Located within LI, SCI, TI or A Zoning Districts

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(C)1a**	**a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.**
			Staff Comments	*The majority of the surrounding parcels remain undeveloped. Vehicular circulation and site planning allow for successful development for neighboring parcels and will prevent traffic congestion.*
☒	☐	☐	**17.06.080(C)1b**	**b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.**
			Staff Comments	*Majority of the parking onsite will occur within the warehouse. Parking configuration and location allow for easy vehicular movement and access.*
☒	☐	☐	**17.06.080(C)2c**	**c. Vehicle circulation, parking and loading shall not block pedestrian access ways.**
			Staff Comments	*Vehicular and pedestrian circulation, parking and loading areas do not impact pedestrian access ways.*

17.06.060 Criteria.

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

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

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

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

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

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

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

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance 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) Construction parking shall be located on private property and not within the City Right-of-Way, nor on the private drive, Embraer Way.
e) The new five foot (5') wide sidewalk along the property's frontage of Aviation Drive shall be relocated to retain the existing mature street trees.
f) All perimeter sidewalks shall be maintained year-round by the Owner.
g) Any and all roof-mounted equipment shall be screened from view of the surrounding properties.
h) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
i) 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.
j) 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.
k) The Applicant shall apply for a Signage Permit prior to installation.
l) Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided.

m) The Applicant shall receive Airport West Design Review approval and submit documentation to the City prior to issuance of a building permit.

Motion Language
Approval:
Motion to approve the Design Review Application by Flowing Wells, LLC, represented by Brian Opp of Opp Construction Inc., for a 10,102 square foot vehicle storage warehouse and showroom with one (1) onsite parking space. The project is located on Lot 7H, Block 4, Airport West Subdivision #2, in the SCI Industrial Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (m) are met.

Denial:
Motion to deny the Design Review Application by Flowing Wells, LLC, represented by Brian Opp of Opp Construction Inc., for a 10,102 square foot vehicle storage warehouse and showroom with one (1) onsite parking space. The project is located on Lot 7H, Block 4, Airport West Subdivision #2, in the SCI Industrial Zoning District, finding that_____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

S.V. Auto Club

1930 Embraer way
Airport West Sub ph 2, Lot 7, Blk 4
Hailey, Idaho. 83333

PROJECT INFO

Building Technical Data:
Occupancy Class? _____
Mixed Use? _____
Separated or Non-Separated Use? _____
Change of Occupancy? _____
Tenant Improvement? _____
Construction Type? _____
Automatic Sprinkler? _____
Number of Stories? _____
Elevator? _____
Number of Restrooms? _____

Gross Building Area:

Existing or Proposed New Building: (circle one)

Basement	_____ Sq. Ft.	Use _____	Occupant Load _____
1st Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
2nd Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
3rd Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
Total Building	_____ Sq. Ft.		Total Occupant Load _____

Building Addition:

Basement	_____ Sq. Ft.	Use _____	Occupant Load _____
1st Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
2nd Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
3rd Floor	_____ Sq. Ft.	Use _____	Occupant Load _____
Total Building	_____ Sq. Ft.		Total Occupant Load _____

Design Criteria:
Roof Snow Load: _____
Seismic zone: _____
Wind Speed: _____
Soils Report: _____

Applicable Codes Used:
International Building Code ----- 2006 edition
International Energy Code ------- 2006 edition
International Fire Code ----- 2006 edition
Americans with Disabilities Act (ADA) - ANSI A1171 -- 2003 edition

Fire Resistance Ratings:	Hourly Rating
Party Walls	_____ hour
Exterior Bearing Walls	_____ hour
Exterior Non-Bearing Walls	_____ hour
Interior Walls	_____ hour
Vertical Shafts	_____ hour
Occupancy Separations	_____ hour

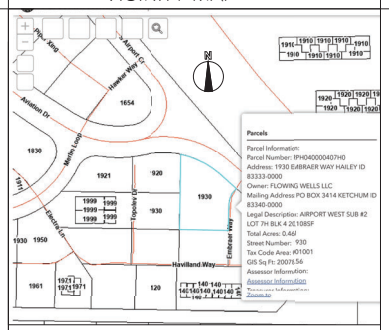
Life Safety Systems: Exit Signs, Smoke Detectors, Fire Alarm
Emergency Lighting, Gas Detectors,

Parking Spaces Required for _____ **Zoning District:**
Number Required _____
Number Provided _____
Number ADA spaces: _____

Energy Code: Provide COMcheck printout (envelope, mechanical, lighting) if being altered.

NOTE:
- Every page of the structural and architectural drawings must be stamped by an Idaho licensed architect and/or engineer.
- Submittal documents shall be in Triplicate.
- All questions shall be directed to the building official.

VICINITY MAP



PROPERTY INFORMATION

PARCEL # RPH040000407H0
Zone:
Occupancy:

Const. Type:
Sprinklered

PROJECT DIRECTORY

OWNER: FLOWING WELLS LLC.
DAVE STONE
1930 ELECTRA LANE
HAILEY, ID. 83333
PH: 208.720.0173
dave@svautoclub.com

ARCHITECT: HOFFMANN MORGAN & ASSOC.
MICHAEL MORGAN
123 N 2nd ST. WEST. Ste #1
MISSOULA, MT. 59802
PH: 406.728.8847
mike@hm-assoc.com

DRAFTING: BRIAN OPP
P.O. BOX 2077
HAILEY, ID. 83333
PH: 208.206.5584
oppconst@protonmail.com

G.C: NEWELL BUILDERS, INC.
P.O. BOX 3732
HAILEY, ID. 83333
PH: 208.721.4871
brad@newellbuildersinc.com

LANDSCAPE ARCH: GARDENSPACE DESIGN
101 E. BULLION ST. STE 2J
HAILEY, ID. 83333
PH: 208.720.7210
dean@gardenspacedesigns.com

CIVIL ENG: OPAL ENGINEERING PLLC.

PH: 208.720.9608
sam@opal-engineering.com

SURVEY: ALPINE ENTERPRISES, INC.
P.O. BOX 2037
KETCHUM, ID. 83340
PH: 208.727.1988
alpine7@mindspring.com

SCOPE OF WORK

1. CONSTRUCT 7994 SQ. FT. STORAGE BLDG.
2. CONSTRUCT 2108 SQ. FT. SHOWROOM

AREA CALCULATIONS	
WAREHOUSE	7994#
SHOWROOM	2108#
TOTAL	10,102#
LOT AREA	20,108#
COVERAGE	50%

SHEET INDEX

T-1--cover sheet
SP-1--survey/site plan
C-1.0--civil plan
LC-1.0--landscape plan

A-101--1st. floor plan
A-201--elevations
A-202--elevations

A-301--bldg layout & section
A-302--offsite parking & staging

HOFFMANN MORGAN & ASSOCIATES
ARCHITECTURE & PLANNING
123 N 2ND ST W STE 1
Missoula, Montana
59802
(406) 728-8847

LICENSED ARCHITECT AR-981
MICHAEL D. MORGAN STATE OF IDAHO

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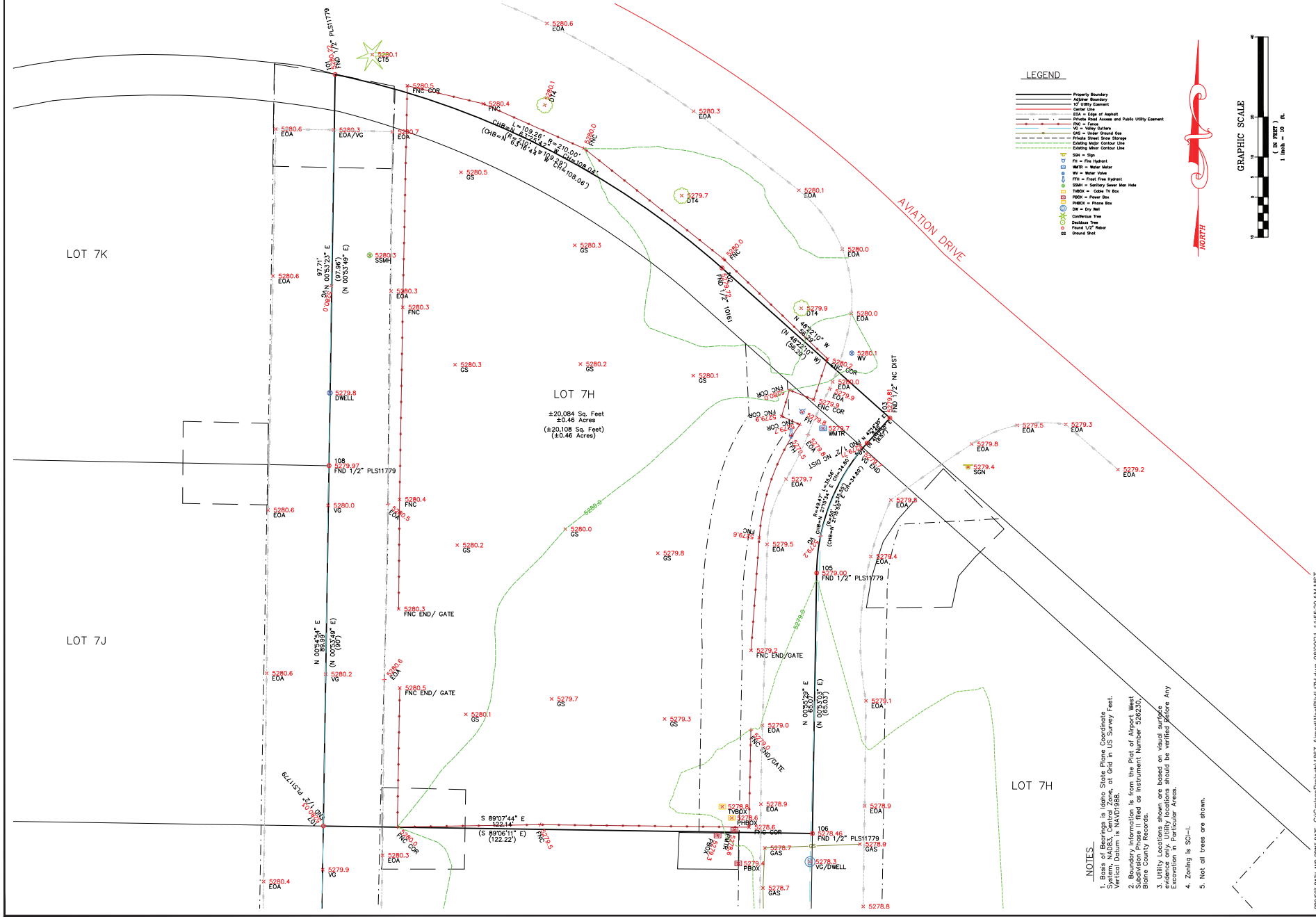
Any 3rd party usage of drawing files originally produced by HMA shall null and void any contractual obligations and/or liabilities associated with HMA

S.V. AUTO CLUB
STORAGE WAREHOUSE-SHOWROOM
1930 EMBRAER WAY, HAILEY, ID. 83333

drawn by: OPP
checked by: MDM
project no. 22005
date: 2.15.22
revision:
sht. no: T.1
of



NOTES

1. Basis of Bearings is Idaho State Plane Coordinate System NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
2. Boundary information is from the Plat of Airport West Subdivision Phase II, filed as Instrument Number 526230, Blaine County Records.
3. Utility Locations shown are based on visual surface evidence only. Utility locations should be verified before Any Excavation in Particular Areas.
4. Zoning is SCI-I.
5. Not all trees are shown.

LOT 7H, BLK 4, AIRPORT WEST SUB., PH 2

A SITE SURVEY SHOWING

WITHIN S15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR OPP CONSTRUCTION

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering
and Natural Hazards Consulting
660 Bell Dr., Unit B340 USA
P.O. Box 2577, Ketchum, ID 83340
(208) 727-1988 fax 727-1987
email: bsmith@alpineenterpriseinc.com

REVISIONS	NO	DATE	BY

U:\Image\BSmith\ 2019\19 9AUG21

PROJECT PATH AND PRINT DATE C:\Carlson Projects\1967 AirportWestBlk4LT7H.dwg 08/09/21 11:55:29 AM MST

Sheet 1 of 1

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

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

4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

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

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

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

15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY ALPINE ENTERPRISES INC., DATED 9AUG21.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPWC AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.

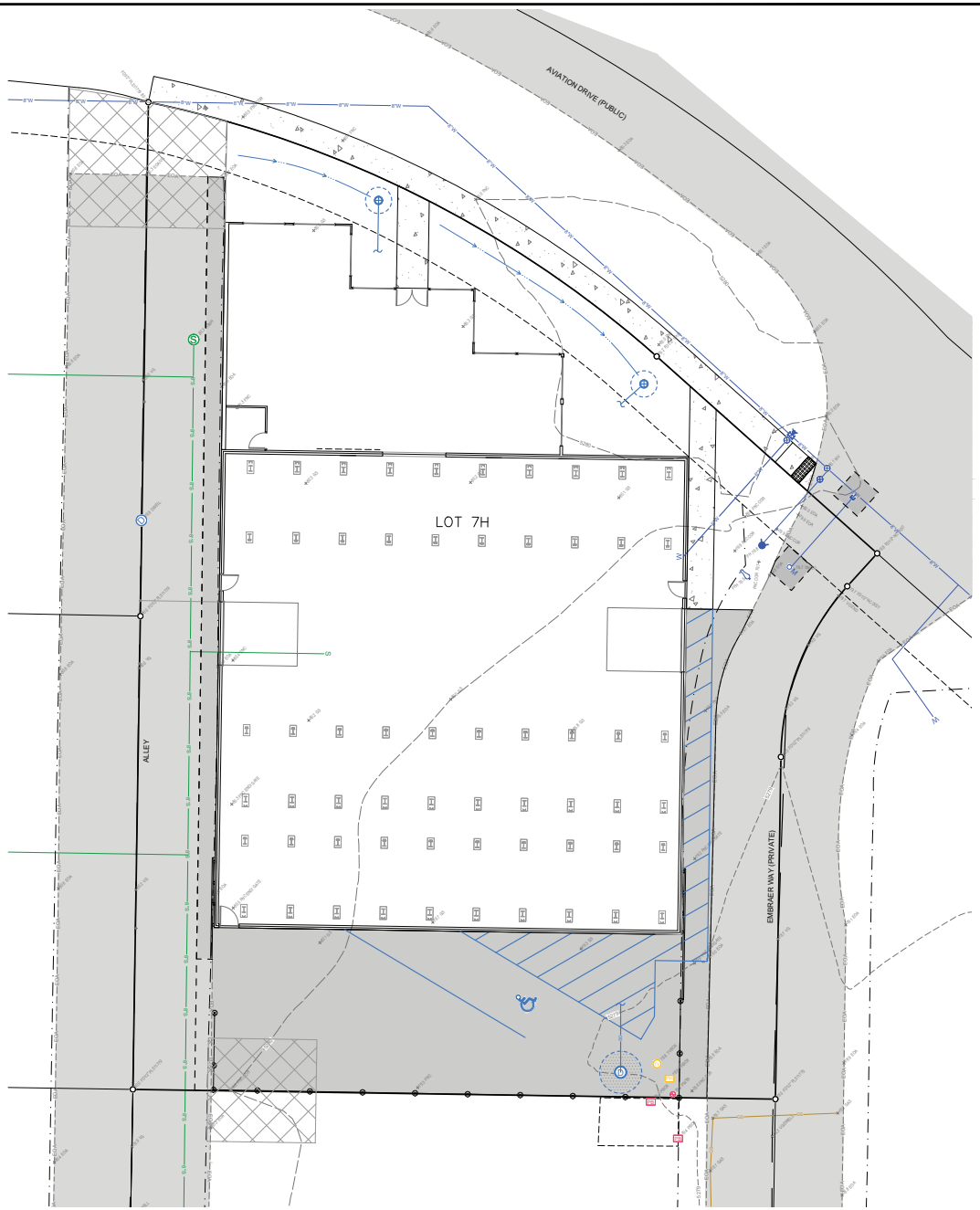
18. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

19. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

20. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.

21. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.

22. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.



LEGEND

EXISTING ITEMS

- Property Boundary
- Adjoiner Boundary
- 10' Utility Easment
- Center Line
- EOA = Edge of Asphalt
- Easement, type and width as shown
- VG = Valley Gutters
- GAS = Under Ground Gas
- Sewer Main
- Sewer Service
- SSMH = Sewer Manhole
- 8" Water Main
- Major Contour Line
- Minor Contour Line
- SGN = Sign
- FH = Fire Hydrant
- WMTR = Water Meter
- WV = Water Valve
- FFH = Frost Free Hydrant
- SSMH = Sanitary Sewer Man Hole
- TVBOX = Cable TV Box
- PBOX = Power Box
- PHBOX = Phone Box
- DW = Dry Well
- Found 1/2" Rebar
- GS Ground Shot
- Snow Storage Easement, per plat.

PROPOSED ITEMS

- Asphalt Sawcut Line
- Asphalt
- Concrete Sidewalk
- ADA Truncated Dome Insert
- Gravel Drive
- ADA Symbol
- ADA Paint
- Drywell
- Landscape Drywell
- 12" Storm Drain
- Roof Drain Connection
- Water Line Fitting
- Water Valve
- 6" Water Service
- Flow Line
- Vegetation, per Landscape Plan
- Landscape Edging per Landscape Plan
- FF = Finished Floor Elevation
- FFE = Finished Floor @ Entry

GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR INTERIOR RAMP DESIGN AND GATE INSTALLATION.
2. REFER TO LANDSCAPE PLANS FOR VEGETATION AND IRRIGATION DESIGN AND FENCE CONSTRUCTION.

GRAPHIC SCALE
0 10 20
Scale in Feet

opal
OPAL ENGINEERING, PLLC
PO BOX 2330, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: PRELIMINARY CONCEPT REVIEW ONLY

REVISION NO	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

SITE CONCEPT PLAN

S.V.A.C. WAREHOUSE / SHOWROOM

PREPARED FOR FLOWING WELLS, LLC / BRADLEY MEWELL

22001
PROJECT NUMBER

C1.0

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

PLAN KEY

- ASPHALT (3,383 SQ FT)
- CONCRETE WALKWAYS (108 SQ FT)
- CITY SIDEWALK (734 SQ FT)
- GRASSPAVE (1,035 SQ FT)
- SNOW STORAGE (25% = 1,900 SQ FT) (1,859 SQ FT) PROVIDED
- IRRIGATED TURF AREA (371 SQ FT)
- (2") RIVERSTONE (330 SQ FT)
- (6-10") RIVERSTONE COBBLE (205 SQ FT)
- MULCHED PLANT BEDS (587 SQ FT)
- (1/4" X 10") RAISED STEEL PLANTER EDGING
- PROPERTY LINE
- BUILDING ENVELOPE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EDGE OF ASPHALT
- (24") LANDSCAPE DRY-WELL
- (12") LANDSCAPE CATCH BASIN
- ROOF DRIP LINE
- EXISTING 3-RAIL FENCE TO REMAIN

SEED / SOD VARIETY

SCOTTISH LINKS FINE FESCUE

SNOW STORAGE CALCULATIONS

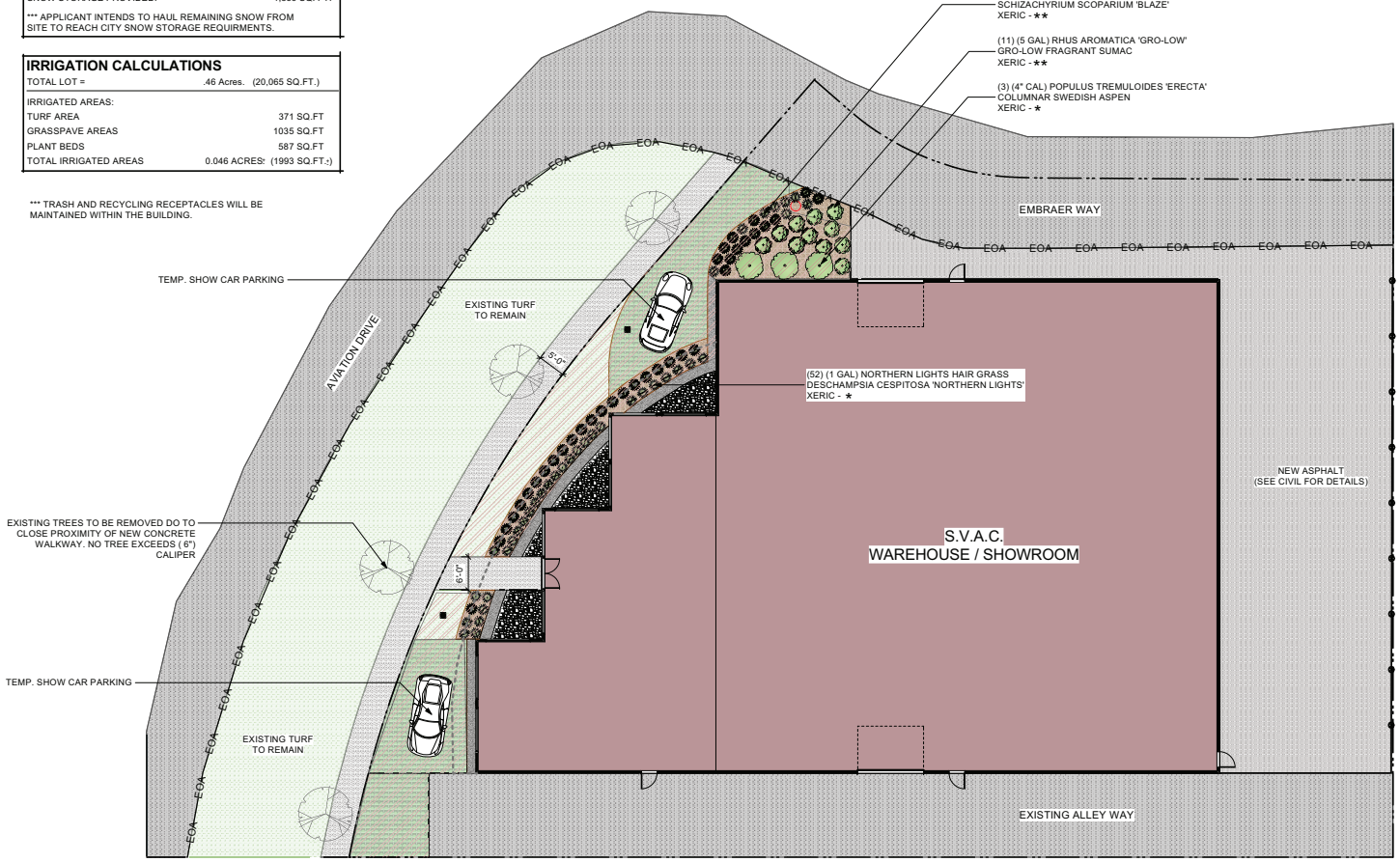
ASPHALT DRIVEWAY / ROAD / ALLY	7,493 SQ. FT.
WALKWAYS / CITY SIDEWALK	108 SQ. FT.
TOTAL AREA	7,601 SQ. FT.
SNOW STORAGE REQUIRED: 7,601 SQ. FT. X 25%	1,900 SQ. FT.
SNOW STORAGE PROVIDED:	1,859 SQ. FT.

*** APPLICANT INTENDS TO HAUL REMAINING SNOW FROM SITE TO REACH CITY SNOW STORAGE REQUIRMENTS.

IRRIGATION CALCULATIONS

TOTAL LOT =	.46 Acres.	(20,065 SQ.FT.)
IRRIGATED AREAS:		
TURF AREA		371 SQ.FT
GRASSPAVE AREAS		1035 SQ.FT
PLANT BEDS		587 SQ.FT
TOTAL IRRIGATED AREAS	0.046 ACRES:	(1993 SQ.FT.:)

*** TRASH AND RECYCLING RECEPTACLES WILL BE MAINTAINED WITHIN THE BUILDING.



SWEDISH ASPEN

GRO-LOW SUMAC

BLAZE PRAIRE GRASS

NORTHERN LIGHTS HAIR GRASS

N

DATE	2.10.2022
REVISED	2.11.2022
PROJECT #	GSD 375.22
SCALE	1" = 10' - 0"

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S.V.A.C. WAREHOUSE / SHOWROOM

1930 EMBRAER WAY, HAILEY, ID

LANDSCAPE CONCEPTUAL PLAN

PRELIMINARY: ONLY FOR DESIGN REVIEW

PAGE

garden space design
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HAILEY, IDAHO
208.720.7210
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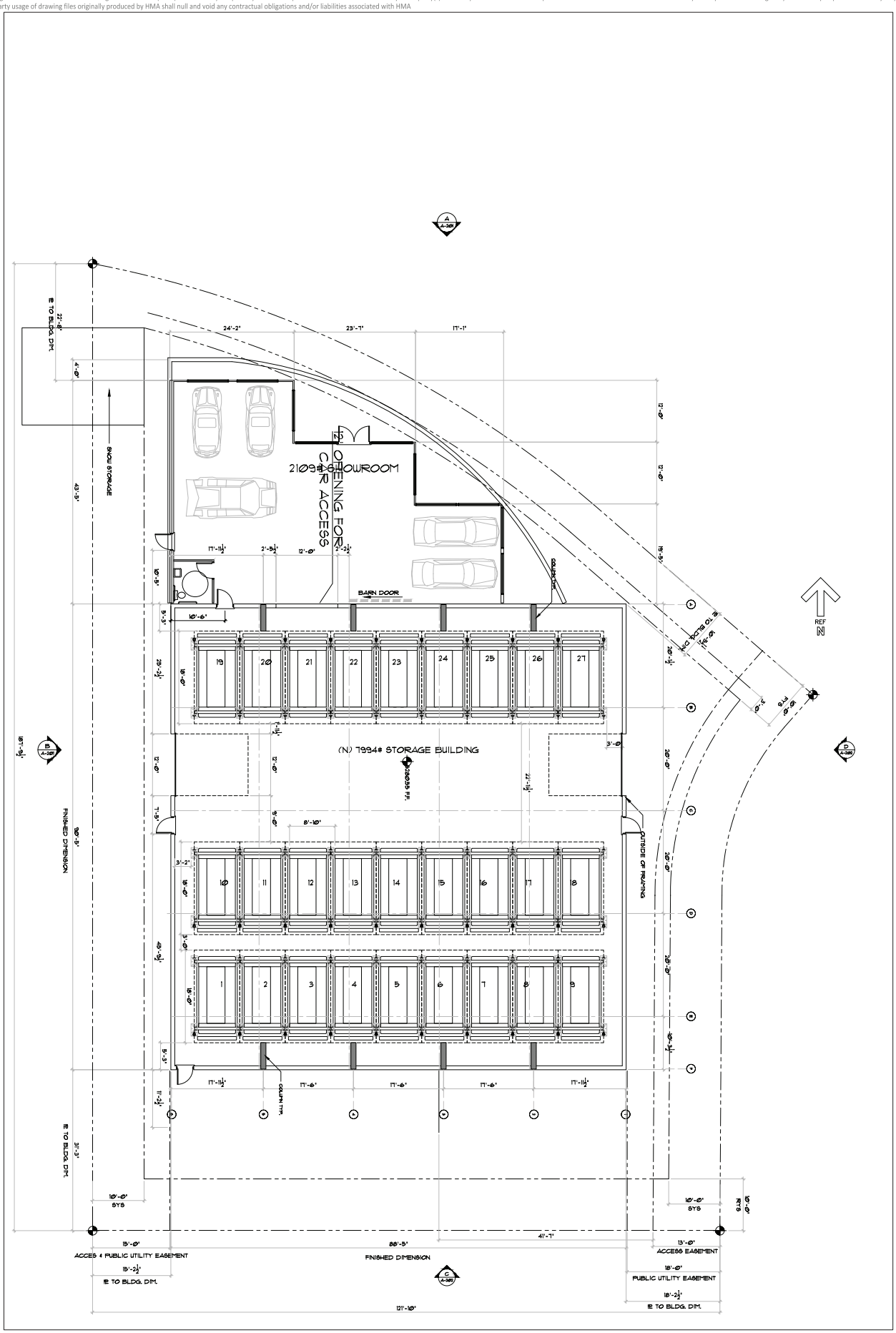

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drawn by: OPP
checked by: MDM
project no. 22005
date: 2.15.22
revision:
sht. no: A-101
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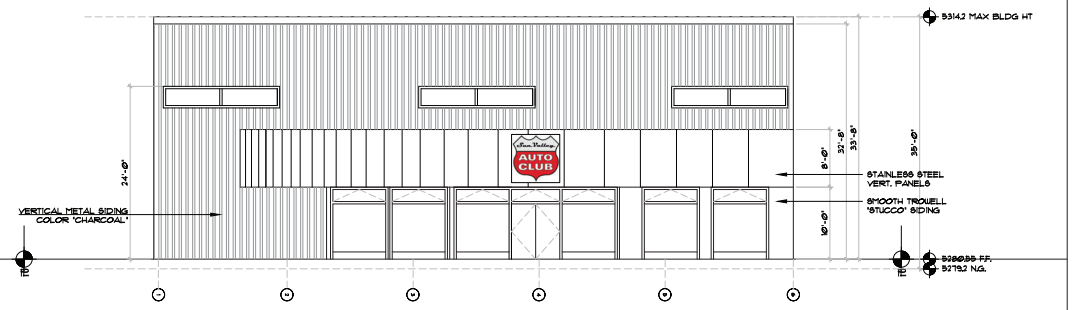
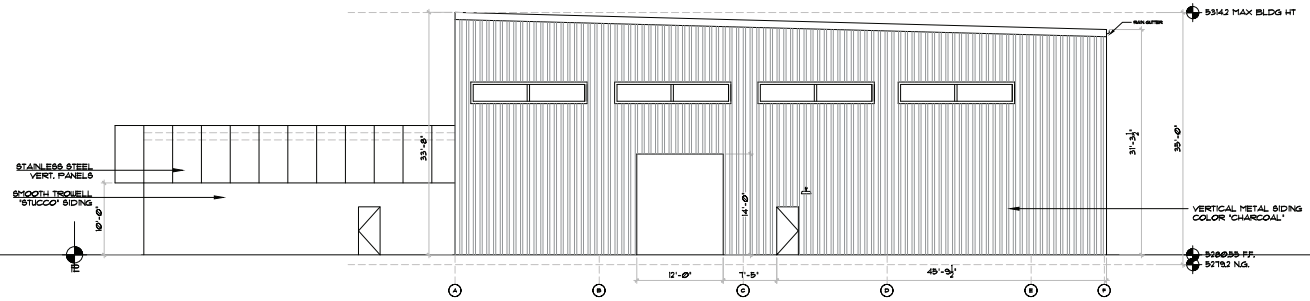


A FRONT ELEVATION (NORTH)
1/8"=1'



B RIGHT ELEVATION (NORTH)
1/8"=1'

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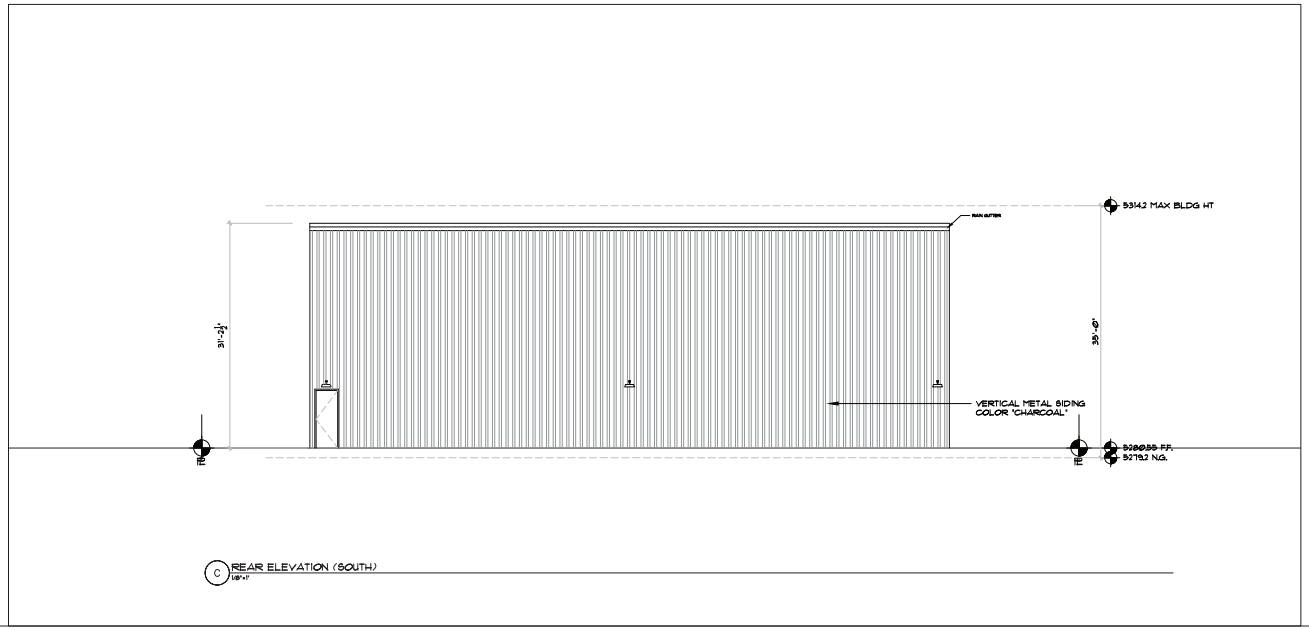
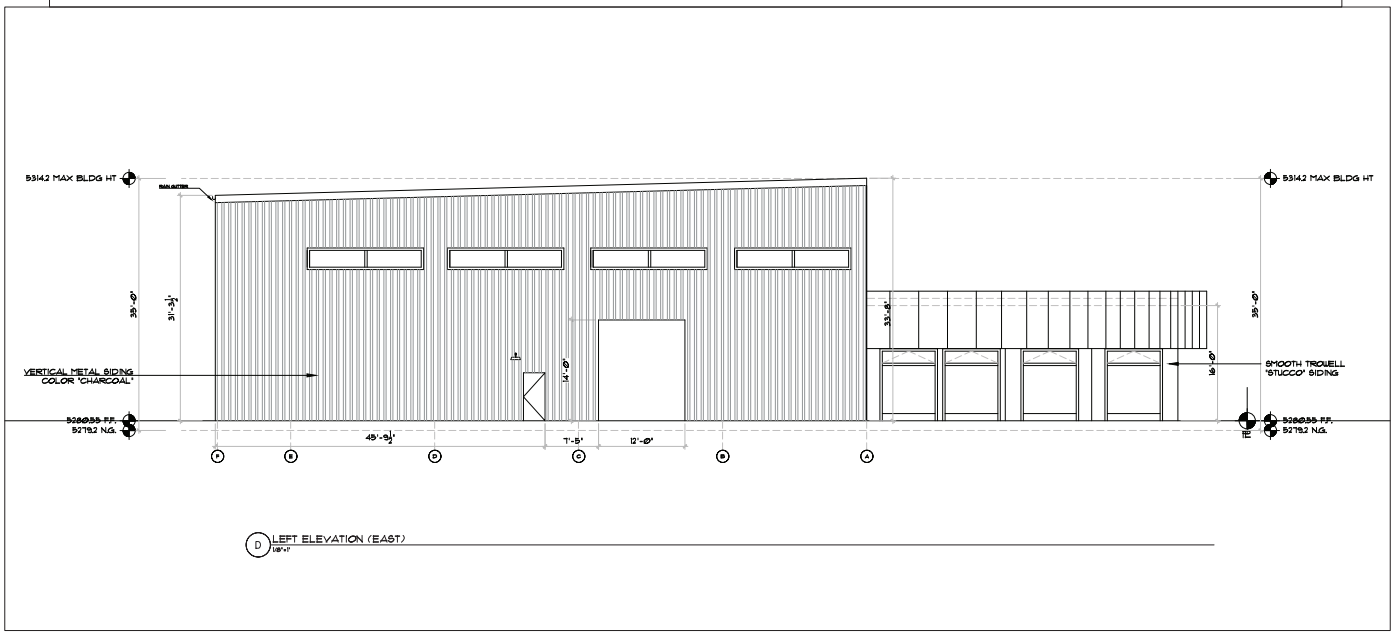


C REAR ELEVATION (SOUTH)
1/8"=1'



D LEFT ELEVATION (EAST)
1/8"=1'

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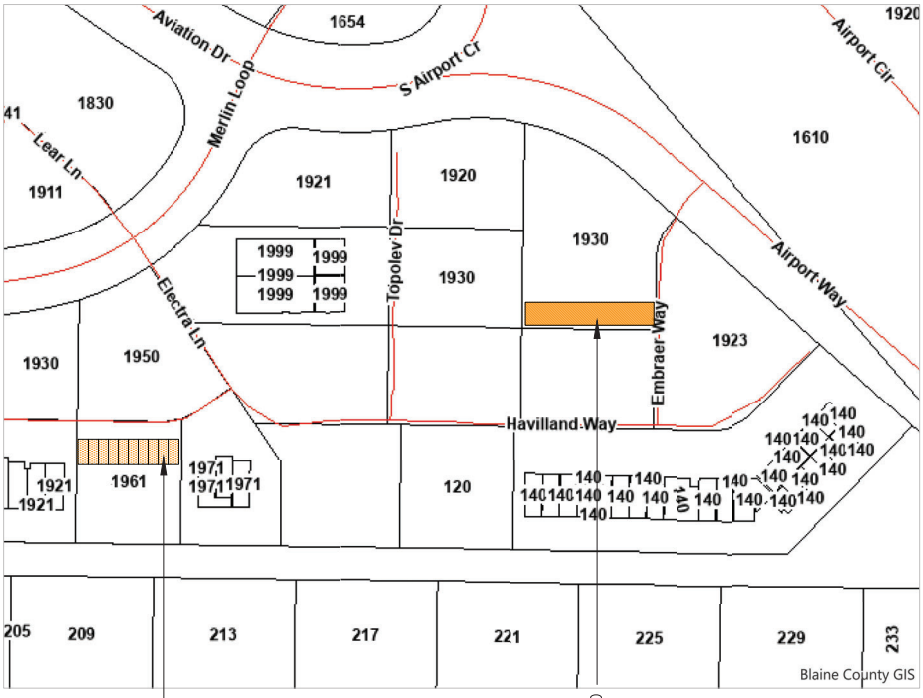

ADDTL. OFFSITE PARKING

CONSTRUCTION STAGING AREA, 30' X 121'

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SUN VALLEY AUTO CLUB - FRONT ELEVATION

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16 Inch Barn Light

Owner's Manual

WARNING: Read carefully and understand all ASSEMBLY AND OPERATION INSTRUCTIONS before operating. Failure to follow the safety rules and other basic safety precautions may result in serious personal injury.

Items #52681 & #52682

SAVE THESE INSTRUCTIONS

Thank you very much for choosing a Strongway™ product!

For future reference, please complete the owner's record below:

Serial Number/Lot Date Code: _____

Purchase Date: _____

Save the receipt, warranty, and this manual. It is important that you read the entire manual to become familiar with this product before you begin using it.

This 16 Inch Barn Light is designed for certain applications only. Northern Tool & Equipment is not responsible for issues arising from modification or improper use of this product such as an application for which it was not designed. We strongly recommend that this product not be modified and/or used for any application other than that for which it was designed.

For technical questions, please call **1-800-222-5381**.

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Intended Use

This 16” Barn Light is perfect for your warehouse, yard, bar, and more. With the multiple mounts that are included, your options are endless. No matter where you place the light, its durable metal construction with powder-coat finish ensures that this light will provide the superior performance you expect.

Technical Specifications

Property	Specification
Material	Aluminum
Finish	Powder-coat
Product Size	16in. Shade Cover
Bulb	Requires E26 bulb (not included)
Lamp type	120 Volt, 200 Watt, 60Hz

Important Safety Information

⚠WARNING

- Read and understand all instructions. Failure to follow all instructions may result in serious injury or property damage.
- The warnings, cautions, and instructions in this manual cannot cover all possible conditions or situations that could occur. Exercise common sense and caution when using this barn light. Always be aware of the environment and ensure that the tool is used in a safe and responsible manner.
- Do not allow persons to operate or assemble the product until they have read this manual and have developed a thorough understanding of how it works.
- Do not modify this barn light in any way. Unauthorized modification may impair the function and/or safety and could affect the life of the product. There are specific applications for which the product was designed.
- Use the right tool for the job. DO NOT attempt to force small equipment to do the work of larger industrial equipment. There are certain applications for which this barn light was designed. It will be safer and do a better job at the capacity for which it was intended. DO NOT use this equipment for a purpose for which it was not intended.
- Industrial or commercial applications must follow OSHA requirements.

⚠WARNING

WORK AREA SAFETY

- Inspect the work area before each use. Keep work area clean, dry, free of clutter, and well lit. Cluttered, wet, or dark work areas can result in injury. Using the product in confined work areas may put you dangerously close to other cutting tools and rotating parts.
- Keep children and bystanders away from the work area while operating the tool. Do not allow

children to handle the barn light.

⚠WARNING

PERSONAL SAFETY

- Stay alert, watch what you are doing, and use common sense when operating the barn light. Do not use the barn light while you are tired or under the influence of drugs, alcohol, or medication. A moment of inattention while operating the tool may result in serious personal injury.
- Dress properly. Do not wear loose clothing, dangling objects, or jewelry. Keep your hair, clothing and gloves away from moving parts. Loose clothes, jewelry, or long hair can be caught in moving parts. Air vents on the tool often cover moving parts and should be avoided.
- Wear the proper personal protective equipment when necessary. Use ANSIZ87.1 compliant safety goggles (not safety glasses) with side shields, or when needed, a face shield. Use a dust mask in dusty work conditions. Also use non-skid safety shoes, hardhat, gloves, dust collection systems, and hearing protection when appropriate. This applies to all persons in the work area.
- Do not overreach. Keep proper footing and balance at all times.
- Ensure the power switch is off prior to plugging in the tool.

⚠WARNING

ELECTRICAL SAFETY

- Avoid body contact with grounded surfaces such as pipes, radiators, ranges, and refrigerators. There is an increased risk of electric shock if your body is grounded

⚠CAUTION

LIGHT USE AND CARE

- Check for damaged parts before each use. Carefully check that the barn light will operate properly and perform its intended function. Replace damaged or worn parts immediately. Never operate the barn light with a damaged part.
- Do not use a barn light with a malfunctioning switch. Any power tool that cannot be controlled with the power switch is dangerous and must be repaired by an authorized service representative before using.
- Disconnect the power/air supply from the product and place the switch in the locked or off position before making any adjustments, changing accessories, or storing the tool. Such preventive safety measures reduce the risk of starting the tool accidentally.
- Store the barn light when it is not in use. Store it in a dry, secure place out of the reach of children. Inspect the tool for good working condition prior to storage and before re-use.
- Use only accessories that are recommended by the manufacturer for use with your barn light. Accessories that may be suitable for one product may create a risk of injury when used with another tool. Never use an accessory that has a lower operating speed or operating pressure than the tool itself.

Specific Operation Warnings

⚠WARNING

- Do not modify the light in any way. Unauthorized modification may impair the function and/or safety and could affect the life of the product. There are specific applications for which the 12” warehouse barn light was designed.
- Do not use any harsh abrasives, detergents or anything containing ammonia to clean your light.
- Risk of fire. Install fixture at least 4 feet from the ground.
- Risk of electric shock. Disconnect power before servicing.
- This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.
- Keep protective barrier in place or replace removable parts after servicing.
- Blinking light of this thermally protected luminaire may indicate overheating.
- Ensure the fixture is properly grounded.

Main Parts of Product

Reference Number	Subassembly
1	Shade
2	Cage
3	Lamp Holder

Assembly Instructions

⚠WARNING

Disconnect power at main electrical box before installing fixture.

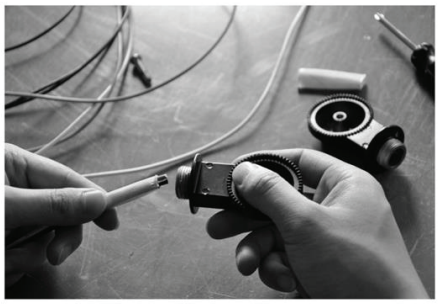
1. Run black, white, and green wires from lamp holder (3) through shade (1), washer (4), O-ring (5), hex connector (6), connect nipple (7), gooseneck (8), back plate (9), and gasket (10).
2. Place the lamp holder (3) fixture onto the hex connector (6). Rotate the connect nipple (7) to the hex connector (6). Rotate gooseneck (8) to the other end of connect nipple (7). Seat other end of gooseneck into the back plate (9). Then rotate set screws (15) in back plate to attach the gooseneck (8) into place. **Note: wrap each of the threads with PTFE thread seal tape (20).**
3. Attach the black fixture wire to the black supply wire and the white fixture wire to white supply wire, using wire nuts (21) provided.
4. Connect the green fixture wire to grounding screw in the junction box.
5. Attach the back plate (9) and gasket (10) to the junction box by #8-32 screws (16). (You can also use tapping screws (17) and wall plugs (18) for attaching.)

Additional Instruction for Gooseneck with Knuckle Mounting

1. Disconnect power at main electrical box before installing fixture.
2. Run black, white, and green wires from lamp holder (3) through the shade (1), washer (4), O-ring

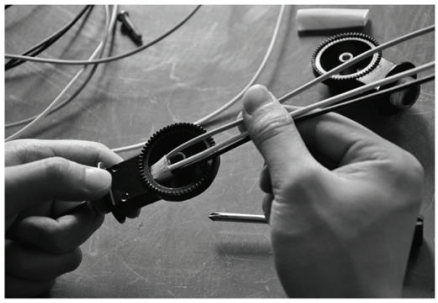
(5), hex connector (6), knuckle (11), gooseneck (8), back plate (9), and gasket (10). **Note: Before crossing the wire, foist the cotton varnished sleeve (19) into the knuckle to protect the wire. Refer to the figure for wiring through the knuckle.**

3. Place the lamp holder (3) fixture onto the hex connector (6). Rotate the knuckle (11) to the hex connector (6). Rotate gooseneck (8) to the other end of knuckle (11). Seat other end of gooseneck into the back plate (9). Then rotate set screws (15) in back plate to attach the gooseneck (8) in place. **Note: wrap each of the threads with PTFE thread seal tape (20).**
4. Adjust the shade to the appropriate angle by knuckle, then tightening screw on the knuckle.
5. Attach the ballast black wire to the supply black wire and the ballast white wire to supply white wire, using wire nuts (21) provided.
6. Connect green fixture wire to grounding screw in the junction box.
7. Attach the back plate (9) and gasket (10) to junction box by #8-32 screws (16).
   (You can also use tapping screws (17) and wall plugs (18) for attaching.)

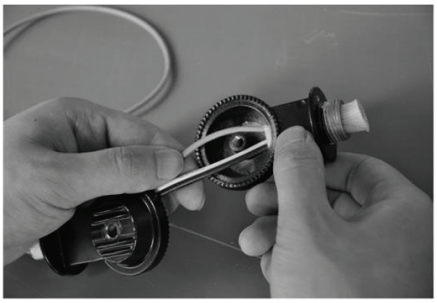


Step 1

Step 2



Step 3



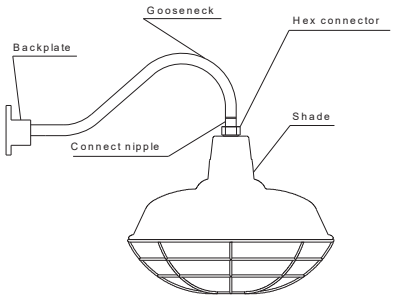
Step 4

Step 5

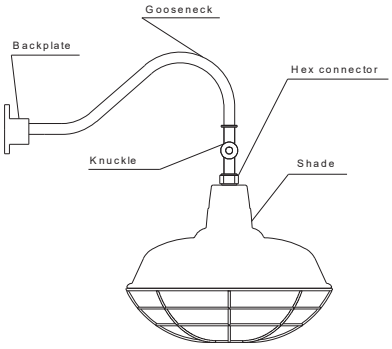
Refer to the mounting sketches on the next page. By choosing different parts, you can create different light assemblies.

Mounting Sketch

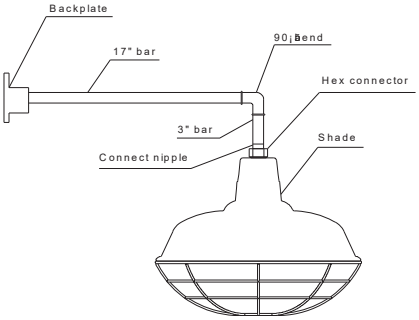
Option 1
Gooseneck Mount



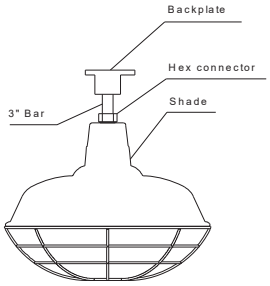
Option 2
Gooseneck with Knuckle Mount



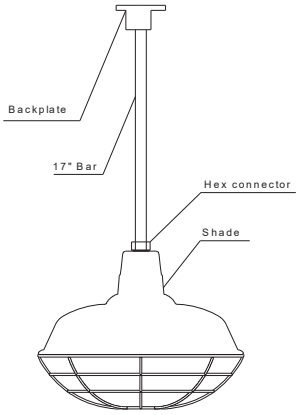
Option 3
17" Bar Wall Mount



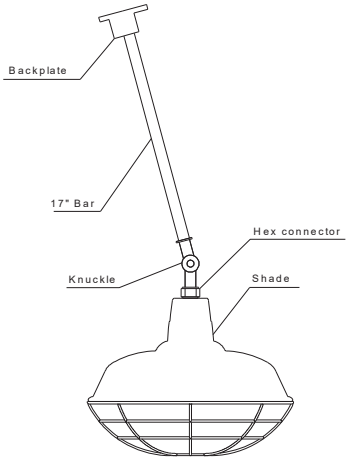
Option 4
Flush Mount



Option 5
Stem Mount



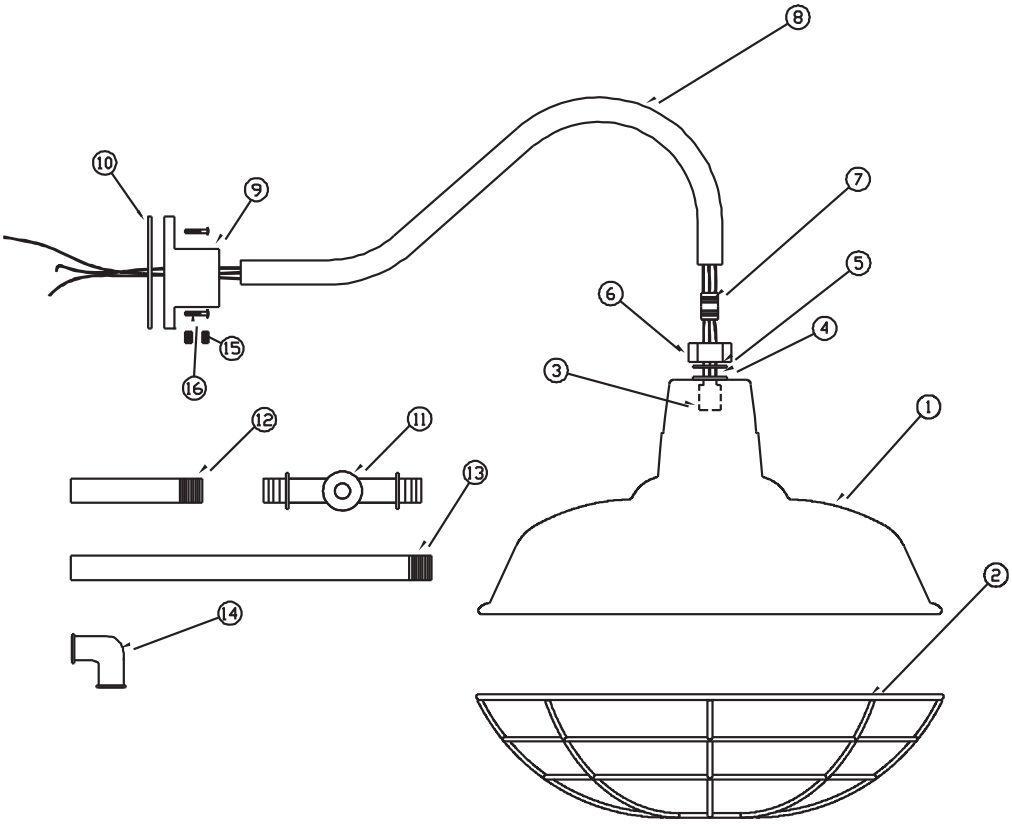
Option 6
Beveled Mount



Maintenance

Maintain your 16” warehouse barn light. It is recommended that the general condition of any light be examined before it is used. Keep your 16” warehouse barn light in good repair by adopting a program of consistent repair and maintenance. Have necessary repairs made by qualified service personnel.

Parts Diagram



Parts List

Part No.	Description	Quantity
1	Shade	1
2	Cage	1
3	Lamp Holder	1
4	Washer	1
5	O-ring	1
6	Hex Connector	1
7	Connect Nipple	1
8	Gooseneck	1
9	Back plate / Mounting Base	1
10	Gasket	1
11	Knuckle	1
12	3in. Bar for Flush Mount	1
13	17in. Bar for Wall Mount	1
14	90°bend	1
15	Set Screw	2
16	#8-32 Screw	2
17	Tapping Screws (not shown)	2
18	Wall Plug (not shown)	2
19	Cotton Varnished Sleeve (not shown)	2
20	PTFE Thread Seal Tape (not shown)	1
21	Wire Nut (not shown)	3
22	Allen Wrench (not shown)	1

Replacement Parts

- For replacement parts and technical questions, please call Customer Service at **1-800-222-5381**.
- Not all product components are available for replacement. The illustrations provided are a convenient reference to the location and position of parts in the assembly sequence.
- When ordering parts, the following information will be required: item description, item model number, item serial number/item lot date code, and the replacement part number.
- The distributor reserves the rights to make design changes and or improvements to product lines and manuals without notice.

Limited Warranty

Northern Tool and Equipment Company, Inc. ("We" or "'Us") warrants to the original purchaser only ("You" or “Your”) that the Strongway product purchased will be free from material defects in both materials and workmanship, normal wear and tear excepted, for a period of one year from date of purchase. The foregoing warranty is valid only if the installation and use of the product is strictly in accordance with product instructions. There are no other warranties, express or implied, including the warranty of merchantability or fitness for a particular purpose. If the product does not comply with this limited warranty, Your sole and exclusive remedy is that We will, at our sole option and within a commercially reasonable time, either replace the product or product component without charge to You or refund the purchase price (less shipping). This limited warranty is not transferable.

Limitations on the Warranty

This limited warranty does not cover: (a) normal wear and tear; (b) damage through abuse, neglect, misuse, or as a result of any accident or in any other manner; (c) damage from misapplication, overloading, or improper installation; (d) improper maintenance and repair; and (e) product alteration in any manner by anyone other than Us, with the sole exception of alterations made pursuant to product instructions and in a workmanlike manner.

Obligations of Purchaser

You must retain Your product purchase receipt to verify date of purchase and that You are the original purchaser. To make a warranty claim, contact Us at 1-800-222-5381, identify the product by make and model number, and follow the claim instructions that will be provided. The product and the purchase receipt must be provided to Us in order to process Your warranty claim. Any returned product that is replaced or refunded by Us becomes our property. You will be responsible for return shipping costs or costs related to Your return visit to a retail store.

Remedy Limits

Product replacement or a refund of the purchase price is Your sole remedy under this limited warranty or any other warranty related to the product. We shall not be liable for: service or labor charges or damage to Your property incurred in removing or replacing the product; any damages, including, without limitation, damages to tangible personal property or personal injury, related to Your improper use, installation, or maintenance of the product or product component; or any indirect, incidental or consequential damages of any kind for any reason.

Assumption of Risk

You acknowledge and agree that any use of the product for any purpose other than the specified use(s) stated in the product instructions is at Your own risk.

Governing Law

This limited warranty gives You specific legal rights, and You also may have other rights which vary from state to state. Some states do not allow limitations or exclusions on implied warranties or incidental or consequential damages, so the above limitations may not apply to You. This limited warranty is governed by the laws of the State of Minnesota, without regard to rules pertaining to conflicts of law. The state courts located in Dakota County, Minnesota shall have exclusive jurisdiction for any disputes relating to this warranty.

Distributed by:

Northern Tool & Equipment Company, Inc.

Burnsville, Minnesota 55306

www.northerntool.com

Made in China

LED Small Replacement Light Bulb - 7W

Built for you in 5-10 business days

SKU AL-RB-SB-3W-WW-E26

$8.94

LED LIGHT COLOR Warm White (3000K)

BASE TYPE E26

E26

Qty 1

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PRODUCT DETAILS

TECHNICAL DOCS & VIDEOS

FAQ

ACCESSORIES

WHY ASPECTLED?

The Small size LED light bulb is a direct replacement for the traditional standard base incandescent light bulb.

Our LED replacement light bulbs are the perfect solution to save on your energy bills and increase your light bulb longevity by replacing your existing halogen, incandescent and fluorescent bulbs with LED bulbs.

aspectLED's replacement bulbs offer a variety of color options with a nice bright light. They are incredibly energy efficient and attractively styled making them perfect for virtually any residential or commercial application.

These bulbs are direct replacements for existing bulbs and do not require any retrofitting of fixtures to accommodate them.

Physical Dimensions & Specifications

	LED SMALL REPLACEMENT LIGHT BULB - 7W
Part #	AL-RB-SB-3W
Light Bulb Type	A15
Input Voltage	120VAC
Dimmable	No
Power Consumption	7 Watts
Direct Equivalency	30 Watt Incandescent Lamp
Light Bulb Base Type	E26 Medium Base
LED Type	Ultra Bright LEDs
Beam Angle	180 Degrees
Weight	0.5 lbs
Average Lifespan	50,000 hours
Warranty	1 Year
IP Rating	IP54
Operating Temperature	-22 degrees Fahrenheit (-30 Celsius) to +131 degrees Fahrenheit (+55 Celsius)
Suitable Uses	Indoor Dry Locations
Standards / Certifications	ROHS CE

Features:

- Easy to install
- Maintenance free
- Features advanced heat dissipation technology
- Suitable for indoor/outdoor temperatures from -4 to +122 Fahrenheit (-20 to +50 Celsius)
- Solid-state construction makes for high shock and vibration resistance
- SMD LEDs are super bright, high intensity and low power consumption
- Extremely long life: up to 50,000 hours with very low time-luminosity decay
- No RF interference

Applications:

- General room lighting for homes, meeting rooms, showrooms, office space
- Architectural lighting
- Retail store lighting

Reviews

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