Agenda
Hailey Planning and Zoning Commission
Monday, April 20, 2026
5:30 p.m.

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

Join on your computer, mobile app, or room device.
Click here to join the meeting
Meeting ID: 249 576 139 181
Passcode: Ge6Z7Q
Download Teams | Join on the web

Or call in (audio only)
+1- 469-206-8535: 602369677# United States, Dallas
Phone Conference ID: 602 369 677#

Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

Presentations: To begin at 5:00pm

- A presentation by Staff of the Hailey Sustainability Action Plan, a strategic plan for community and city-initiated actions that support greenhouse gas emissions reductions, resource conservation, and the health and vitality of people and ecosystems in Hailey. A draft plan will be presented, and no motions, at this time, will be made.

Public Hearing: To begin at 5:30pm

- **PH 1:** Continuation of a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

- **PH 2:** Consideration of a Preliminary Plat Application submitted by Guerra-Ori, LLC, and represented by Bruce Smith of Alpine Enterprises Inc., for the development of Shapi Shay Townhomes Subdivision. The subdivision proposes three (3) detached townhomes, each on a sublot ranging from approximately 6,800 square feet to 8,280 square feet in size. The proposed subdivision is located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District. **ACTION ITEM**

115 South Main Street Hailey, Idaho 83333 (208) 788-9815

- **PH 3:** Consideration of a Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhomes, each approximately 3,192 square feet in size. Each proposed townhome is two (2) stories in height and includes a two (2) car garage, four (4) bedrooms, and three (3) bathrooms. The proposed townhomes are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District. **ACTION ITEM**

Staff Reports and Discussion

- Monday, May 4, 2026:
    - DR: Worst at 516 S. River St.
    - TA: Mobile Vending
    - CUP: Marky's Super Tow

Adjourn by 8:00 PM - ACTION ITEM

115 South Main Street Hailey, Idaho 83333 (208) 788-9815

STAFF REPORT
Planning and Zoning Commission
Regular Meeting of April 20, 2026

To: Hailey Planning and Zoning Commission

From: Emily Brooks, Community Development Resilience Planner / City Planner
Emily Williams, Sustainability and Grants Coordinator

Overview: A consideration of the draft chapters of the Hailey Sustainability Action Plan ("SAP"), including the draft goals, targets, and actions for each of the SAP's five (5) chapters: Transportation, Energy and the Built Environment, Waste and Circularity, Land Use and Land Stewardship, and Water. Staff request feedback from the Commission as they continue to revise and eventually finalize the SAP. No formal adoption decisions for the SAP will be made at this time.

Meeting Date: April 20, 2026

Background and Discussion: Since the fall of 2024, Hailey City Staff have been engaged in the process of creating a strategic plan to help guide the City's current and future sustainability and greenhouse gas emissions reduction efforts. The strategic plan – to be known as the Sustainability Action Plan – presents community and municipal operations goals, targets and actions that aim to address things like emissions reduction from transportation and building energy use, conservation of water resources, strengthening of ecosystem services, and reduction of waste.

Staff have been working with an Ad Hoc Citizen's Advisory Committee since February, 2025 to help better understand community priorities and desired outcomes from the SAP. Presentations from technical experts within each of the SAP's respective chapters provided place-based foundational knowledge for the Advisory Committee to develop potential goals, targets, and actions. Follow-up meetings with brainstorming sessions and open discussions helped Staff and the Committee explore the nuances of topics presented in the SAP, as well as the unique constraints and opportunities for progressing sustainability efforts in the City of Hailey. Staff found these meetings to be incredibly helpful for both understanding community needs and relaying accurate information to our community.

Now, in April 2026, the SAP is taking true shape. Draft frameworks for each chapter's goals, targets, and actions have been created, reviewed internally by key City Staff/Department Heads, and presented to the public at a workshop on April 14, 2026. Stakeholder/technical expert review is ongoing for the chapters, and Staff have been working on revising narrative text for each chapter and transitioning information into a polished document with publishing design software. Community partnerships, grants and program formation, and Hailey Municipal Code updates will be the primary methods for meeting the goals and targets of the SAP, and the Planning and Zoning Commission is especially engrained in the Code update process. As the SAP continues to coalesce, having feedback from the Planning and Zoning Commission is a critical step to ensuring the SAP is both supported and actionable.

Action Requested: No formal motion, recommendation, or decision is requested of the Commission at this time. However, Staff do request that the Commission participate in the prioritization and feedback generation for the draft chapter frameworks presented to them. This participation will help ensure that the April 20th, 2026 discussion is productive and is most effective at guiding Staff's next steps.

Staff request that the Commission review each of the five (5) chapter overviews presented to them, and make note of the following:

- Actions that they strongly support
- Actions that they are uncertain or unclear on
- Actions that they do not support/do not wish to see carried forward in the SAP

Additionally, Staff request that the Commission engage in a mock budget scenario, allocating hypothetical sustainability funds across the five (5) chapter topic areas of the SAP. This mock budget scenario mirrors similar public engagement activities conducted by the Staff with the broader community. Staff wish to analyze the similarities/differences in responses to this hypothetical funding exercise in order to inform the final content/recommendations of the SAP.

<u>The structure of the mock budget scenario is as follows:</u>

- $10,000 line item of dedicated budget for sustainability projects, programming, etc. This is only to be used for development and/or operations of projects and programming. Assume Staff wages are covered elsewhere.
- No more than 50% of the budget can be allocated for any one (1) topic area. For example, $7,500 of the budget could not be allocated exclusively to Waste and Circularity initiatives, but $5,000 could be allocated in this area, with the remaining $5,000 shared amongst one (1) or more of the remaining topic areas.

Staff do not expect the Commission to note their preferences for each and every action presented in the draft SAP, although they may do this if they desire. Staff are most interested in understanding the Commission's perspectives on the specific actions that evoke a strong/notable response. Responses for the mock budget scenario may be brought to the April 20th, 2026 meeting in simple note format for discussion with Staff. The Commission may also present Staff with any other general comments, questions, or concerns with the SAP, as they wish.

WATER

As a drought-prone community in the intermountain west, water is one of Hailey's most critical resources. As our climate warms and we grapple with reduced winter snowpack and increased risk of wildfires, sustainably managing our water resources will become both more challenging, and all the more important. We must continue to reduce discretionary water use and safeguard riparian ecosystem health.

- The average water bill in Hailey during the winter (non-irrigation) months is approximately 4,000 gallons, the current average (mean) water bill for the irrigation season (June-August) is 29,000 gallons.
- During the winter, Hailey is able to supply almost all of its water demand with Indian Creek Springs alone, the City does not often need to turn on pumps
- The City is in the process of identifying and repairing leaks in the water distrubtion system.

GOALS

Goal 1

Reduce water production demand and conserve Hailey's existing water resources.

Goal 2

Continue to pursue and achieve aggressive water quality standards.

Goal 3

Strengthen ecosystem health of the Big Wood River and its watershed.

TARGETS

Target 1

Reduce annual water consumption in Hailey parks and facilities by 10% by 2031

Target 2

Reduce annual water consumption in Hailey parks and facilities by 10% by 2031

ACTIONS

WATER CONSERVATION

W.1 Encourage and incentivize water efficient landscaping on private property.
W.2 Partner with local jurisdictions to provide a city-sponsored certification for professional landscaping companies that specialize in smart-irrigation technology and native plant design.
W.3 Educate the public on emerging pollutants and discourage their use.
W.4 Educate on the impact of herbicides, pesticides and synthetic fertilizers on native fish, pets, and wildlife.
W.5 Partner with local technical experts to protect aquatic species, including the native fish population.

MUNICIPAL ACTIONS

W.6 Continue the structure of tiered rate water billing so that baseline indoor use remains affordable, while excessive summer outdoor watering triggers higher rates to fund conservation programs.
W.7 Prioritize water use reduction at City Parks by replacing unused turf with native, drought tolerant species.
W.8 Conduct a water audit on all City facilities to establish a baseline.
W.9 Collaborate with municipalities throughout the Wood River Valley to standardize outdoor watering restrictions.
W.10 Utilize the City utility bill to include personalized information on opportunities to conserve water and track water usage.
W.11 Prioritize water efficient landscaping through new development applications.

WATER

CURRENT CITY OF HAILEY WATER ACTIONS

- City of Hailey Irrigation Ordinance, restricting irrigation to odd/even days and only allowing for watering between 6PM and 10AM
- City of Hailey 2025 Leak Detection Study, locating 22 previously undetected leaks in Hailey public water lines and saving approximately 59 million gallons of water annually
- Development of "No Snow Summer" water rebate program, providing incentives for water use reduction by large water consumers in Hailey
- Growth and momentum of local homeowner support programs for water-wise landscaping (Trout-Friendly Yards, Grants for Grass, etc.)

ACTION FEEDBACK

ADD YOUR NOTES HERE

W.1 Encourage and incentivize water efficient landscaping on private property.	
W.2 Partner with local jurisdictions to provide a city-sponsored certification for professional landscaping companies that specialize in smart-irrigation technology and native plant design.	
W.3 Educate the public on emerging pollutants and discourage their use.	
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ADDITIONAL THOUGHTS & FEEDBACK?

ENERGY & THE BUILT ENVIRONMENT

Energy use in homes and buildings is the biggest source of greenhouse gas emissions in Hailey, and it directly impacts every person who lives and works in our community. How can Hailey reduce energy emissions, lower household costs, and become more energy resilient?

GOALS

Goal 1

Reduce per capita emissions from community-wide stationary energy use.

Goal 2

Grow and strengthen Hailey's energy resilience.

Goal 3

Improve energy efficiency of Hailey's building stock.

TARGETS

Target 1

By 2028: Launch update to Hailey's "Build Better" energy conservation/green building program for new construction, in line with Idaho Code.

Target 2

By 2036: 10,000+ MWh of solar energy (residential and commercial) is generated annually within the City (1,294 MWh in 2023).

Target 3

By 2036: Ensure at least 25% of Hailey's existing residential and commercial buildings have been retro-fitted for energy efficiency. program for new construction, in line with Idaho Code.

Target 4

By 2036, ensure at least 25% of Hailey's residential and commercial buildings operate with a heat pump. program for new construction, in line with Idaho Code.

ACTIONS

E.1 Update Hailey's SolSmart program to identify and eliminate additional barriers to onsite energy storage.	E.15 Promote Idaho Power's 100% clean energy goals and build local participation in its "Clean Energy Your Way" program by 10% annually, targeting 200+ Hailey subscribers by 2030.
E.2 Continue collaboration with Idaho Power to expand solar energy generation and storage opportunities at the individual and utility scale.	E.16 Work with local banks to develop specialized options and/or build community awareness for solar project financing.
E.3 Explore a community solar grant fund to help offset costs for new individual solar projects.	E.17 Collaborate with the Hailey Library and local contractors to host an "Energy Academy" workshop/training series.
E.4 Explore opportunities for rooftop solar leasing on community housing projects in Hailey.	E.18 Develop a clear "permitting and interconnection" guide to help residents and businesses adopt energy storage systems.
E.5 Explore new developer incentives for all-electric and/or solar-ready building design building design.	E.19 Consider incorporating a Facilities Manager position in the next Capital Improvement Plan Update and/or de-coupling facilities management duties from Department Director duties.
E.6 Work with utility provider to explore opportunities for increasing kW for individual accounts from the current residential kW limit of 25kW.	E.20 Establish routine City energy monitoring and reporting, with quarterly Council updates.
E.7 Work with other municipalities to explore cost-sharing for a local Energy Strategist position (utility coordination, funding sources, capacity assessments for individual properties, etc).	E.21 Install LED lighting in City Hall and Library per 2020 facilities audit.
E.8 Assess benefits and opportunities for time-of-use energy demand strategies with Idaho Power and interested property/business owners.	E.22 Pursue funding for historic preservation and window efficiency upgrades in City buildings.
E.9 Expand eligibility for Hailey's Clean Energy Rebate Program to include heat pump technologies.	E.23 Reassess the 2022 Clean Energy Resolution, setting cost-, demand-, and emissions-based benchmarks.
E.10 Work with green building professionals to create pre-approved ADU building plans designed for maximum energy efficiency and building performance, available for purchase by Applicants at lower cost.	E.24 Complete audits of non-City Hall facilities and prioritize efficiency upgrades.
E.11 Pursue funding for historical home and building energy retrofit technologies.	E.25 Explore solar and battery storage at large City facilities (e.g., Campion Ice House) and look into battery energy storage system requirements coupled with any new solar installation on City-owned property.
E.12 Develop a City "Energy Assistance Fund" using collected Clean Energy Deposit fees, making grant funds available to households that demonstrate energy burden relative to income.	E.26 Install a small-scale demonstration solar array at one City facility for public education.
E.13 Explore opportunities for a voluntary stretch-code incentive program.	E.27 Prioritize installing Direct Digital Controls (DDC) for City Hall HVAC and LED lighting in City Hal/Library, per Per 2020 facilities audit.
E.14 Require an Idaho Power Home Energy Audit to be completed as part of any Design Review Application submittal for residential remodels/ additions, with cost reimbursed by City of Hailey.	E.28 Work with stakeholders to host an annual green building expo in Hailey.

ENERGY & THE BUILT ENVIRONMENT

CURRENT CITY OF HAILEY ENERGY ACTIONS

Energy use in homes and buildings is the biggest source of greenhouse gas emissions in Hailey (approx. 60%), impacting every person who lives and works in our community. While local governments are limited in what they can require for building and energy standards, Hailey has taken measurable steps to reduce its GHG emissions, lower household energy costs, and become more energy resilient by investing in renewable energy technology, such as our 34 kw solar panel array on Hailey City Hall's roof.

The Hailey community has other tools available to reduce energy waste and greenhouse gas emissions from the built environment, while also growing energy resilience and a diversity of energy sources:

- Access to energy use audits and energy efficiency incentive programs through utility (electricity and natural gas) providers
- The City of Hailey voluntary Clean Energy Rebate Program
- The CPACE "green building financing program" through Blaine County
- A growing local workforce of green building architects and energy professional

ACTION FEEDBACK

	ADD YOUR NOTES HERE
E.1 Update Hailey's SolSmart program to identify and eliminate additional barriers to onsite energy storage.	
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E.28 Work with stakeholders to host an annual green building expo in Hailey.	

LAND USE & STEWARDSHIP

Life in Hailey is tightly connected to the health and resilience of our local ecosystems. Sustainable land use and land stewardship involves minimizing human impact on native plants, animals, and ecosystems, prioritizing coexistence over control, and restoring health to natural resources wherever possible.

GOALS

Goal 1

Protect and strengthen Hailey ecosystems that provide resilience to climate impacts like extreme heat, flooding, wildfire, and drought.

Goal 2

Prioritize land use practices that support human-wildlife coexistence and habitat health.

TARGETS

Target 1

Continue to apply consistent data collection and analysis to strengthen the health of Hailey's tree canopy.

Target 2

Reduce the area of impervious land cover, especially in Hailey's downtown core.

Target 3

Increase overall land area in Hailey city parks made up of native plant and pollinator habitat.

Target 4

Increase opportunities for community participation in land stewardship and restoration projects.

ACTIONS

L.1 Expand access to both technical resources and reference guides, as well as hands-on demonstrations and trainings, on pollinator-friendly gardening	L.17 Expand the City's "Pollinator Pathway" program (e.g., Croy and Myrtle Street)
L.2 Develop a homeowner street tree stewardship guide for properties with adjacent street trees in the City right-of-way.	L.18 Where appropriate. reduce irrigated turf on City-owned properties and replace with drought-tolerant/pollinator plantings
L.3 Develop educational signage campaign on City plantings in high-travel areas to identify native, pollinator-friendly, and drought-tolerant species	L.19 Explore and/or utilize alternatives to pesticides/herbicides in certain areas of City parks, prioritizing riparian buffers.
L.4 Work with local stakeholders to sponsor a climate resilient yard workshop series (assessment, plant removal, installation, caretaking)	L.20 Leverage City of Hailey utility customer data and held conduct and/or support partner-led studies analyzing land use, development standards, and water consumption
L.5 Support efforts to recruit Hailey citizens and create a peer-to-peer resilient landscaping network	L.21 Complete the City of Hailey Street Tree Succession Plan by 2030
L.6 Work with Blaine County Noxious Weeds Department to host public workshops on weed identification	L.22 Continue to grow and diversify Hailey's urban forest through tree planting projects that include climate-adapted and regionally appropriate species.
L.7 Develop and implement an annual public awareness campaign on noxious weeds and reporting tools, similar to annual flood risk awareness campaigns	L.23 Recruit a "pollinator champion"/land stewardship professional for the Parks and Lands Board
L.8 Continue to participate in seasonal education campaigns ahead of winter wildlife conflict periods	L.24 Partner with the Hailey Tree Committee, arborists, and local stakeholders to create a tree stewardship guide and workshop series
L.9 Work with homeowners to replace water-intensive turf areas with native plants and/or xeriscaping	L.25 Continue working with waste hauler to implement wildlife-proof rubbish container program
L.10 Encourage participation in Blaine County's Sustainability Certification Program and highlight "sustainability preferred" landscaping businesses	L.26 Provide employees annual paid work days to volunteer for stewardship projects
L.11 Provide funding/incentives for snowmelt practices that are not harmful to vegetation, especially in Hailey's downtown core	L.27 Develop a "City of Trees Challenge" (modeled after Boise's initiative: one (1) tree planted for every household in ten (10) years)
L.12 Develop incentives for Low Impact Development methods (bioswales, pervious pavement)	L.28 Continue to support partnership efforts in restoring Lions Park riparian zones and enhancing floodplain and habitat connectivity
L.13 Explore City-wide turf installation maximums for new developments	L.29 Enforce dark sky regulations and work to reduce excessive business lighting.
L.14 Strengthen existing City policies for tree replacement on private property, targeting identified heritage trees and old-growth tree populations.	L.30 Achieve dark sky reserve status by 2035
L.15 Increase landscaping requirements for parking areas	L.31 Encourage voluntary reduction of light trespass through education and encouraging public to turn off lights at night.
L.16 Increase parks-in-lieu fee for new developments to support Hailey land stewardship and projects/programs identified in the Sustainability Action Plan.	

LAND USE & STEWARDSHIP

CURRENT CITY OF HAILEY LAND USE & STEWARDSHIP ACTIONS

- City of Hailey land dedication/in-lieu fee requirements for parks and open spaces with any new land development
- City of Hailey wastewater treatment system design, which uses UV light and filtration instead of chemical additives to clean community wastewater before returning water back to the Big Wood River
- Robust local network of land and river stewardship nonprofits with core operations in Hailey
- Hailey Outdoor Lighting Ordinance, requiring Dark Sky-compliant outdoor lighting for any new residential or commercial development

ACTION FEEDBACK

ADD YOUR NOTES HERE

L.1 Expand access to both technical resources and reference guides, as well as hands-on demonstrations and trainings, on pollinator-friendly gardening	
L.2 Develop a homeowner street tree stewardship guide for properties with adjacent street trees in the City right-of-way.	
L.3 Develop educational signage campaign on City plantings in high-travel areas to identify native, pollinator-friendly, and drought-tolerant species	
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L.30 Achieve dark sky reserve status by 2035	
L.31 Encourage voluntary reduction of light trespass through education and encouraging public to turn off lights at night.	

TRANSPORTATION

People and goods need to move throughout Hailey – how can we promote transportation alternatives that reduce daily car trips, make our streets safer and more convenient for walking and biking, and respond to the unique realities of life in our remote, four-season community?

GOALS

Goal 1

Reduce per capita emissions from transportation

Goal 2

Continue to grow Hailey's active transportation lifestyle and multi-modal resources

TARGETS

Target 1

Reduce average daily traffic counts in Hailey by 1% annually

Target 2

Increase passenger volume of Hailey public transit ridership (Mountain RIdes) by 5% annually

Target 3

Implement, support, and/or complete two (2) transportation emissions-reductions actions per year

ACTIONS

T.1 Reduce emissions from routine student drop-offs by exploring carpooling, biking, and other creative student-activity transportation programs to shift away from single-occupancy trips and ease peak traffic/congestion.	T.8 Improve multimodal connectivity between Woodside Boulevard and the Wood River Trail through targeted infrastructure projects, encouraging mode shift over time.
T.2 Offer carpool incentives (e.g., preferred parking, event perks) and promote awareness of ride-matching tools and mobile carpooling apps.	T.9 Partner with Friedman Memorial Airport to expand sustainable aviation fuel use (e.g., "demo days"), advance local carbon-offset programs, and collaborate with operators and airlines to position FMA as a regional leader.
T.3 Expand Mountain Rides east-west service in Hailey to better reach edge neighborhoods, exploring the option of smaller buses and on-demand app-based rider service.	T.10 Leverage City of Hailey representation within the Friedman Memorial Airport Authority to establish public reporting of emission impacts from new flight routes, prompting transparency and informed decision-making.
T.4 Support Mountain Rides incentives (e.g., restaurant discounts) and activity-based routes (e.g., Galena "Ride and Glide," special event shuttles to Hailey Rocks) to attract riders and boost transit use.	T.11 Increase public messaging at Friedman Memorial Airport to educate visitors on public transportation resources and the sustainability efforts that are already underway in Hailey and valleywide.
T.5 Explore re-introduction of shared mobility resources (e.g., pedal-only bike-share) for use in higher-density multifamily and commercial areas, considering possible partnerships with downtown businesses/lodging.	T.12 Complete a Downtown Hailey Parking Demand Study analyzing public right-of-way use (timing, day, duration) to inform future parking policies and better understand employee and commuter travel behavior.
T.6 Expand bike rack availability on Main Street/downtown and expand bike parking capacity for special events, making cycling more visible, convenient, and appealing.	T.13 Participate in a countywide Origin-Destination Traffic Study using advanced data tools (e.g., Google Environmental Insights Explorer) to understand regional and seasonal travel patterns affecting Hailey, informing future transportation planning.
T.7 Develop and implement a unified wayfinding and signage system across Hailey pathways (excluding the Wood River Trail) to clearly identify and promote safe active travel routes.	T.14 Complete a first/last mile assessment and implementation plan to understand various neighborhoods' distance and safe access to Mountain Rides stops, identifying connectivity improvements to increase ridership.

MUNICIPAL ACTIONS

T.15 Increase fuel efficiency across City of Hailey operations.
T.16 Provide e-bikes to City employees for inter-department duties and operations.
T.16 Continue to assess electric vehicle purchasing opportunities for the City's vehicle fleet.

TRANSPORTATION

CURRENT CITY OF HAILEY TRANSPORTATION ACTIONS:

- Continued growth of connected biking/walking facilities – Wood River Trail, Croy Street/Quigley Road pathway, River Street design, Bullion Pathway
- Multiple Mountain Rides bus routes in Hailey
- Public EV charging access
- Safe Routes to School pathway projects
- Sidewalk and pathway requirements for new developments

ACTION FEEDBACK

ADD YOUR NOTES HERE

T.1 Reduce emissions from routine student drop-offs by exploring carpooling, biking, and other creative student-activity transportation programs to shift away from single-occupancy trips and ease peak traffic/ congestion.	
T.2 Offer carpool incentives (e.g., preferred parking, event perks) and promote awareness of ride-matching tools and mobile carpooling apps.	
T.3 Expand Mountain Rides east-west service in Hailey to better reach edge neighborhoods, exploring the option of smaller buses and on-demand app-based rider service.	
T.4 Support Mountain Rides incentives (e.g., restaurant discounts) and activity-based routes (e.g., Galena "Ride and Glide," special event shuttles to Hailey Rocks) to attract riders and boost transit use.	
T.5 Explore re-introduction of shared mobility resources (e.g., pedal-only bike-share) for use in higher-density multifamily and commercial areas, considering possible partnerships with downtown businesses/lodging.	
T.6 Expand bike rack availability on Main Street/downtown and expand bike parking capacity for special events, making cycling more visible, convenient, and appealing.	
T.7 Develop and implement a unified wayfinding and signage system across Hailey pathways (excluding the Wood River Trail) to clearly identify and promote safe active travel routes.	
T.8 Improve multimodal connectivity between Woodside Boulevard and the Wood River Trail through targeted infrastructure projects, encouraging mode shift over time.	
T.9 Partner with Friedman Memorial Airport to expand sustainable aviation fuel use (e.g., "demo days"), advance local carbon-offset programs, and collaborate with operators and airlines to position FMA as a regional leader.	
T.10 Leverage City of Hailey representation within the Friedman Memorial Airport Authority to establish public reporting of emission impacts from new flight routes, prompting transparency and informed decision-making.	
T.11 Increase public messaging at Friedman Memorial Airport to educate visitors on public transportation resources and the sustainability efforts that are already underway in Hailey and valleywide.	
T.12 Complete a Downtown Hailey Parking Demand Study analyzing public right-of-way use (timing, day, duration) to inform future parking policies and better understand employee and commuter travel behavior.	
T.13 Participate in a countywide Origin-Destination Traffic Study using advanced data tools (e.g., Google Environmental Insights Explorer) to understand regional and seasonal travel patterns affecting Hailey, informing future transportation planning.	
T.14 Complete a first/last mile assessment and implementation plan to understand various neighborhoods' distance and safe access to Mountain Rides stops, identifying connectivity improvements to increase ridership.	
T.15 Increase fuel efficiency across City of Hailey operations.	
T.16 Provide e-bikes to City employees for inter-department duties and operations.	
T.16 Continue to assess electric vehicle purchasing opportunities for the City's vehicle fleet.	

ADDITIONAL THOUGHTS & FEEDBACK?

WASTE & CIRCULARITY

When it comes to waste and sustainability in Hailey, there is room for growth beyond just recycling (which is still important!). Things like reducing food waste, repairing and repurposing everyday items, and reducing construction and demolition waste (one of Hailey's top waste streams) are all impactful actions. With our landfill located over 100 miles away in Burley, reducing Hailey waste streams also improves transportation sustainability at the same time.

GOALS

Goal 1

Grow circularity skills, resources, and culture in Hailey.

Goal 2

Work towards a net-positive waste diversion rate, ensuring more materials are recycled or repurposed than sent to the landfill.

TARGETS

Target 1

By 2036: Increase community compost collection volume at least 25% (approx. 2.5% increase year over year

Target 2

By 2036: Decrease Hailey per capita pounds of waste hauled to landfill each year by at least 1%, with 10% overall reduction by 2036

Target 3

Implement, support, and/or complete two (2) transportation emissions-reductions actions per year

ACTIONS

W.1 Expand Hailey Recycle Center to include drop-off for additional materials for residents with no on-site recycling access and increase number of locations	W.10 Create bilingual recycling/circularity guides utilizing videos, self-assessments, and other visual methods
W.2 Implement commercial compost program for Hailey restaurants	W.11Create simple guidebook/resource kit of waste, recycling, and circularity information, and distribute with each new utility billing account
W.3 Utilize partnerships and City of Hailey sponsorship to offer quarterly community fix-it clinics/"repair cafés."	W.12 Revisit Hailey Municipal Code amendment to require space for recycling bins for multi-family developments with shared waste collection (i.e. dumpsters), and require informational signage as a site management alternative
W.4 Continue exploring opportunities with Blaine County for a "salvage" program at the Ohio Gulch Transfer Station	W.13 Strengthen protocols for Hailey's Single-Use Plastics Ban for city-sanctioned events, including targeted vendor education and support and day-of-event enforcement
W.5 Collaborate with local partners to develop targeted support and grant programs for businesses that offer things like gear/ equipment repair, bulk food purchase, and other circularity-focused products and services	W.14 Create business-specific guidebook/resource kit of waste, recycling, and circularity information for Hailey and Blaine County, and distribute with each new business license (QR Code/web-based)
W.6 Partner with The Hunger Coalition to enhance food rescue programs at Hailey restaurants and grocers	W.15 Provide incentives for demolition projects that implement material reuse and salvageable deconstruction and for material re-use in new construction
W.7 Develop shared cardboard drop-off points for businesses in Hailey business and light industrial districts	W.16 Develop new City of Hailey policy allowing for free public "salvage" of excess construction materials for participating building permit holders
W.8 Expand and continue to offer yard waste drop-off points at various locations/times of the year in HaileY	W.17 Explore long-term program of deposit and performance-based refund for limiting construction waste with new building permits
W.9 Explore a public tool-sharing library and equipment cache to share materials and resources	W.18 Require commercial recycling of beverage containers for alcoholic beverage license holders in the City of Hailey

MUNICIPAL ACTIONS

W.19 Begin transition to full paperless permitting for City of Hailey operations, where appropriate
W.20 Enhance staff support and training for monitoring compliance with construction waste and recycling requirements; consider contracting, program revitalization, etc.
W.21 Establish a formal purchasing policy that requires City departments to purchase products with high-recycled content
W.22 Implement consistent, color-coded bin systems across all city buildings for recyclable items

WASTE & CIRCULARITY

CURRENT CITY OF HAILEY WASTE & CIRCULARITY ACTIONS:

- Franchise Agreement with local waste hauler, providing recycling pick-up services
- Free Community Compost drop-off program
- Thriving second-hand and thrift store business scene in Hailey
- Continued partnership with Winn's Compost and the Blaine County Recycle Center

ACTION FEEDBACK

ADD YOUR NOTES HERE

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ADDITIONAL THOUGHTS & FEEDBACK?

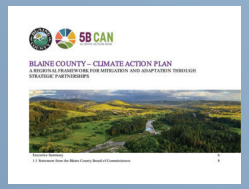
HAILEY SUSTAINABILITY ACTION PLAN (SAP) TIMELINE

2022-2024: Building Momentum

- Blaine County completes Climate Action Plan, adopted by Board of County Commissioners
- Updated community-scale greenhouse gas emissions inventory completed for Blaine County, Ketchum, Hailey

Spring/ Summer 2024: Laying the Foundation

- First steps towards creation of County Climate Action Plan
- 5B Climate Action Network and formation of task forces
- Charette process with hundreds of stakeholders and extensive community engagement



- City of Hailey completes Comprehensive Plan update
- New "Sustainability" chapter drafted and included in the update for the first time

Envision Hailey
Planning Today for a Resilient Tomorrow

Topic Areas developed for Blaine County Climate Action Plan:

- Land Use and Transportation
- Clean Energy and Green Building
- Solid Waste and Circular Economy
- Land, Water, and Habitat Conservation

Outcomes of Hailey Comp Plan Update (2024):

- High interest in City investing more effort into **waste/recycling** and **water conservation** programs
- Clean air and water are highly valued
- New "Sustainability" Chapter + goals developed for Comp Plan

Fall 2024: Creating a Roadmap

- City Staff begin research and literature review of existing Sustainability Action Plan in similar communities to Hailey

A need for a strategic, Hailey-specific Sustainability Action Plan is identified

Winter 2025-Spring 2026: Gathering Input, Creating the Plan

- Kickoff of Hailey SAP process
- Formation of the Ad Hoc Citizen's Advisory Committee for the SAP



February 2025-January 2026

- Advisory Committee meetings for each topic area of the plan

August 2025-April 2026:

- Chapter drafts created
- Technical and stakeholder review of drafts
- Internal Staff assessments of goals, targets, and actions for each Chapter

Spring 2026: Review, Revise, Repeat

April-May 2026:

- SAP public workshop
- Planning and Zoning Commission and City Council "first look" public hearings

We are here!

May-June 2026:

- Additional stakeholder and technical reviews
- Prioritization of draft actions lists
- Final chapter edits

Summer 2026: Final Steps

July 2026:

- Second SAP review by Council
- Staff complete any remaining edits

Late July/ August 2026: Target SAP adoption date

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 20, 2026

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development Planner

Overview: Continuation of a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: April 20, 2026

Applicant: East Oakland International LLC
Location: 400 N. Main Street (Lots 18-20, Block 57, Hailey Townsite)
Zoning/Size: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO)
Total Lot Area: 0.24 acres (10,750 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 25, 2026.

Application: The Applicant is proposing to construct a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

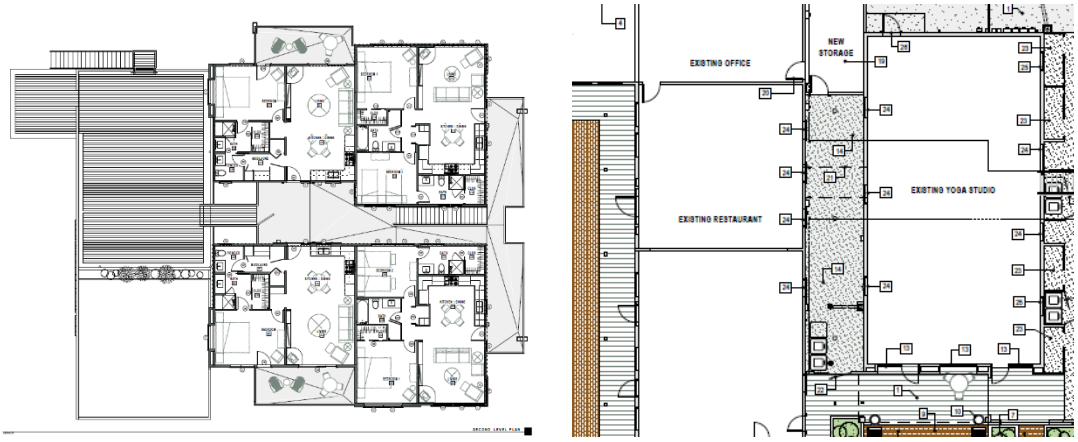
More specifically, the proposed site plan entails a two-story building with an existing commercial first floor and residential units proposed for the second floor. The mixed-use project, located at 400 N. Main Street, further proposes the following:

Commercial Use:

- 3,985 square feet of existing commercial space

Residential Use:

- 3,436 square feet of residential space; four (4) units in total
  - Unit One: 954 sq. ft: two (2) bedrooms, two (2) bathrooms
  - Unit Two: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
  - Unit Three: 750 sq. ft.: one (1) bedroom, one (1) bathroom
  - Unit Four: 778 sq. ft.: one (1) bedroom, one (1) bathroom
- All units have a washer & dryer, kitchen, storage, and outdoor deck



Access: Site access is located off the existing public streets, Main Street and Silver Street.

Business (B) District: The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses. (Ord. 1191, 2015)

Townsite Overlay (TO) District: The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

Downtown Residential Overlay (DRO) District: The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)

The proposed mixed-use development project aligns with the purpose and intent of the Zoning Districts, as use characteristics support commercial space, while thoughtfully integrating a housing component as a subordinate use.

The Planning and Zoning Commission continued the hearing from March 16, 2026, to April 20, 2026, and recommended that the Applicant amend and/or clarify the following:

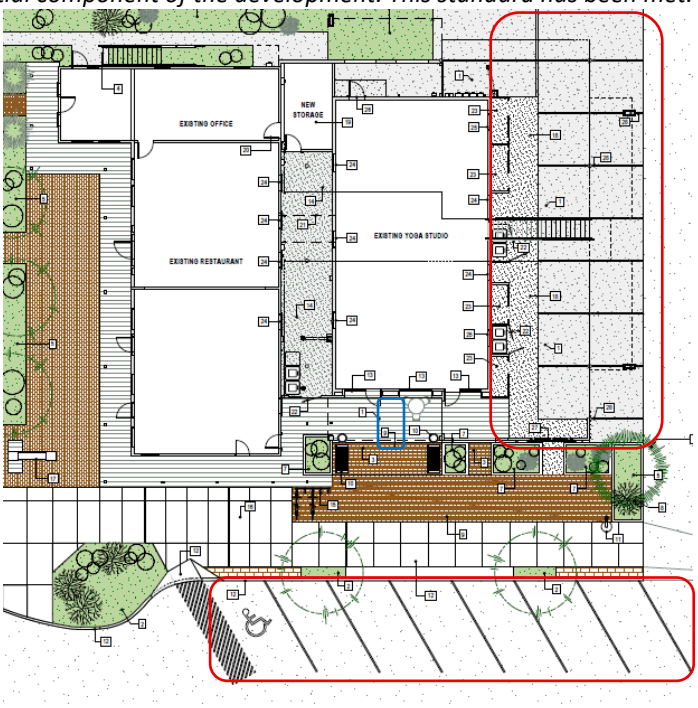
- A civil plan showing details around drainage, site grading, utilities, and ROW improvements.
- Exterior lighting temperature reduction (no greater than 3,000 kelvin)

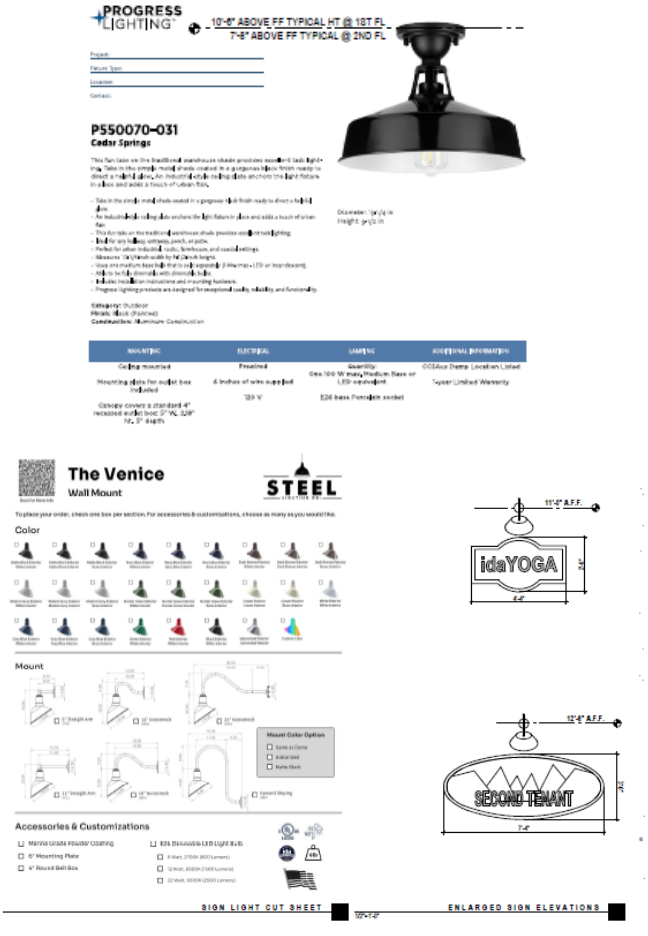
- Accessibility route from onsite parking across the site and to the commercial entrance
- Information on increased insulation for new addition
- Onsite bike storage
- Fencing and landscaping along shared northern property line. The property owner to the North has some concerns about the existing fence's condition as well as the landscaping to the north.

The Applicant submitted amended plans which address the Commission's concerns. The amended plans are attached for review.

Procedural History: The Design Review Application was submitted on February 13, 2026, and certified complete on February 24, 2026. A public hearing before the Planning and Zoning Commission is scheduled for April 20, 2026, 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:** *The City Engineer has recommended that the following be resolved and/or incorporated at the time of Building Permit submittal:* *Detailed plans for curb cuts, stop/start locations, will be required prior to issuance of a Building Permit. Specific details required to be included are:* 1. *No ADA cut into bulb area, alley access preferred* 2. *Silva cells preferred for street trees rather than "structural soil" (which code allows)* 3. *Paver strip shall be integrated between Silver Street trees also* 4. *Irrigation and Electrical Plans shall be submitted for Silver Street landscaping and trees.* 5. *Civil engineering plans (grades, drainage, curb cuts, materials, etc.) shall be submitted and reviewed by the City Engineer prior to issuance of a Building Permit.*
				Life/Safety: *No comments*
				Water and Sewer: **Water:** *The civil plans shall show the meter vault in relation to the addition. Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required* **Wastewater:** *Service size needs to be verified with Engineer. A grease trap shall be required for pretreatment in case the use of the other units' changes.*
				Building*: No comments*
				Streets, Landscaping, Other: *The Streets Division recommends that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit (any additional information that has been added is in bold-italicized text):* - *Hailey Tree Committee will review the proposal to remove the two trees along the western property.*

☒	☐	☐	**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	*The Applicant is proposing to keep the existing signage along HWY 75 (Multi-Unit sign). The Applicant intends to add new signage for the yoga studio and the second tenant in front of those units. A Sign Permit Application shall be submitted and approved prior to signage installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has 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.** *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:**

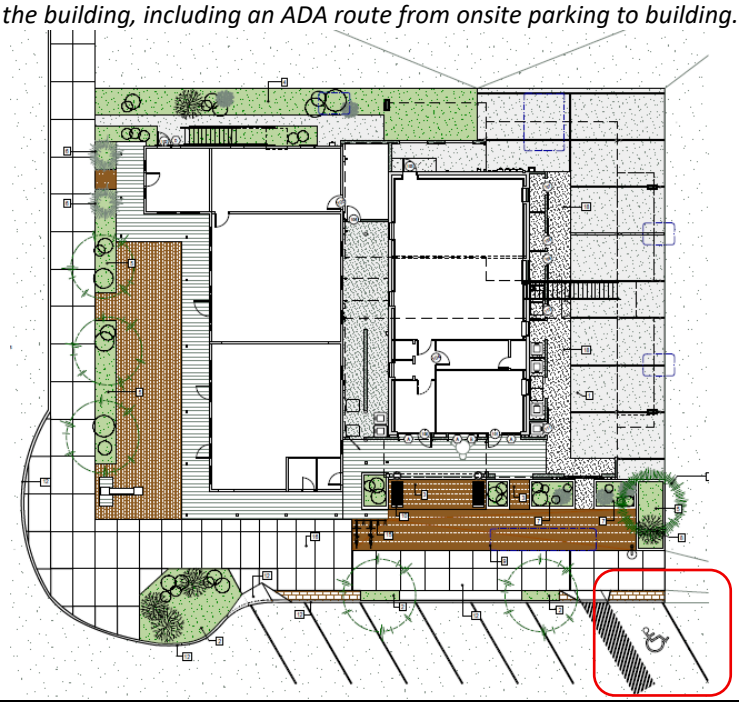
				1. Overlighting; **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged 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 is proposing a black industrial-style ceiling mounted light fixture to replace the existing light in front of the yoga studio. There are two (2) lights proposed for the unit's signage for Idayoga, and the second tenant unit, which will be approved through their sign permit; All exterior fixtures shall be dark sky complaint with lamping color temperature <3000k.* 

☒	☐	☐	**Bulk Requirements**	**Zoning District: Business (B) Zoning District.** **Maximum Height: 35' within the Business District** **Required Setbacks:** • **Front Yard: 0** • **Side Yards: 0** • **Rear Yard: 0** • **Lot Coverage: N/A**
			Staff Comments	*Zoning District(s): Business (B) Zoning District* *Proposed Height: 27'* *Proposed Setbacks:* - *Front: 0 feet* - *Rear: 0 feet* - *Sides: 0 feet* - *Lot coverage: N/A* *The proposed project complies with the height, lot coverage, and setback requirements of the Hailey Municipal Code.*
☒	☐	☐	**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 improve the ROW around the property with new sidewalks, curb and gutter, and bulbouts per City Standards. The Applicant shall receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. These items have been made Conditions of Approval.*
☒	☐	☐	**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	*This standard has or will be met.*

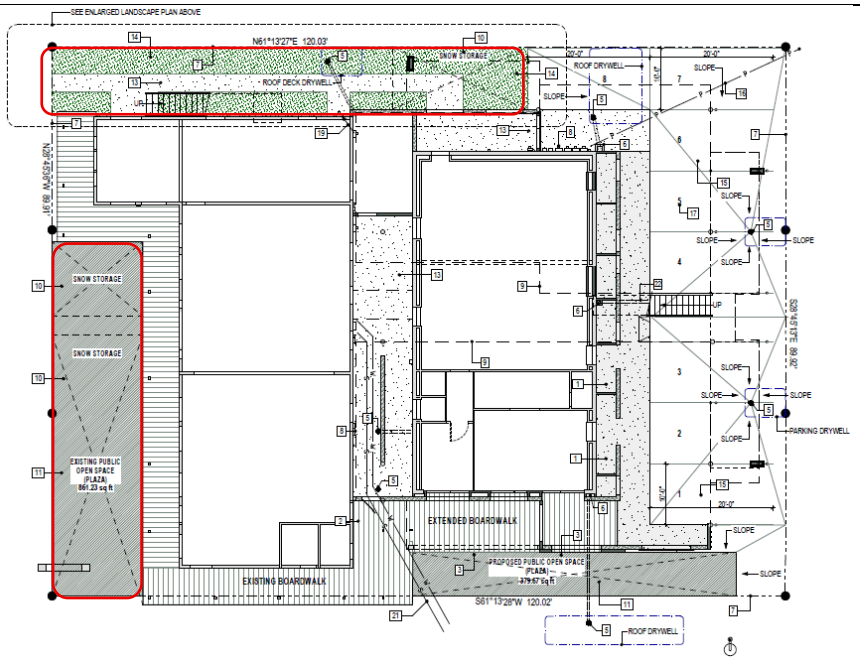
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

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	*The building exists, and the proposed improvements will align with the existing orientation. A portion of the commercial space is oriented east-west while the other portion is oriented north-south.*
☒	☐	☐	**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 site contains two (2) existing trees along the western side of the parcel that the Applicant is proposing to remove, as recommended by City Staff. The Applicant shall receive approval from the Hailey Tree Committee before issuance of a Building Permit, which 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	*Access to the site exists off E. Silver and Main Street. Safe pedestrian access is provided through the existing driveway and an existing boardwalk, which leads around the building, including an ADA route from onsite parking to building.* 
☒	☐	☐	**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	*The Applicant is proposing rollout trash bins for both the commercial and the residential component of the development that will be screened from view by a fence and gate. The collection bins will be brought out during waste collection. No dumpster is proposed at this time.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The existing alley 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. No vending machine is proposed.*
☒	☐	☐	**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	*The onsite parking will be accessed via the public street located off E. Silver Street and the alleyway. The new configuration for onsite parking is located off the alley and along the eastern side of the existing structure, which will be utilized for both commercial and residential parking.*
☒	☐	☐	**17.09.020.02**	**Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:** **a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.**
			Staff Comments	*N/A, as no loading space is required.*
☒	☐	☐	**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 one (1) public street and an alley: E. Silver Street and the existing alley. The onsite parking area can be accessed via the existing alley, which connects to E. Silver Street.*
☒	☐	☐	**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 proposed snow storage area is located along the eastern side of the building within the existing open space (plaza), as well as adjacent to the northern property line. The improved hardscape for the project is 831 square feet which requires 208 square feet of snow storage. Onsite snow storage areas are proposed in the amount of 227 square feet. New heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering and piping allows for the stormwater to be evenly distributed among the existing drywells. 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	*Please refer to Section 17.06.080(A)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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	*There are planter boxes within the proposed snow storage areas, which will not be affected due to their height from the ground.*

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 building exists and the proposed addition is complementary to the existing building, as well as other commercial or mixed-use buildings in downtown Hailey. The articulation of the rooflines, and various sized windows further enhance the existing structure.*

				
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the proposed building design is not a standardized corporate building 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 Applicant has integrated the building's addition to the surrounding site and greater area. Various windows and balconies emphasize human scale and are pedestrian oriented to encourage human activity. The exterior balcony space, outdoor patio space, and mixture of assorted new and existing landscaping encourage human activity and 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 mixed-use building's addition is proposed to match the elements of the existing building, included are a mixture of exterior siding materials from the likes of stucco, stucco wainscot, refinished steel siding, newly painted trim, new aluminum clad windows, the existing wood siding will remain.* 
☒	☐	☐	**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	*The proposed addition is designed to match the existing building using similar materials and color pallets. The siding supplier can match the species, profile and saw texture of the proposed new siding to match the existing siding. The supplier*

				has extensive color selection and custom capabilities. The Applicant is confident that the change in siding will not be distracting or feel incompatible with the existing. However, there will be slight difference with the exterior siding. The difference will be mitigated by changing materials at natural places where there is a change of wall plane with different lighting, etc.
☒	☐	☐	**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 to match the existing building, as described in Section 17.06.080(A)2d above.*
☒	☐	☐	**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 are broken on various elements by incorporating wood accents to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail.*
☒	☐	☐	**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	*This is a flat-roofed building that is proposed to be two (2) stories in height. As such, the Applicant is proposing to incorporate balconies, decorative parapets, and other architectural features that further enhance the building.*
☒	☐	☐	**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 building incorporates the following techniques that minimize its energy consumption:* - *All windows will be double glazed* - *All windows will be low emissivity glass* - *Electric for the residential units* - *Exterior insulation is proposed above code for insulation requirements with the proposed use of ROCKWOOL Comfortboard, 110 a rigid, high-density, noncombustible stone wool insulation board designed for use as an exterior continuous insulation in commercial applications. EPS acts as an insulating blanket (continuous insulation) on the outside of the building, where it is most effective, adding an additional R3.85 per inch to your wall assembly. Heating or cooling costs are demonstrably lower*

				using Outsulation in lieu of other exterior materials. Spec sheet is attached to provide more information. - *EV charging will be provided for a few parking spaces.*
☒	☐	☐	**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	*All drainage from the flat roof will drain to a designated drywell.*
☒	☐	☐	**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	*The proposed design incorporates new heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering and piping allows for the stormwater to be evenly distributed among the existing drywells. 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	*NA, as no drive-through 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	*No master sign plan was submitted with the Design Review; however, one will be required prior to the issuance of a Building Permit which has been made a Condition of Approval.*

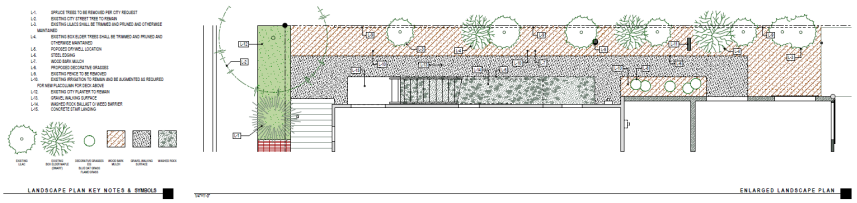
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

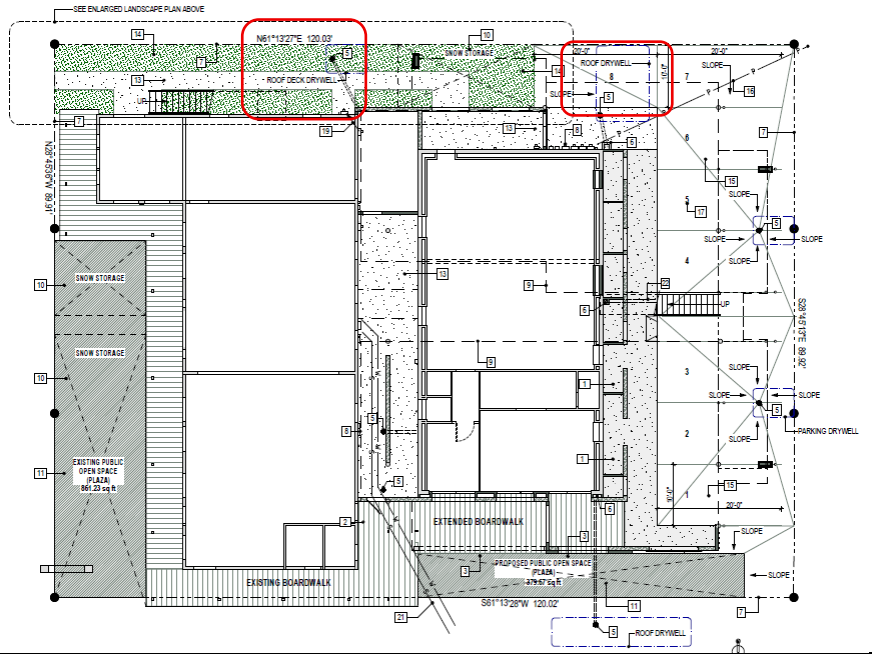
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A. No Accessory Structure is proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A. No Accessory Structure is proposed.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*NA. No new fence is proposed at this time.*
☐	☐	☒	**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. No new fence is proposed at this time. The Applicant is proposing to remove the existing fence along the northern property line.*
☐	☐	☒	**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. No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view. This has been made a Condition of Approval.*

☐	☐	☒	**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. No alternative energy sources are proposed with this project.*
☒	☐	☐	**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 service lines into the property shall be installed underground and no service equipment shall be placed on utility poles.*
☒	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground**
			Staff Comments	*All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no additional appurtenances are proposed.*

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	*The Applicant is proposing to retain most of the existing landscaping on the site, with the addition of planter boxes to match the existing ones onsite.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plant materials will be appropriate for the Zone 4 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	*There are existing irrigation features that minimize water use within the landscaped area that will be augmented as required.*
☒	☐	☐	**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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*The Applicant is proposing to retain most of the existing landscaping on the site with the addition of new planters to match the existing ones. Landscaping includes:* *Existing to be maintained:* *- Lilacs shall be trimmed/ pruned* *- Box Elder trees shall be trimmed/ pruned* *- Street tree to remain*

				- City planter to remain *Additional proposed landscaping to include:* *- Wood bark mulch in planted areas* *- Decorative grasses Blue Oat Grass and Flame Grass* *- Gravel walking surface* *- Exiting fence to the north to be removed* 
☐	☐	☒	**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 this parcel is located within the Business (B) Zoning 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 varies with a combination of existing trees, planter boxes, and existing shrubs, and the addition of decorative grasses to soften the site, as well as to create visual interest.*
☒	☐	☐	**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	*New heated drain lines from the proposed apartment roofs as well as the commercial space are designed to gather both snow and stormwater to be piped from the drains to a designated drywell.*

				
☒	☐	☐	**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 shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.*
☐	☐	☒	**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, no retaining wall is being proposed with this project.*
☐	☐	☒	**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	*NA, no retaining wall is being proposed with this project.*
☐	☐	☒	**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	*NA, no retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**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, no reatining wall is being proposed with this project.*

5. Building Design

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 proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.*
☒	☐	☐	**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 building achieves human scale by a prominent entrance, open space areas, site circulation connections and various exterior materials. The landscaping also maximizes human scale and enhances the "sense of place". The various trees, shrubs, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction.*

Downtown Residential Overlay District

1. Use and Bulk Requirements

☒	☐		**17.04R.040**	**Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein.** **a. Residential Percentage: There shall be no maximum residential percentage on the ground level.**
			Staff Comments	*This standard has been met.*

2. Multi-Family and Mixed-Use Density

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.04R.060**	**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.** **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 proposed project consists of residential units that vary in size to best meet the needs of its tenants. The Applicant is proposing four (4) units ranging from 750 square feet to 954 square feet in size. As shown in the image below, the average dwelling unit size meets this standard above, or the average dwelling unit size is not less than 600 net square feet per building.*

				GROSS FLOOR AREA EXISTING GROUND LEVEL: OFFICE 609 SF; YOGA STUDIO 1,687 SF; RESTAURANT 1,589 SF; TOTAL GROUND FLOOR AREA 3,885 SF PROPOSED NEW SECOND LEVEL: UNIT 1 954 SF; UNIT 2 954 SF; UNIT 3 750 SF; UNIT 4 778 SF; TOTAL RESIDENTIAL AREA 3,436 SF TOTAL ENCLOSED AREA 7,421 SF
3.Parking Spaces, Screening and Storage Requirements				
☒	☐	☐	**17.04R.060**	**A. Onsite Parking Spaces Requirements for Multiple Family Dwellings and Dwellings withing 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	*The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has been met.*
☒	☐	☐	**17.06.060**	**B. Usable 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 lot size is 10,789 square feet, 10% of open space is required which would equate to 1,079 square feet of open space. The existing restaurant/ main street plan includes 861 square feet along Main Street. The proposed addition includes an additional 379 square feet of open space including the rooftop deck for a total of 1,240 square feet of open space for the mixed-use project. This standard has been met.*

	☐	☒	**17.06.060**	***c.*** **Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two feet (22'), as determined through the design review process.**
			Staff Comments	*N/A.*
☒	☐	☐		**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.**
			Staff Comments	*The Applicant is proposing storage units within each residential unit as well as an additional shared interior storage unit for the commercial units.* *At the March 16, 2026, public meeting, the Commission requested the addition of onsite bike storage for utilization by the public and/or tenants. Currently, Wylde Beet – the existing commercial business located within the structure, has parking for six (6) bicycles. Staff feel this is sufficient; however, the Commission may wish to discuss further.*
☒	☐	☐	**17.09.040.07**	**All multi-family residential, commercial, or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty-five percent (25%) of the required number of vehicle parking spaces, whichever is greater.**
			Staff Comments	*25% of the required number of bicycle spaces is two (2) spaces. The Applicant is proposing to provide five (5) spaces total.*

Additional Design Review Requirements for Nonresidential and Mixed-Use Buildings located within the B, LB or TN Districts (B)

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	*The proposed building complements the surrounding area and adjacent uses. The proposed mixed-use is within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning districts.* *Integration of the addition to the surrounding site is an imperative facet of the project with a variety of outdoor spaces and connectivity throughout the site.*
☒	☐	☐	**17.06.080(B)1b**	**b. Wider sidewalks are encouraged to provide additional amenities, such as seating areas and bicycle racks.**
			Staff Comments	*There are existing sidewalks onsite; however, the Applicant is proposing to expand those improvements to reflect the typical sections for side streets within Hailey's Municipal Code. Final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)2a**	**c. 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 proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.*
☒	☐	☐	**17.06.080(B)2b**	**d. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in rooflines 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	*The building achieves human scale by prominent entrances, site circulation connections, and outdoor patio space. The landscaping also maximizes human scale with the various existing trees, planter boxes, shrubs, and turf provide screening for the adjoining properties and uses.*
☒	☐	☐	**17.06.080(B)2c**	**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 addition/improvements provide a flat roof to utilize the proposed rooftop deck. The various sized windows, parapets, balconies, and covered walkways offer structural elements that enhance the pedestrian experience through active store fronts, varied textures and engaging human-scaled elements.*
☐	☐	☒	**17.06.080 (B)2d**	**Buildings that exceed thirty feet (30') 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	*The max height at record grade is 27', this standard doesn't apply.*
☒	☐	☐	**17.06.080 (B)2e**	**Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*The proposed use provides a large outdoor rooftop deck for the commercial space as well as additional personal balconies for the residential units.* 

☐	☐	☒	**17.06.080(B)2g**	**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:** **1. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses;** **2. Stepping down the massing of the building along the site's edge; and** *3.* **Limiting the length of or articulating building facades to reflect adjacent residential patterns.**
			Staff Comments	*The building exists and is compatible with the surrounding single-family residential uses with landscaped buffers, fences and an existing alleyway to separate uses. The onsite parking areas are smaller and broken up by landscaping rather than large, continuous paved surfaces to respect the adjoining residential use.*
☐	☐	☒	**17.06.080(B)3**	**Landscaping: 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 feet (8') wide to create a year-round visual screen of at least six feet (6') 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	*There are existing landscaping buffers along the eastern side of the building where residential zoning exists, an existing alleyway also acts as a buffer between the mixed-use structure and residential neighborhood to the east.* 

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 Hailey Municipal Code, 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 Hailey Municipal Code.**

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 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 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
    - **i. Life and Safety:**
        i. The building shall comply with IFC, IRC, and IBC code requirements, as applicable.
    - **ii. Water and Wastewater:**
        i. All construction shall be to City Standards.
        ii. The Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required.
        iii. The wastewater service size shall be verified with Engineer and shown in the detailed civil set.
        iv. A grease trap shall be required for pretreatment in the event the use characteristics change in the future.
d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.

f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
g) All public right-of-way sidewalks and drainage improvements shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.
h) This Design Review approval is for the date the Findings of Fact are signed.
i) 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.
j) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
k) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
m) The meter shall be screened from view (subject to approval by Idaho Power) of the public street.
n) No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view.
o) A Master Sign Plan shall be submitted for the whole building to ensure the design & location of signs are compatible and/or complementary to one another, before issuance of a Building Permit.

Motion Language:
Approval: Motion to approve the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (o) are met.

Denial: Motion to deny the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, 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].

400 NORTH MAIN STREET





CODE INFORMATION:

TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY CLASSIFICATION	A, R2
USE ZONE	B
OVERLAYS	DTR, TS

AREA TABULATIONS:

GROSS FLOOR AREA

EXISTING GROUND LEVEL	OFFICE	609 SF
	YOGA STUDIO	1,687 SF
	RESTAURANT	1,689 SF
	TOTAL GROUND FLOOR AREA	**3,985 SF**
PROPOSED NEW SECOND LEVEL	UNIT 1	954 SF
	UNIT 2	954 SF
	UNIT 3	750 SF
	UNIT 4	778 SF
	TOTAL RESIDENTIAL AREA	**3,436 SF**
	TOTAL ENCLOSED AREA	**7,421 SF**

ARCHITECT:

POINT ARCHITECTS :: www.pointarchitects.com

RICHARD CHILDRESS
209 E 35th Street
Garden City, ID 83714
p. 208-284-2999 :: rich@pointarchitects.com

STRUCTURAL ENGINEER:

AHBL, INC. :: www.AHBL.com
KEN LELAND
2215 N. 30th Street
Tacoma, WA 98403
p. 253-383-2422 :: kleland@ahbl.com

CIVIL ENGINEER:

GALENA BENCHMARK ENGINEERING, INC.
WES VAN DUSEN
100 Bell Drive
P.O. Box 733
Ketchum, ID 83340
p. 208-726-9512 :: wes@galena-benchmark.com>

GENERAL CONTRACTOR:

BIG WOOD TINY HOMES
SAGE SAUERBREY
159 Foothill Dr.
Carey, ID 83320
p. 208-721-2633 :: sage@bigwoodtinyhomes.com

PROJECT ADDRESS:

400 N Main St
Hailey, ID 83333

LEGAL DESCRIPTION:

Hailey Townsite
Block 57, Lots 18, 19 & 20
Located within Section 9, T.2Nn., R.18 E., B.M.
City of Hailey, Blaine County, Idaho

SHEET INDEX:

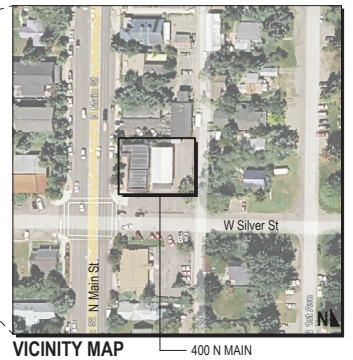
PZ 0.0	COVER
C 0.20	SITE SURVEY
PZ 1.0	SITE PLAN
PZ 1.1	CONSTRUCTION PLAN
PZ 2.0	MAIN LIGHTING & LANDSCAPE PLAN
PZ 2.1	2ND LEVEL PLAN
PZ 2.2	ROOF PLAN
PZ 3.0	SOUTH & WEST ELEVATIONS
PZ 3.1	EAST & NORTH ELEVATIONS
PZ 3.2	HIDDEN ELEVATIONS
PZ 4.0	MODEL VIEWS
PZ 4.1	MODEL VIEWS
E 1.0	GROUND LEVEL ELECTRICAL
E 2.0	2ND LEVEL ELECTRICAL

PROJECT LOCATION:

400 N Main St, Hailey, ID 83333



REGIONAL MAP



VICINITY MAP

400 North Main
400 N Main St Hailey ID 83333

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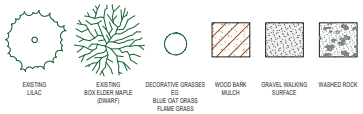
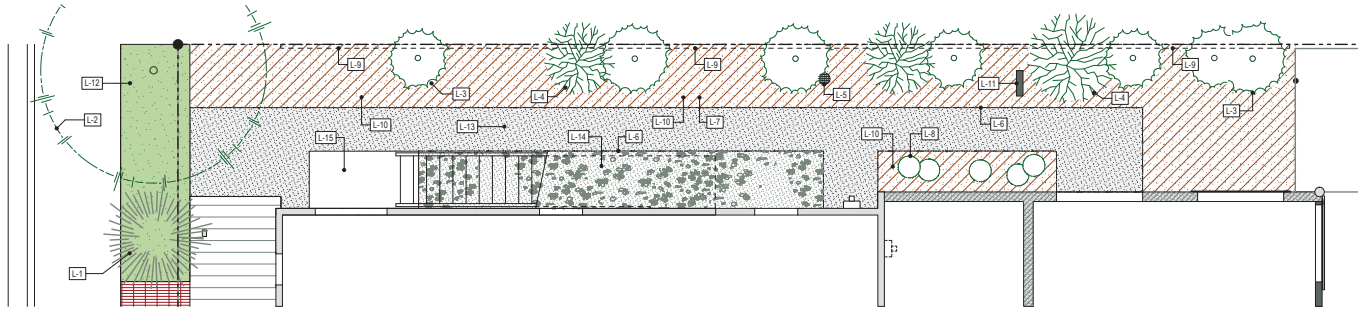
PZ0.0


LOTS 16 & 17
LOT 18
±3,597 SQ. FT.
±0.08 AC.
LOT 19
±3,597 SQ. FT.
±0.08 AC.
LOT 20
±3,597 SQ. FT.
±0.08 AC.
BLOCK 57 ALLEY (26' RW)
LOTS 9 & 10
CENTENNIAL STATION
(IDAYOGA)
CENTENNIAL STATION
(MYLOE BEET & REAL ESTATE CENTER)
N61°13'27"E 120.03'
N61°13'27"E 120.03'
N61°13'28"E 120.02'
S61°13'28"W 120.02'
S61°13'28"W 366.03'
S28°45'13"E 89.92'
29.97'
29.97'
29.97'
29.97'
11.22'
17.1'
30.92'
9.67'
21.88'
4.87'
16.81'
50'
PLS 10161
FF ELEV.: 5332.5
FF ELEV.: 5332.5
FF ELEV.: 5332.5
FF ELEV.: 5332.9
FF ELEV.: 5332.9
32.5
32.5
32.5
32.5
32.5
32.6
32.9
32.8

L-1. SPRUCE TREES TO BE REMOVED PER CITY REQUEST
L-2. EXISTING CITY STREET TREE TO REMAIN
L-3. EXISTING LILACS SHALL BE TRIMMED AND PRUNED AND OTHERWISE MAINTAINED
L-4. EXISTING BOX ELDER TREES SHALL BE TRIMMED AND PRUNED AND OTHERWISE MAINTAINED
L-5. POPOSED DRYWELL LOCATION
L-6. STEEL EDGING
L-7. WOOD BARK MULCH
L-8. PROPOSED DECORATIVE GRASSES
L-9. EXISTING FENCE TO BE REMOVED
L-10. EXISTING IRRIGATION TO REMAIN AND BE AUGMENTED AS REQUIRED FOR NEW PLACOLUMN FOR DECK ABOVE
L-12. EXISTING CITY PLANTER TO REMAIN
L-13. GRAVEL WALKING SURFACE
L-14. WASHED ROCK BALLAST O/ WEED BARRIER
L-15. CONCRETE STAIR LANDING



LANDSCAPE PLAN KEY NOTES & SYMBOLS



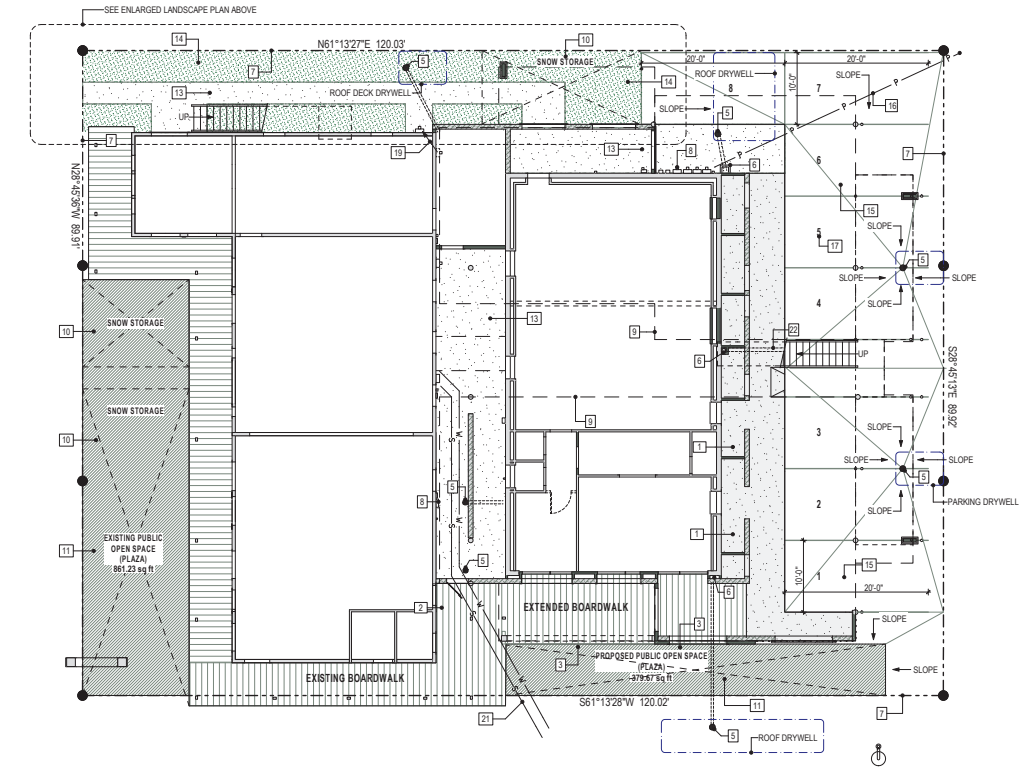
ENLARGED LANDSCAPE PLAN

1/4"=1'-0"

1. APARTMENT UNIT TRASH AND RECYCLING BIN LOCATIONS
2. COMMERCIAL SPACE TRASH AND RECYCLING BIN LOCATION
3. PROPOSED SIGN LOCATIONS. SEE PZ 2.0 & PZ 3.0
4. EXISTNG SIGN LOCATION. SEE PZ 2.0
5. EXISTING DRYWELL LOCATION
   - THE EXISTING PROPERTY HAS 8,976 SF OF IMPERVIOUS SURFACE. STORMWATER FOR THAT IS BEING HANDLED THROUGH A SET OF THREE EXISTING DRY WELLS, EXISTING LANDSCAPE PLANTERS AND OTHER HISTORIC SURFACE RUNOFF PATERNS.
   - THE PROPOSED PROJECT HAS 9,493 SF OF IMPERVIOUS SURFACE. THIS IS AN INCREASE OF 517 SF OR ABOUT A 5.7% INCREASE. THE PROPOSED PLAN IS TO ENSURE ALL GRADING SENDS STORMWATER TO THE ON-SITE DRY WELLS AND PLANTING AREAS. BASED ON THE ABOVE THE EXISTING DRY WELLS WILL BE ADEQUATE FOR THE SITE DRAINAGE OF THE PROPOSED PROJECT.
   - SEE CIVIL ENGINEERING PLANS FOR DRYWELL ANDD GRADING DESIGN
6. NEW HEATED DRAIN LINES FROM PROPOSED APARTMENT ROOFS
   - THE PROPOSED DESIGN WILL GATHER BOTH SNOW AND STORMWATER ON THE ROOFS OF THE NEW 2ND LEVEL AARTMENTS AS WELL AS THE NEW ROOF DECK OVER THE EXISTING YOGA SPACE. STORM WATER AND SNOWMENT WILL BE PIPED FROM THE DRIANS TO A DESIGNATED DRY WELL. THE NEW ROOF TOP GATHERING AND PIPEING ALLOWS FOR THE STORMWATER TO BE MORE EVENY DISTRIBUTED AMONG THE EXISTING DRY WELLS THAN IS THE CURRENT CONDITION.
7. PROPERTY LINE. LOT SIZE = **10,789.4**
8. EXISTING UTILITY PANELS AND METERS
9. LIMITS OF APARTMENTS ABOVE
10. SNOW STORAGE
    - THE PARKING AND CIRCULATION ARTEA EXPOSED TO THE SKY IS 831 SF. AT 25%, 208 SF IS REQUIRED. 227 SF HAS BEEN PROVIDED.
11. PUBLIC OPEN SPACE
    - THE LOT SIZE IS 10,789 SF. AT 10% 1,079 IS REQUIRED. THE EXISTING RESTAURANT PLAN INCLUDES 861 SF OF PUBILIC OPEN SPACE ALONG MAIN ST. THR PROPOSED PROJECT INCLUDES ANOTHER 379 SF MAKING A TOTAL OF 1,240 SF.
    - PERMEABLE PAVER SYSTEM ON GRADE
12. PROPOSED ROOF DECK ACCESS STAIR
13. GRAVEL PATH
14. LANDSCAPE / PLANTER AREA
15. ASPHALT PARKING AREA
16. EXISTING POWER LINE LOCATION (ASSUMED)
17. PARKING STALL (10' x 20') NUMBER. 8 STALLS PROVIDED.
18. PROPOSED STRUCTURAL COLUMNS WITH BOLLARDS AS REQUIRED.
19. MOVE GAS METER
20. EXISTING GAS METER TO REMAIN
21. APROXIMATE WATER AND SEWER LINE LOCATIONS
22. DISCHARGE STORWATER FROM EAST DECKS TO ASPHALT & THE PARKING DRYWELL

LOT AREA = 10,789.40 SF

SITE PLAN KEY NOTES



MAIN LEVEL & SITE PLAN

1/8"=1'-0"

400 North Main

400 N Main St Hailey ID 83333

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PZ1.0

The Venice

Wall Mount

STEEL LIGHTING CO.

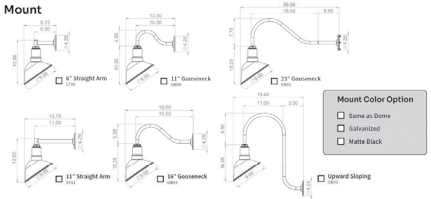
Zoom for More Info

To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color



Mount



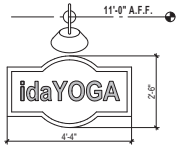
Mount Color Option

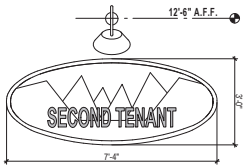
- ☐ Same as Dome
- ☐ Galvanized
- ☐ Matte Black

Accessories & Customizations

- ☐ Marine Grade Powder Coating
- ☐ 6" Mounting Plate
- ☐ 4" Round Bell Box
- ☐ E26 Dimmable LED Light Bulb
  - ☐ 8 Watt, 2700K (800 Lumens)
  - ☐ 12 Watt, 6500K (1500 Lumens)
  - ☐ 22 Watt, 6500K (2500 Lumens)

SIGN LIGHT CUT SHEET





1/2"=1'-0"

ENLARGED SIGN ELEVATIONS

PROGRESS LIGHTING

10'-6" ABOVE FF TYPICAL HT @ 1ST FL
7'-8" ABOVE FF TYPICAL @ 2ND FL

Project:
Fixture Type:
Location:
Contact:

P550070-031

Cedar Springs



Diameter: 13-1/4 in
Height: 9-1/2 in

This fun take on the traditional warehouse shade provides excellent task lighting. Take in this simple metal shade coated in a gorgeous black finish ready to direct a helpful glow. An industrial-style ceiling plate anchors the light fixture in place and adds a touch of urban flair.

- Take in the simple metal shade coated in a gorgeous black finish ready to direct a helpful glow.
- An industrial-style ceiling plate anchors the light fixture in place and adds a touch of urban flair.
- This fun take on the traditional warehouse shade provides excellent task lighting.
- Ideal for any hallway, entryway, porch, or patio.
- Perfect for urban industrial rustic, farmhouse, and coastal settings.
- Measures 13-1/4-inch width by 9-1/2-inch height.
- Uses one medium base bulb (not included) rated at (100w max - LED or incandescent).
- Able to be fully dimmable with dimmable bulbs.
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.

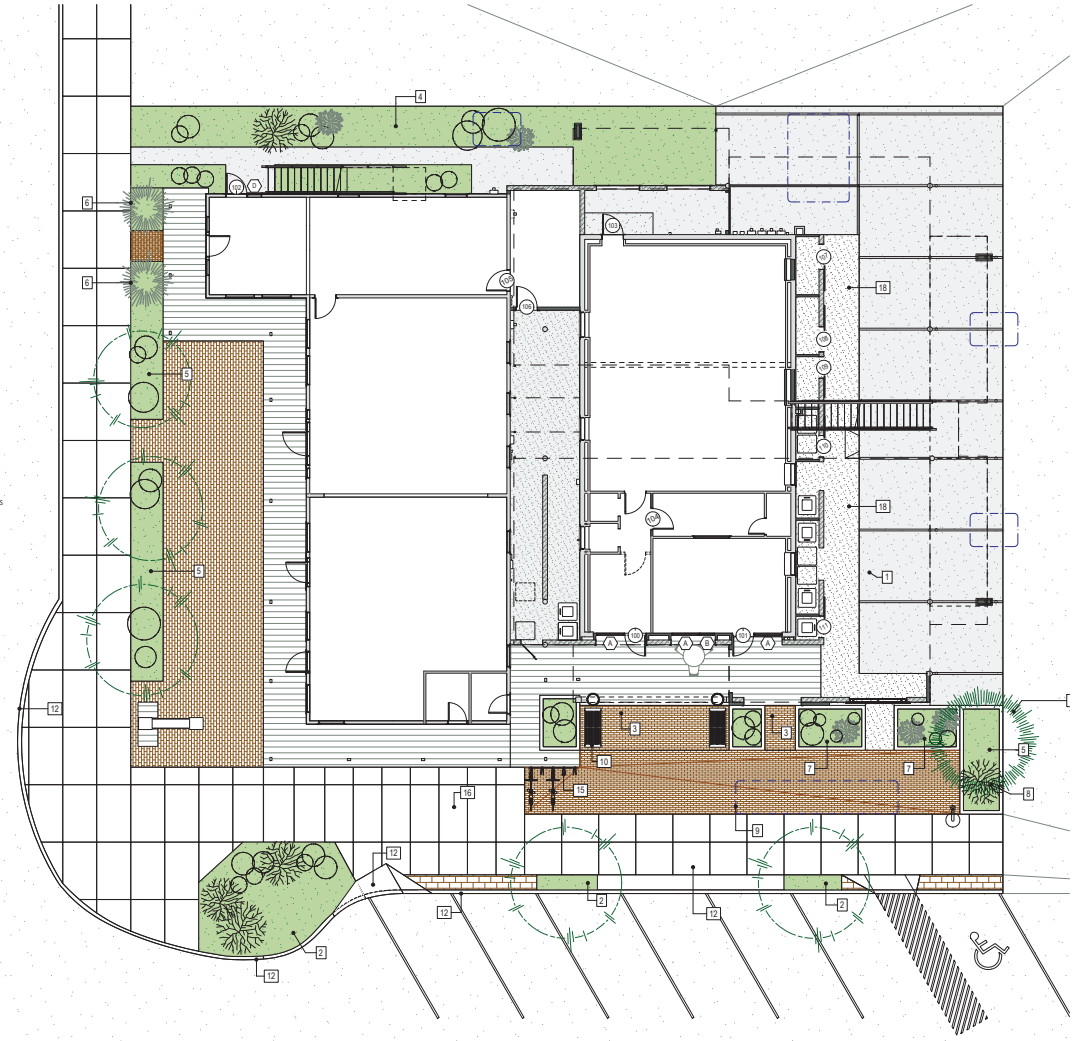
Category: Outdoor
Finish: (B)lack (Painted)
Construction: Aluminum Construction

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Ceiling mounted	Prewired	Quantity: One 100 W max. Medium Base or LED equivalent	CCSAus Damp Location Listed
Mounting plate for outlet box included	6 inches of wire supplied		1-year Limited Warranty
Canopy covers a standard 4" recessed outlet box; 5" W, 2.18" ht., 5" depth	120 V	E26 base Porcelain socket	

EXTERIOR LIGHT FIXTURE CUT SHEET

1. NEW COLUMNS AND SHEAR WALLS PER STRUCTURAL PLANS
2. LANDSCAPING IN RIGHT OF WAY PER CITY REQUIREMENTS AND STANDARDS
3. SIGN WITH LIGHT PER ELEVATIONS AND CUT SHEET ON THIS PAGE
4. EXISTING WINDOWS TO REMAIN. TYPICAL UNLESS NOTED OTHERWISE
5. EXISTING LANDSCAPING TO REMAIN
6. TREES TO BE REMOVED
7. NEW PLANTER TO MATCH THE EXISTING ONES. VERIFY DIMENSIONS.
8. EXISTING TREES AND SHRUBS TO REMAIN
9. REMOVE EXISTING WINDOW AND INFILL EXISTING OPENING
10. RE-OPEN ORIGINAL DOOR OPENING AND INSTALL NEW DOOR PER SCHEDULE
11. STREET LIGHT IN RIGHT OF WAY PER CITY OF HAILEY REQUIREMENTS AND STANDARDS
12. SEE CIVIL ENGINEER PLANS FOR EXTERIOR SURFACES, SITEWORK AND DRAINAGE
13. NEW GLAZING SYSTEMS TO CORRESPOND TO NEW CONSTRUCTION
14. THE INTERSTITIAL SPACE SHALL REMAIN AS A PERVIOUS GRAVEL SURFACE TO ALLOW FOR INFILTRATION TO ACCOMMODATE THE HISTORIC STORM WATER PATTERNS ON THE SITE
15. PROPOSED BIKE RACKS
16. REMOVE EXISTING PLANTER IN RIGHT OF WAY
17. EXISTING SIGN AND BENCH TO REMAIN
18. CONCRETE WALKWAY
19. NEW ENCLOSED STORAGE SPACE
20. NEW STORAGE ACCESS FROM RESTAURANT
21. LINE OF DECK BRIDGE ABOVE
22. REMOVE WALL AND DOOR PER DEMO PLAN
23. TENANT STORAGE CLOSET
24. EXISTING WINDOW TO REMAIN
25. EXISTING WINDOW TO BE REMOVED AND CLOSED
26. NEW EGRESS DOOR AT (CURRENTLY) BLOCKED OPENING
27. VISUAL SCREEN PER SOUTH ELEVATION
28. PROTECTIVE BOLLARDS AT ALL PARKING AREA COLUMNS
29. LINE OF BEAM IN YOGA ROOF FRAMING
30. EXISTING METER BANK LOCATION
31. MOVE EXISTING GAS METER
32. LINE OF APARTMENT DECK ABOVE
33. RESTAURANT AND OFFICE WALLS, WINDOWS, DOORS AND PORCH ROOF SHALL REMAIN UNCHANGED
34. HEATED DRAIN LIN FROM ROOFS ABOVE
35. LOCKING ACCESS GATE
36. SEE STAIR SECTIONS FOR ADDITIONAL STAIR CONSTRUCTION AND COMPLIANCE INFORMATION

MAIN LEVEL PLAN KEY NOTES



1/8"=1'-0"

MAIN LEVEL PLAN (LIGHTING & LANDSCAPE)

400 North Main

400 N Main St Hailey ID 83333

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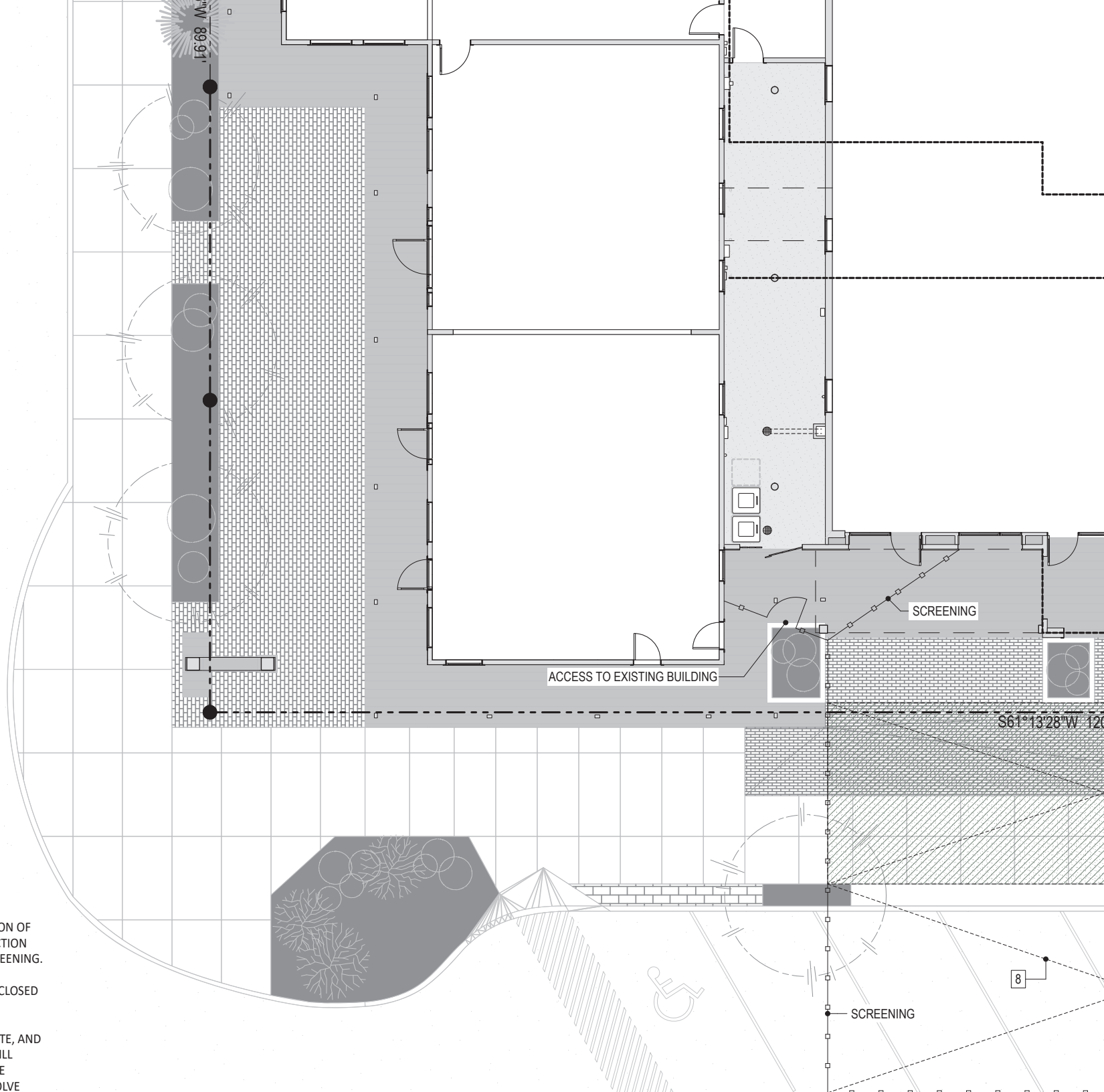

ON PLAN NOTES:

DER WILL BE REQUESTING A RENTAL OF THE MARKED SECTION OF AILEY RIGHT OF WAY ALONG SILVER STREET FOR CONSTRUCTION AND USE. THIS SECTION WILL INCLUDE CONSTRUCTION SCREENING.

Y WAY ALONG THE EAST SIDE OF THE LOT WILL NEED TO BE CLOSED ALLY FOR MATERIALS DELIVERY AND EQUIPMENT USE.

UCTION PARKING WILL OCCUPY ALL AVAILABLE SPACES ON SITE, AND T OF WAY RENTAL SPACE ALONG SILVER, BUT OVERFLOW WILL BE RIGHT OF WAY PARKING IN THE IMMEDIATE VICINITY. THE CTOR WILL MONITOR THE PARKING USE AND WORK TO RESOLVE



SECOND LEVEL PLAN

1/4"=1'-0"

400 North Main

400 N Main St Hailey ID 83333

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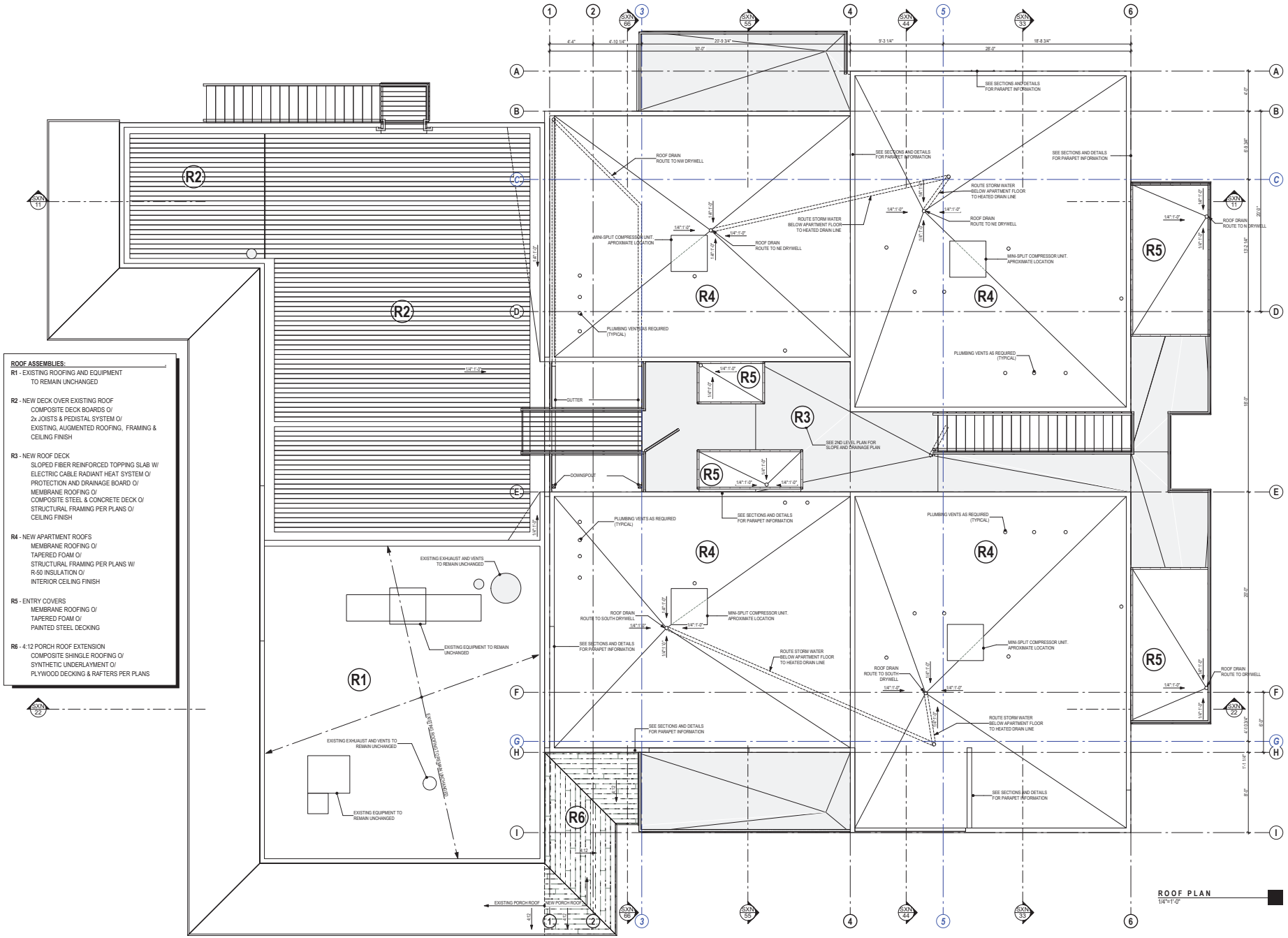

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PZ2.2

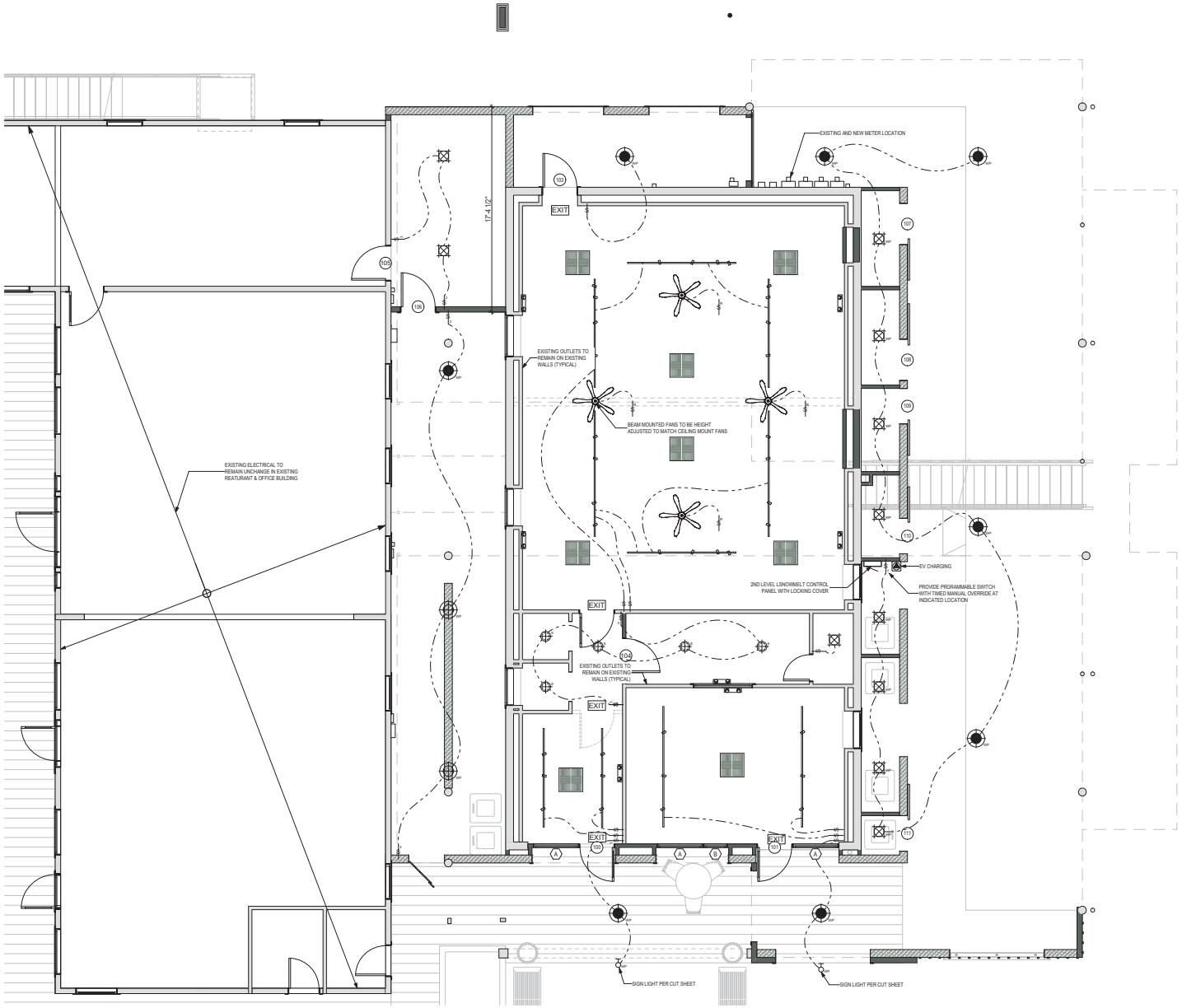
ELECTRICAL NOTES:

1. OUTLETS SHOWN ON PLAN INDICATE DESIRED LOCATIONS. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS PER CODE REQUIREMENTS.
2. VERIFY COUNTER HEIGHTS AT ALL OUTLETS LOCATED ABOVE COUNTER TOPS.
3. VERIFY LOCATIONS FOR FLOOR OUTLETS WITH OWNER.
4. PROVIDE POWER SUPPLY FOR ALL APPANCES SHOWN ON FLOOR PLAN AND INDICATED ON ELECTRICAL PLAN. SEE PLAN FOR APPLIANCE LOCATIONS.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT TO ROOFTOP LOCATION(S) AS DIRECTED BY OWNER FOR FUTURE SOLAR PANEL INSTALLATION.
6. INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
7. COORDINATE POWER LOCATIONS AS REQUIRED FOR 2ND LEVEL SNOW MELT SYSTEMS.
8. VERIFY MOTORIZED SHADE LOCATIONS WITH OWNER, IF APPLICABLE.
9. SEE PLAN FOR DIMMER AND MOTION SENSOR SWITCH LOCATIONS.
10. VERIFY CEILING FAN REMOTE WALL MOUNT LOCATIONS WITH OWNER.
11. ELECTRICAL CONTRACTOR SHALL SCHEDULE AN ELECTRICAL WALK-THROUGH WITH THE GENERAL CONTRACTOR TO VERIFY SWITCH AND FIXTURE LOCATIONS AS WELL AS DISCUSS ALL ITEMS NOTED FOR OWNER INPUT. WALK-THROUGH SHALL OCCUR PRIOR TO START OF INDOOR ELECTRICAL WORK.
12. ALL EXTERIOR FIXTURES AHLL BE DARK SKY COMPLAINT WITH LAMPING COLOR TEMPRATURES <3000k.
13. EXISTING APPLIANCES (OUTLETS, HEATERS, ETC) INSTALLED IN EXISTING WALLS SHALL REMAIN. ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUITS MAY REMAIN WITHOUT DISRUPTION BY ROOF/CEILING DEMOLITION.
14. SEE DEMOLITION PLAN FOR ELECTRICAL DEMOLITION NOTES.
15. EACH OF (8) TENANT SPACES SHALL BE POWER METERED SEPERATELY
16. PROVIDE POWER FOR HEATED STORM WATER AND SNOW MELT WATER LINES. VERIFY LOCATIONS WITH GENERAL CONTRACTOR.

ELECTRICAL SYMBOLS LEGEND:

- CEILING MOUNT FIXTURE EXTERIOR FIXTURE *(SEE CUT SHEET)*
- RECESSED CEILING FIXTURE (4")
- RECESSED CEILING FIXTURE (6")
- WATER PROOF RECESSED CEILING FIXTURE (6")
- RECESSED DIRECTIONAL CEILING FIXTURE (4")
- SURFACE MOUNT CEILING FIXTURE, EXTERIOR
- WALL MOUNT FIXTURE (SCONCE OR SIGN LIGHT), EXTERIOR *(SEE CUT SHEET)*
- UNDER CABINET LIGHTING SYSTEM
- CHANDELIER AS SELECTED BY OWNER
- TRACK LIGHTING SYSTEM
- DUPLEX OUTLET, W HT TO CENTER W/ GROUND FAULT INTERUPT, W USB CHARGER, WATERPROOF
- ELECTRIC TOUCH LIGHT SWITCH WITH DIMMER, 3-WAY SWITCH
- ELECTRIC SWITH WITH MOTION SENSOR, REMOTE CONTROL BY MFR
- ELECTRIC SWITH WITH PROGRAMMABLE TIMER AND MANUAL OVERRIDE
- THERMOSTAT LOCATION
- EXHAUST FAN, FAN/LIGHT COMBINATION
- DEDICATED POWER OUTLET FOR APPLIANCE AS NOTED.
- DEDICATED POWER OUTLET FOR ELECTRIC CARS AS NOTED.
- WIRELESS ROUTER DATA SUPPLY, HOME AUTOMATION CONTROLLER
- CEILING FAN & LIGHT (W/ MFR PROVIDED REMOTE)
- SMOKE/ CARBON MONOXIDE DETECTOR
- LIGHTED EXIT SIGN
- EMERGENCY EXIT LIGHT
- DUCTED MINI-SPLIT OR REGISTER. VERIFY MINI-SPLIT CONFIGURATION WITH INSTALLER.

NOTES & LEGEND



GROUND LEVEL ELECTRICAL PLAN

400 North Main

400 N Main St Hailey ID 83333

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POINT ARCHITECTS
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Garden City, ID
83714
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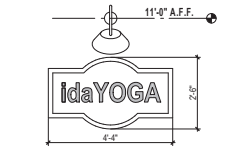
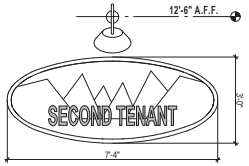
DATE REV.

DATE 4/3/2026
SCALE
FILE 400 N Main.pln
BY RHC

E1.0





ENLARGED SIGN ELEVATIONS

ELECTRICAL NOTES:

1. OUTLETS SHOWN ON PLAN INDICATE DESIRED LOCATIONS. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS PER CODE REQUIREMENTS.
2. VERIFY COUNTER HEIGHTS AT ALL OUTLETS LOCATED ABOVE COUNTER TOPS.
3. VERIFY LOCATIONS FOR FLOOR OUTLETS WITH OWNER.
4. PROVIDE POWER SUPPLY FOR ALL APPIANCES SHOWN ON FLOOR PLAN AND INDICATED ON ELECTRICAL PLAN. SEE PLAN FOR APPLIANCE LOCATIONS.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT TO ROOFTOP LOCATION(S) AS DIRECTED BY OWNER FOR FUTURE SOLAR PANEL INSTALLATION.
6. INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
7. COORDINATE POWER LOCATIONS AS REQUIRED FOR 2ND LEVEL SNOW MELT SYSTEMS.
8. VERIFY MOTORIZED SHADE LOCATIONS WITH OWNER, IF APPLICABLE.
9. SEE PLAN FOR DIMMER AND MOTION SENSOR SWITCH LOCATIONS.
10. VERIFY CEILING FAN REMOTE WALL MOUNT LOCATIONS WITH OWNER.
11. ELECTRICAL CONTRACTOR SHALL SCHEDULE AN ELECTRICAL WALK-THROUGH WITH THE GENERAL CONTRACTOR TO VERIFY SWITCH AND FIXTURE LOCATIONS AS WELL AS DISCUSS ALL ITEMS NOTED FOR OWNER INPUT. WALK-THROUGH SHALL OCCUR PRIOR TO START OF INDOOR ELECTRICAL WORK.
12. ALL EXTERIOR FIXTURES AHLL BE DARK SKY COMPLAINT WITH LAMPING COLOR TEMPRATURES <3000k.
13. EXISTING APPLIANCES (OUTLETS, HEATERS, ETC) INSTALLED IN EXISTING WALLS SHALL REMAIN. ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUITS MAY REMAIN WITHOUT DISRUPTION BY ROOF/CEILING DEMOLITION.
14. SEE DEMOLITION PLAN FOR ELECTRICAL DEMOLITION NOTES.
15. EACH OF (8) TENANT SPACES SHALL BE POWER METERED SEPERATELY

ELECTRICAL SYMBOLS LEGEND:

- CEILING MOUNT FIXTURE EXTERIOR FIXTURE *(SEE CUT SHEET)*
- RECESSED CEILING FIXTURE (4")
- RECESSED CEILING FIXTURE (6")
- WATER PROOF RECESSED CEILING FIXTURE (6")
- RECESSED DIRECTIONAL CEILING FIXTURE (4")
- SURFACE MOUNT CEILING FIXTURE, EXTERIOR
- WALL MOUNT FIXTURE (SCONCE OR SIGN LIGHT), EXTERIOR *(SEE CUT SHEET)*
- UNDER CABINET LIGHTING SYSTEM
- CHANDELIER AS SELECTED BY OWNER
- DUPLEX OUTLET, W/ HT TO CENTER W/ GROUND FAULT INTERUPT, W/ USB CHARGER, WATERPROOF
- ELECTRIC TOUCH LIGHT SWITCH WITH DIMMER, 3-WAY SWITCH
- ELECTRIC SWITH WITH MOTION SENSOR, REMOTE CONTROL BY MFR
- THERMOSTAT LOCATION
- EXHAUST FAN, FAN/LIGHT COMBINATION
- DEDICATED POWER OUTLET FOR APPLIANCE AS NOTED.
- WIRELESS ROUTER DATA SUPPLY, HOME AUTOMATION CONTROLLER
- SMOKE/ CARBON MONOXIDE DETECTOR

NOTES & LEGEND



SECOND LEVEL ELECTRICAL PLAN

400 North Main
400 N Main St Hailey ID 83333

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DATE 4/3/2026
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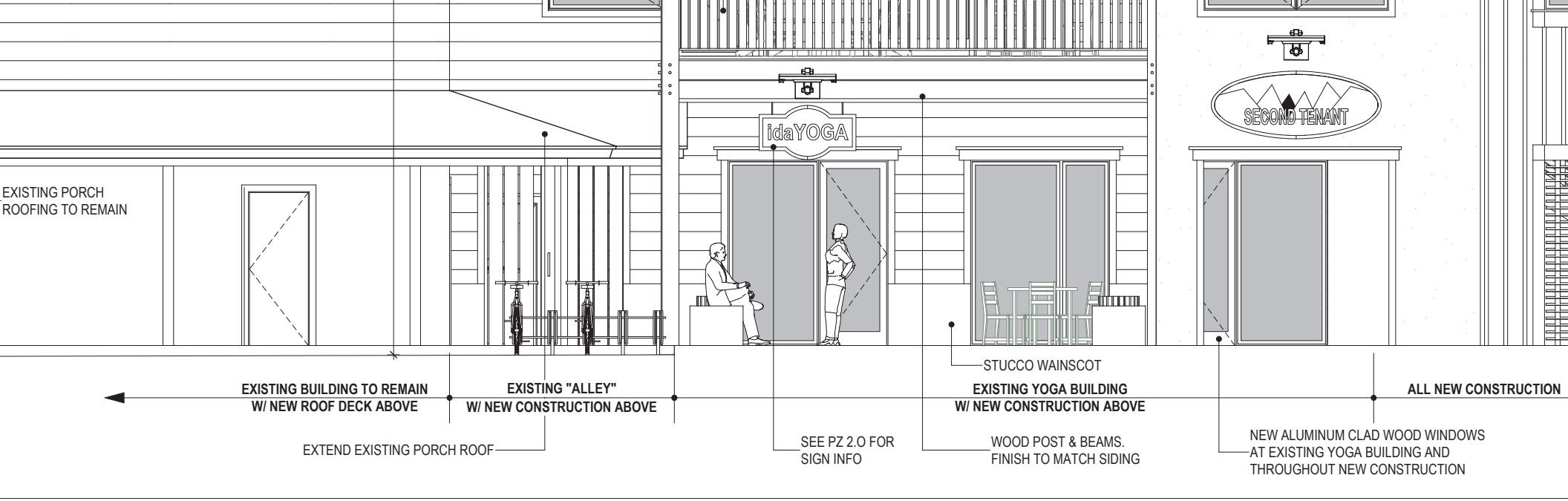
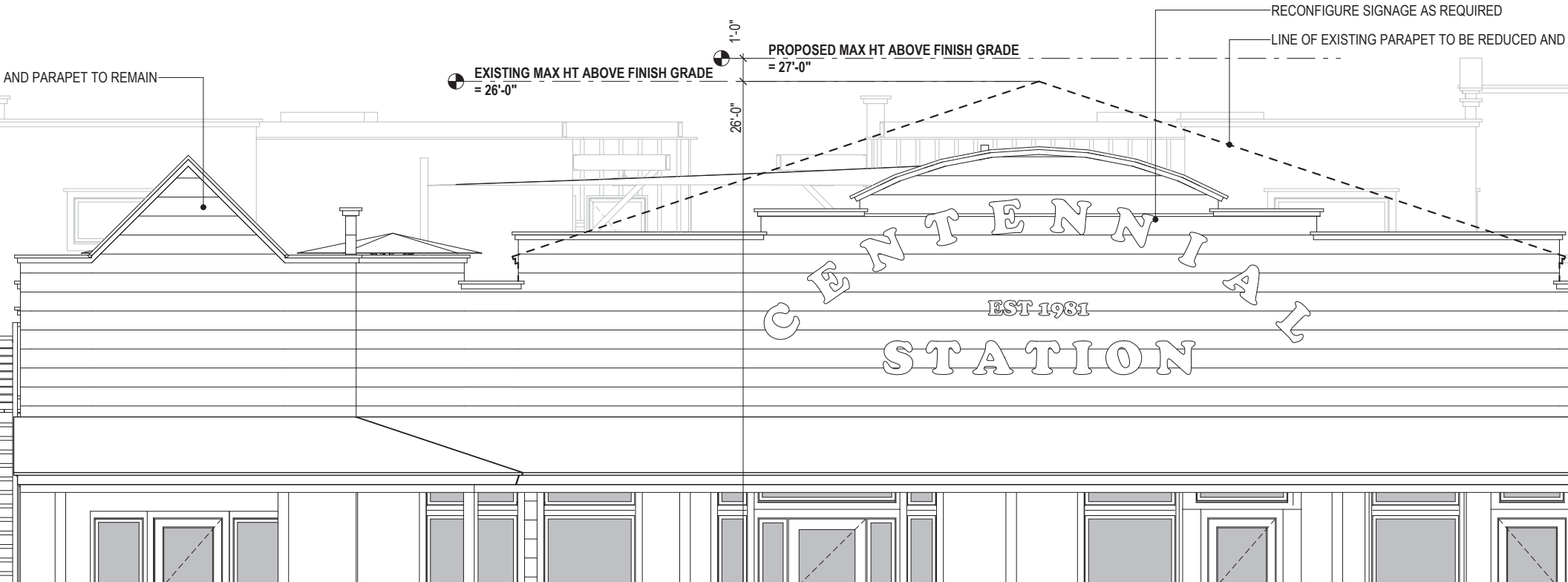
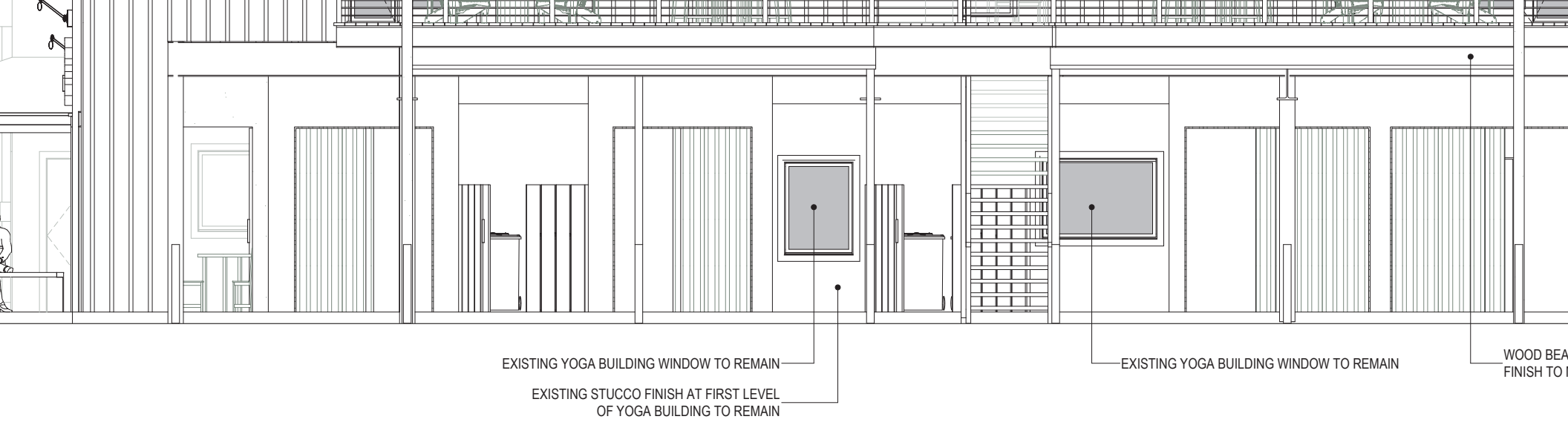
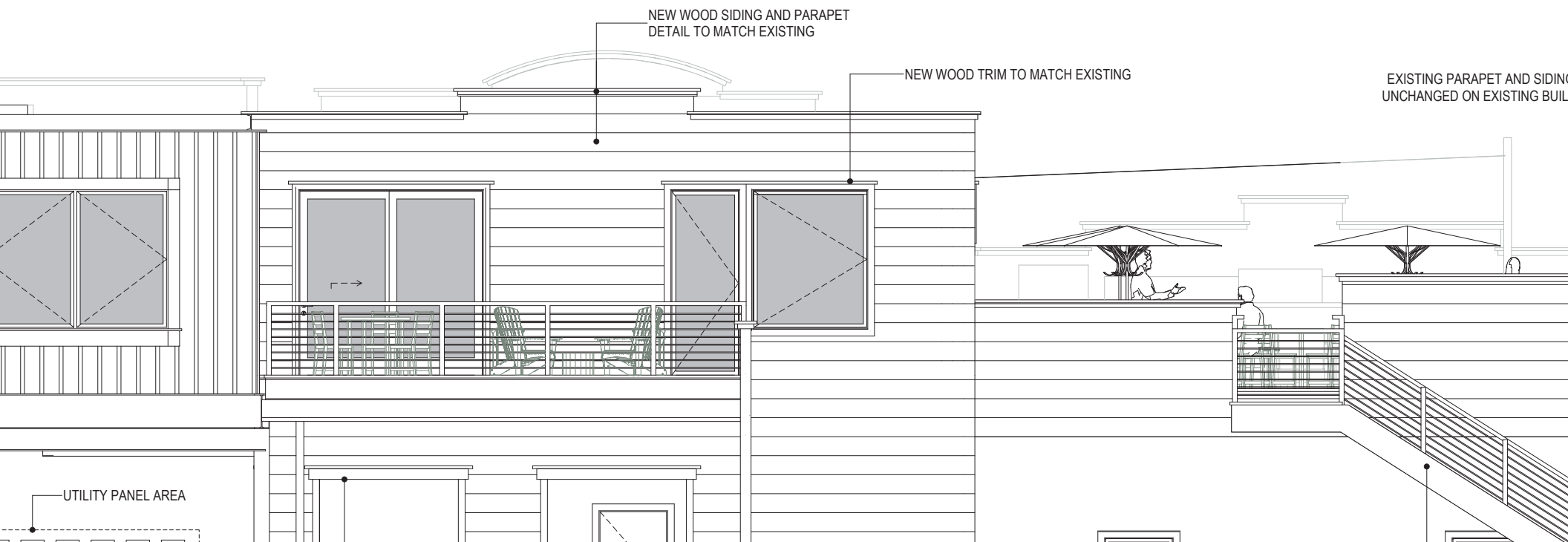
FILE 400 N Main.pln
BY RHC

E2.0


idaYOGA
SECOND TENANT
EXISTING PORCH
ROOFING TO REMAIN
EXISTING BUILDING TO REMAIN
W/ NEW ROOF DECK ABOVE
EXISTING "ALLEY"
W/ NEW CONSTRUCTION ABOVE
EXISTING YOGA BUILDING
W/ NEW CONSTRUCTION ABOVE
ALL NEW CONSTRUCTION
EXTEND EXISTING PORCH ROOF
SEE PZ 2.0 FOR
SIGN INFO
STUCCO WAINSCOT
WOOD POST & BEAMS.
FINISH TO MATCH SIDING
NEW ALUMINUM CLAD WOOD WINDOWS
AT EXISTING YOGA BUILDING AND
THROUGHOUT NEW CONSTRUCTION

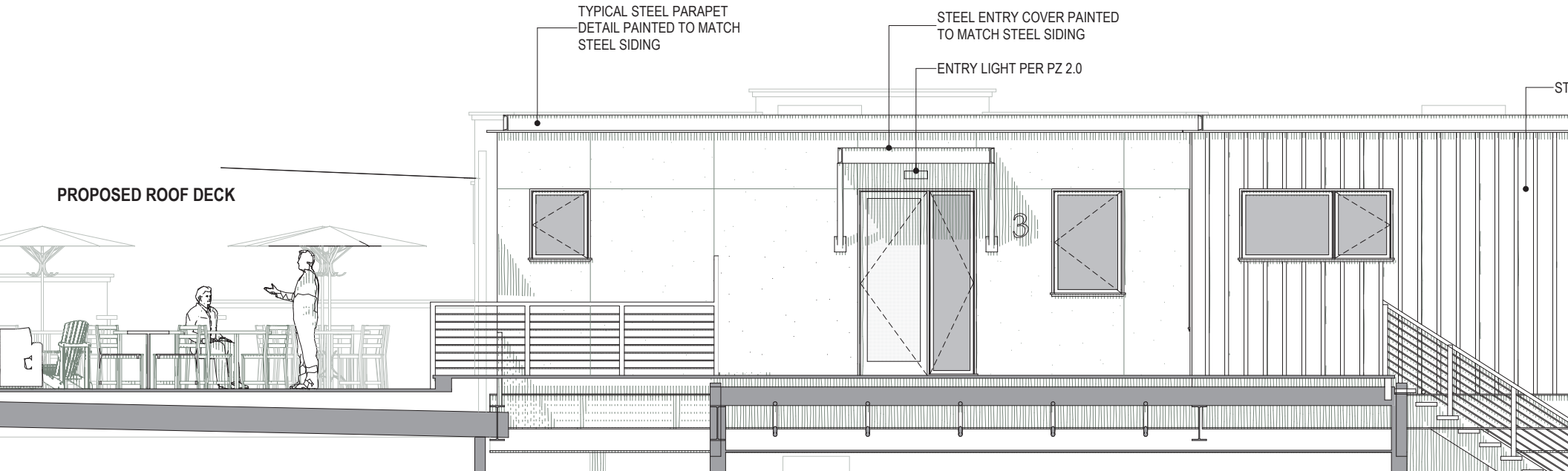

AND PARAPET TO REMAIN
EXISTING MAX HT ABOVE FINISH GRADE
= 26'-0"
1'-0"
PROPOSED MAX HT ABOVE FINISH GRADE
= 27'-0"
26'-0"
RECONFIGURE SIGNAGE AS REQUIRED
LINE OF EXISTING PARAPET TO BE REDUCED AND
CENTENNIAL
EST 1981
STATION


EXISTING YOGA BUILDING WINDOW TO REMAIN
EXISTING STUCCO FINISH AT FIRST LEVEL
OF YOGA BUILDING TO REMAIN
EXISTING YOGA BUILDING WINDOW TO REMAIN
WOOD BEA
FINISH TO


NEW WOOD SIDING AND PARAPET
DETAIL TO MATCH EXISTING
NEW WOOD TRIM TO MATCH EXISTING
EXISTING PARAPET AND SIDIN
UNCHANGED ON EXISTING BUIL
UTILITY PANEL AREA


EXISTING YOGA BUILDING
EXISTING RESTAURANT
TION
EXISTING YOGA BUILDING
W/ NEW CONSTRUCTION ABOVE
EXISTING "ALLEY"
W/ NEW CONSTRUCTION ABOVE
EXISTING BUILDING TO REMAIN
W/ NEW ROOF DECK ABOVE

SECTION /


TYPICAL STEEL PARAPET
DETAIL PAINTED TO MATCH
STEEL SIDING
STEEL ENTRY COVER PAINTED
TO MATCH STEEL SIDING
ENTRY LIGHT PER PZ 2.0
PROPOSED ROOF DECK
3



VIEW FROM THE **SOUTH** SIDE



VIEW FROM THE **WEST** SIDE





VIEW FROM THE **NORTH WEST**



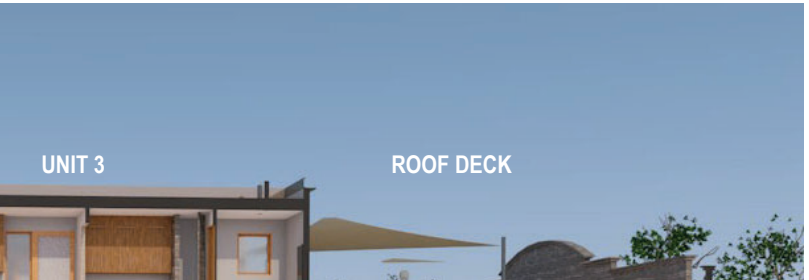






STREET LEVEL ALLEY DETAIL
VIEW FROM THE **EAST**





BTAINING AND KEEPING

THE CONTRACTOR
RUCTION. THE
URE TO ACCURATELY
2-1585) TO LOCATE ALL

H THE APPROPRIATE

OR BETTER THAN THAT

CROACHMENT PERMITS
) PERMIT COVERAGE).

AND SHAPED TO LINE,
MUM DENSITY AS
TAIN OPTIMUM
PPROVAL OF THE

L, THE CONTRACTOR
DED DUMP TRUCK, AS
BLE SUBGRADE
UNSUITABLE OR
RE INCLUDING FOOT

ON OF, THE SUBGRADE,
OF UNSUITABLE
VEL.

CONFORMANCE WITH
BE 90% OF MAXIMUM

BE PLACED IN
CED MATERIAL SHALL BE

LASS II PAVEMENT.
3. ASPHALT BINDER

MATCHING. NO WHEEL
AL SAWCUT JOINTS
AY SURFACES.

THE US DEPARTMENT

D DRAWINGS. ALL
OF 1.5 LBS/CY FIBER
CURING COMPOUND,
PECIFICATIONS.
CURE SEALING

WING 18.14.010.A.1.
NED BY AASHTO T-99.

TO CORNERS,
MARKS AND POINTS SET
MONUMENTED, AT THE
OR BY SETTING OF A
R THE DIRECTION OF A

LENA-BENCHMARK
ERIAL IMAGERY BY
G CONDITIONS IS

Y BETWEEN THE

C1.00-C1.01 DE
C1.10 SI
C1.20 GI



VICINITY MAP
N.T.S.

LEGEND

EXISTING ITEMS

- R/W — Right-of-way Line
- Lot Line
- Centerline
- 5' Contour Interval
- 1' Contour Interval
- EOA / EOA — Asphalt
- Concrete Sidewalk
- Gravel Road

PROPOSED ITEMS

- New Asphalt
- Concrete Sidewalk
- SD — Storm Sewer
- Catch Basin
- D — Drywell
- Limits of Disturbance
- Sawcut Line

6. CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-701.

5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

2 C1.00 **6" CONCRETE VERTICAL CURB & GUTTER**

N.T.S.

3 C1.00 **TYPICAL CURB TRANSITION DETAIL**

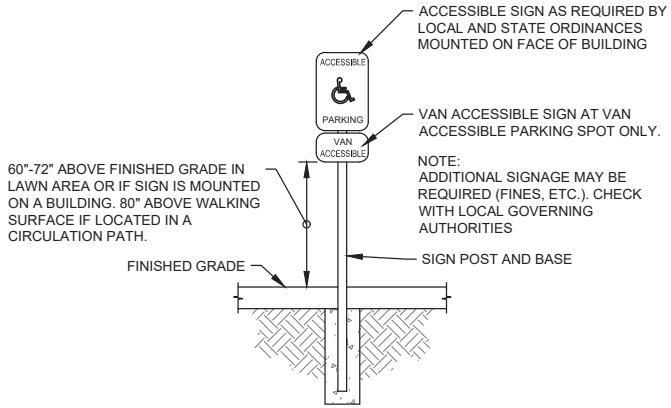
N.T.S.



SYMBOL SHALL BE WHITE ON BLUE WITH BORDER,
ARK HANDICAP WITH VIZIGRIP, 90MIL
MOPLASTIC OR APPROVED EQUAL.

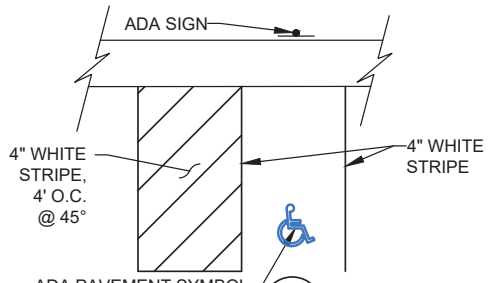
6 C1.00 **ADA SYMBOL**

N.T.S.



ADA SIGN

N.T.S.



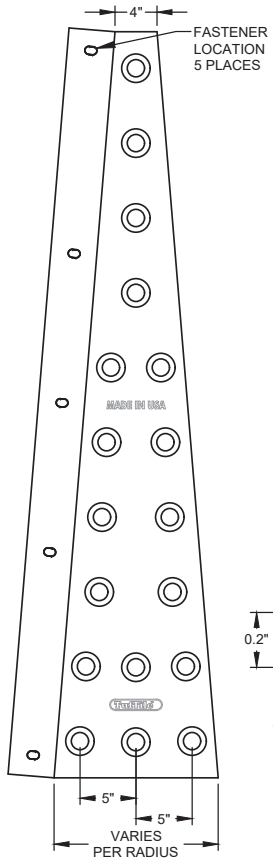
NOTE: 1. MAXIMUM GRADE IN ANY. DIRECTION IS 2.0%.
2. ALL ROAD STRIPING SHALL BE 125ml THERMOPLASTIC.

ADA PARKING DETAIL

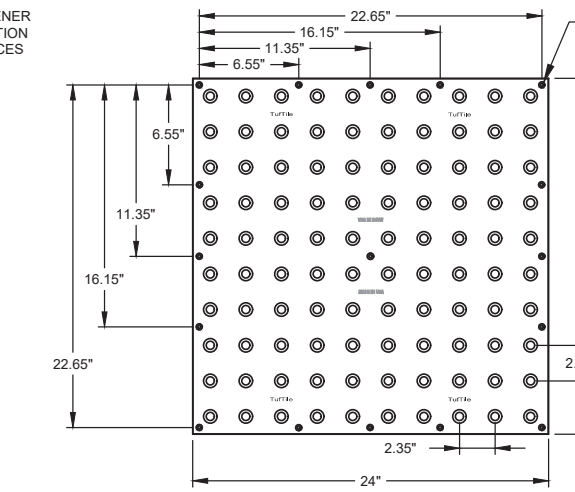
N.T.S.

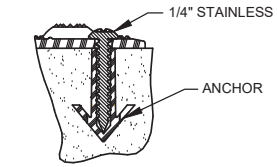
7 C1.00 **ADA PARKING DETAIL WITH SIGN**

N.T.S.



RADIUS - WEDGE TILE





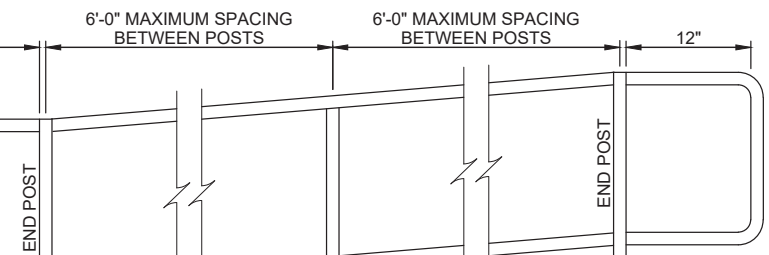
ANCHOR DETAIL

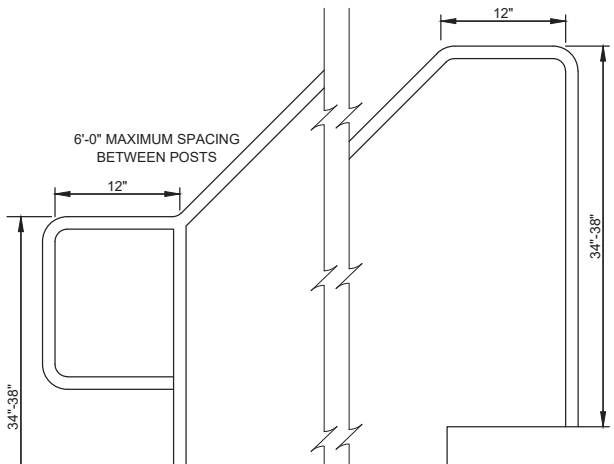
NOTES:

1. DETECTABLE WARNING TILES SHAL (CAST IRON & WET SET) OR APPRO
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

8 C1.00 **DETECTABLE W**

N.T



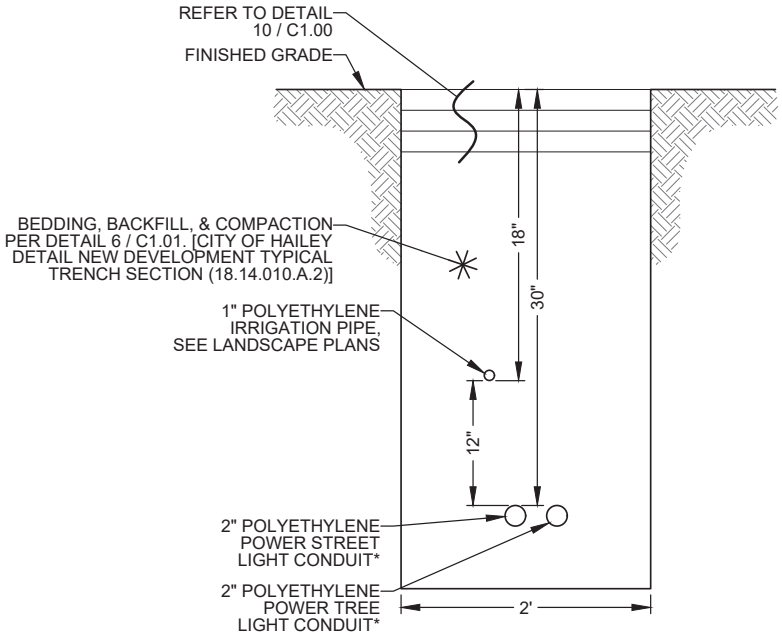


SECTION A-A - TYPICAL POLE FOUNDATION

SECTION B-B - TYPICAL STREET LIGHT JUNCTION BOXES

2 / C1.01 CITY OF HAILEY LIGHT POLE PEDESTAL AND CONDUIT DETAIL

N.T.S.



*INSTALL PULL TAPE IN ALL EMPTY CONDUIT.

3 / C1.01 STREET TREE AND LIGHT TRENCHING DETAIL

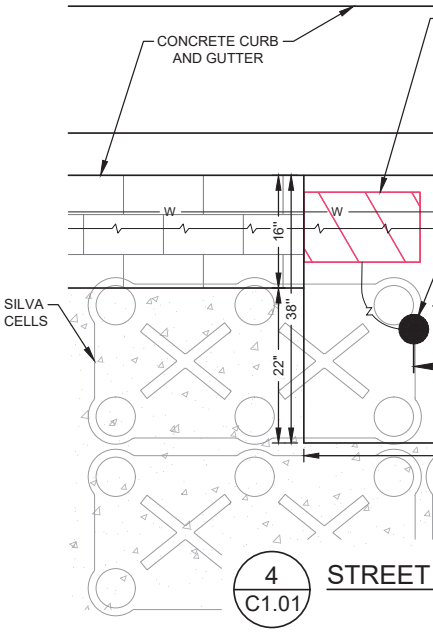
N.T.S.

G. GEOTEXTILE TO KEEP AGGREGATE FROM
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEP PENETRATION INTO ADJACENT SOILS. 6" OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILV
K. PLANTING SOIL, PER PROJECT SPECIFICA
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, C
N. GEOTEXTILE, TO PROVIDE SEPARATION B
O. SUBGRADE, COMPACTED TO 95% PROCTO
P. PIN, PER SILVA CELL SPECIFICATIONS, TO
Q. PLANTING SOIL BELOW TREE ROOT PACK
R. CONCRETE EDGE RESTRAINT TO STABILIZ

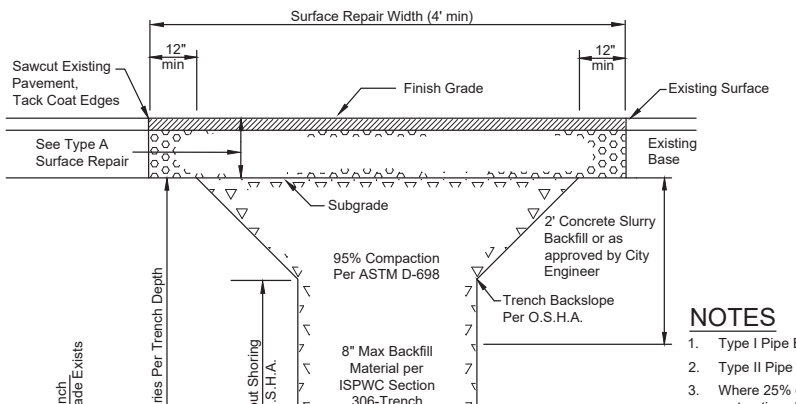
NOTES:

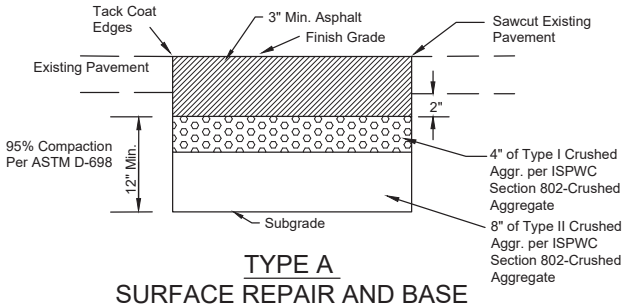
1. EXCAVATION SHALL BE DONE
2. INSTALLATION TO BE COMPLE
3. A PROJECT SPECIFIC DETAIL W

S



4 / C1.01 STREET



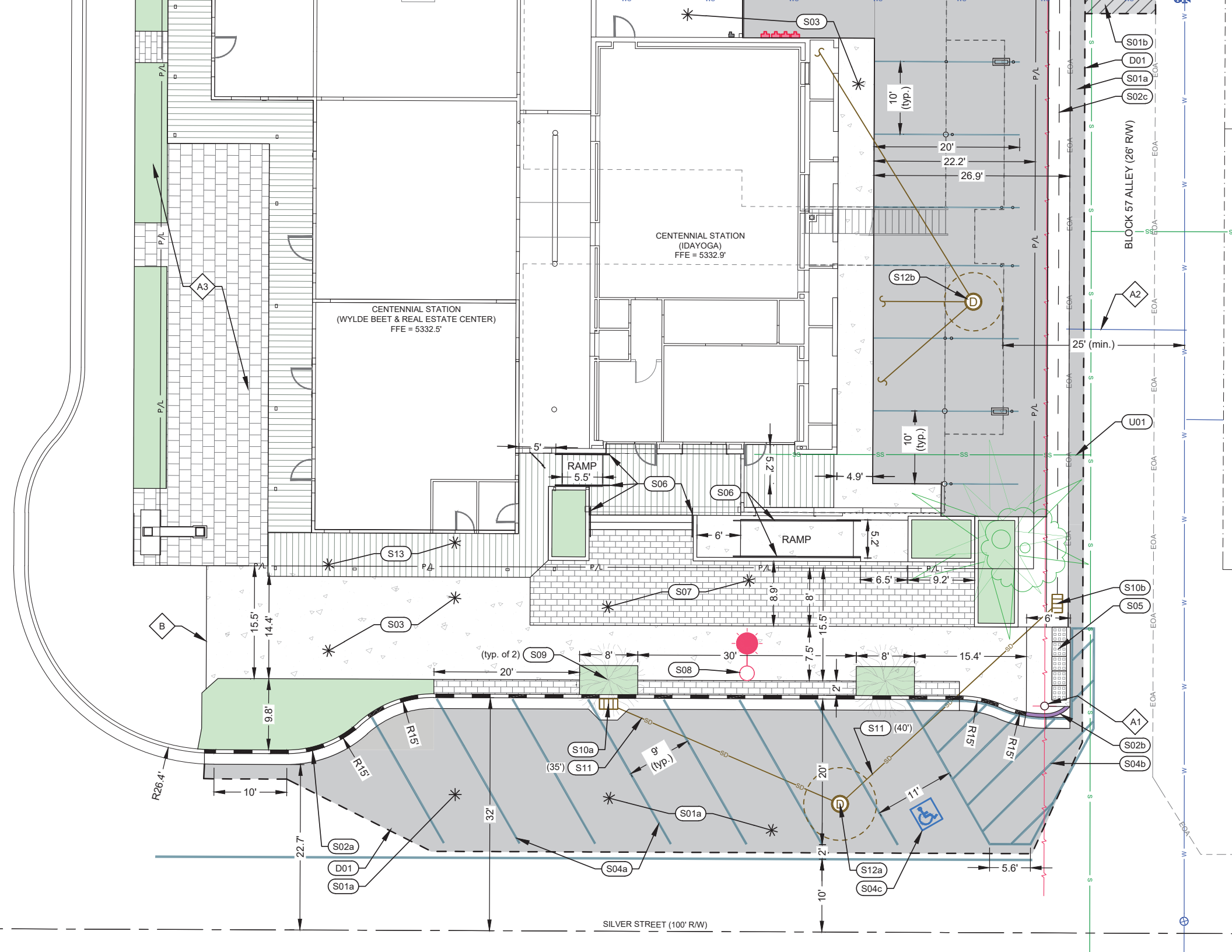


TYPE A SURFACE REPAIR AND BASE

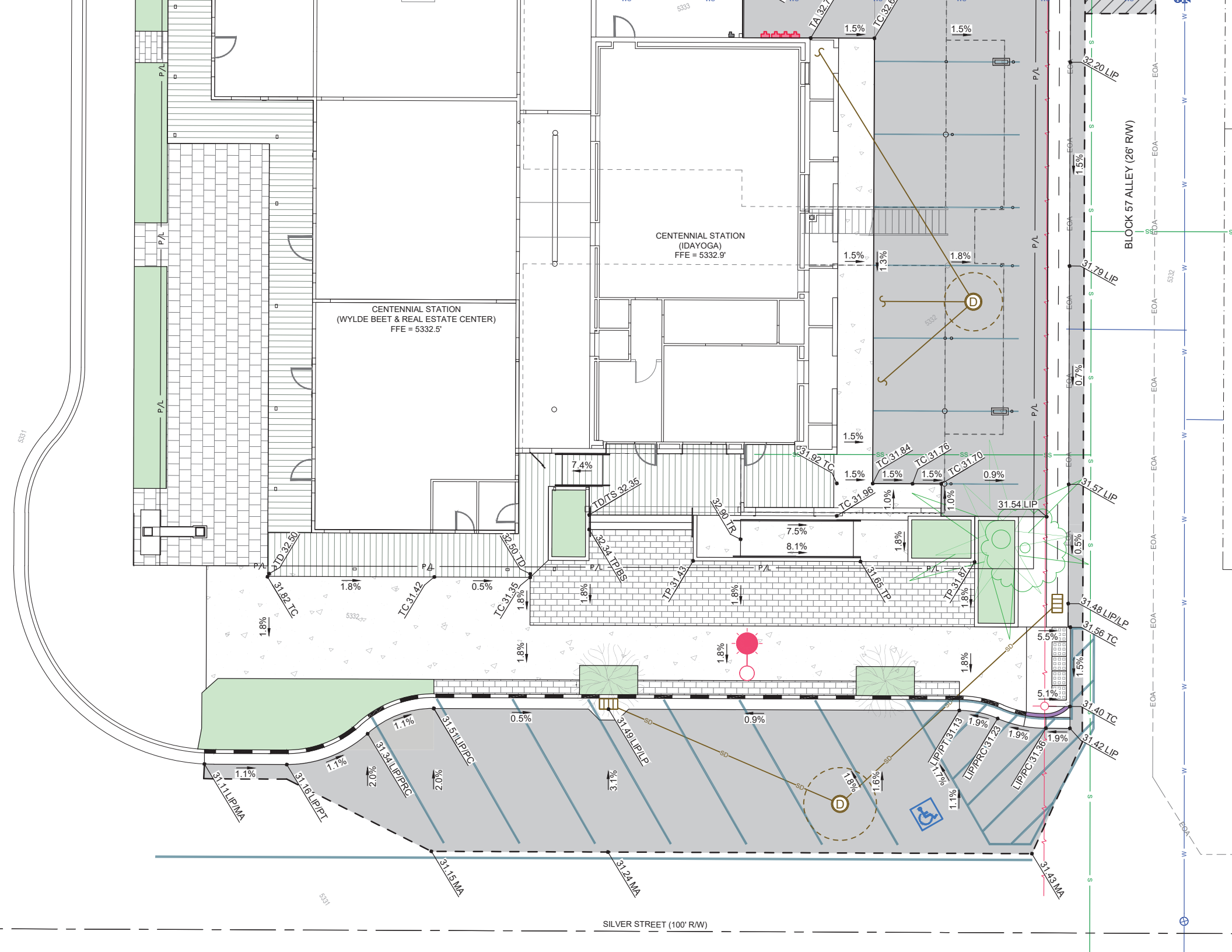
N.T.S.

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



CENTENNIAL STATION
(WYLDE BEET & REAL ESTATE CENTER)
FFE = 5332.5'
CENTENNIAL STATION
(IDAYOGA)
FFE = 5332.9'
BLOCK 57 ALLEY (26' R/W)
SILVER STREET (100' R/W)
RAMP
RAMP
S03
S01b
D01
S01a
S02c
10' (typ.)
20'
22.2'
26.9'
S12b
A2
25' (min.)
U01
A3
5'
5.5'
S06
S06
5.2'
4.9'
6'
5.2'
S13
6.5'
9.2'
S07
8.9'
8'
15.5'
S10b
S05
6'
B
15.5'
14.4'
S03
(typ. of 2) S09
8'
30'
7.5'
8'
15.4'
20'
S08
2'
9.8'
R15'
R15'
S10a
(35') S11
9' (typ.)
S11 (40')
R15'
R15'
A1
S02b
S04b
R26.4'
10'
20'
11'
32'
S01a
22.7'
S02a
D01
S01a
S04a
2'
S12a
S04c
5.6'
10'



CENTENNIAL STATION
(WYLDE BEET & REAL ESTATE CENTER)
FFE = 5332.5'
CENTENNIAL STATION
(IDAYOGA)
FFE = 5332.9'
BLOCK 57 ALLEY (26' R/W)
SILVER STREET (100' R/W)
TA 32.7
TC 32.6
32.20 LIP
31.79 LIP
31.57 LIP
31.54 LIP
31.48 LIP/LP
31.56 TC
31.40 TC
31.42 LIP
31.92 TC
TC 31.84
TC 31.76
TC 31.70
TC 31.96
TD/TS 32.35
32.90 TR
32.34 TP/BS
TP 31.43
31.65 TP
TP 31.87
TD 32.50
32.50 TD
31.82 TC
TC 31.42
TC 31.35
31.49 LIP/LP
31.51 LIP/PC
31.34 LIP/PRC
31.16 LIP/PT
31.11 LIP/MA
31.15 MA
31.24 MA
31.43 MA
LIP/PT 31.13
LIP/PRC 31.23
LIP/PC 31.36
P/L
EOA
SD

400 N Main St. :: Planning and Zoning Hearing Follow Up

Hearing Date: 03.16.26

#	ISSUE	RESPONSE	SUBMISSION	QUESTION FOR STAFF
1	The new siding may not match the existing	The siding supplier can match the species, profile and saw texture. The supplier has extensive color selection and custom capabilities. We are confident that the change in siding will not be distracting or feel incompatable with the existing. However, there will be slight difference. The difference will be mitigated by changing materials at natural places where there is a change of wall plane with different lighing, etc.	MTP literature	Is it possible for a subtle siding stain color difference to be grounds for denial?
2	Will exterior Lamps be 3000k or lower?	Yes	Lamp cut sheet	
3	Describe the continuous insulation, R-value, etc	See submittal	Insulation cut sheet(s) & detail/section drawings	
4	Will there be ADA access to the roof deck?	No	IBC / ADA compliance narrative and/or revised plan	
5	Ensure ADA access from the alley parking spots to the commercial spaces	OK	Revised plan	
6	Will there be an ADA space off the alley	This presents a significant challenge to our current configuration. Further, it would make that space unavailable to the residents. If the City intprets the space as required, we propose it be located in the right of way spaces. If it is not required by ADA/IBC, a narrative will be submitted.	IBC / ADA compliance narrative and/or revised plan	
7	Provide a drainage plan from roofs to drywells	OK	Roof pan and roof drainage plan	
8	Provide a snow management plan for 2nd level	OK	Snow management plan and narrative	
9	What will the landscaping and fencing on the north property line be like?	The landscape plan will be revised to provide screening to benefit the property owner to the north.	Revised landscape plan and narrative	Is a Landscape Architect stamp required?
10	Will parking spots be signed as designated for an apartment?	The applicant is not requesting or suggesting that any spaces be designated at all. If the City requires some spaces be designated, the design will comply with the requirement	n/a	What is the City requirement?
11	Provide all the civil work in the right of way, as mentioned in the staff report	OK	Civil engineering plans	
12	Install EV charging at some parking spaces	EV charging will be provided	Electrical plans	Is this a City requirement? If so, how many are required?
13	Will infrastructure be installed to support future roof mounted solar power units (PV or water)	Conduit for future wiring could be provided	Electrical plans	Is this a City requirement?
14	Specify the decorative “fireplace” appliance	It will be an electric faux wood burning stove	Appliance literature	

Scan for More Info

The Venice

Wall Mount

STEEL LIGHTING CO.

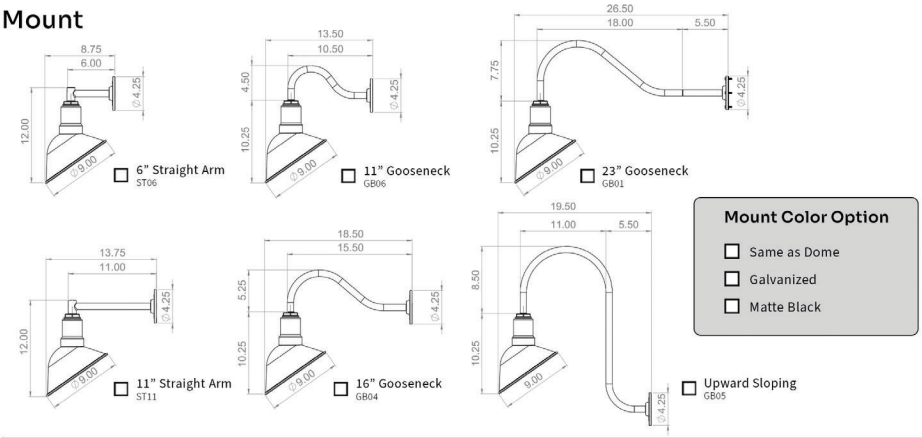
To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color



☐ Matte Black Exterior White Interior
☐ Matte Black Exterior Matte Black Interior
☐ Matte Black Exterior Brass Interior
☐ Navy Blue Exterior White Interior
☐ Navy Blue Exterior Navy Blue Interior
☐ Navy Blue Exterior Brass Interior
☐ Dark Bronze Exterior White Interior
☐ Dark Bronze Exterior Dark Bronze Interior
☐ Dark Bronze Exterior Brass Interior
☐ Modern Gray Exterior White Interior
☐ Modern Gray Exterior Modern Gray Interior
☐ Modern Gray Exterior Brass Interior
☐ Hunter Green Exterior White Interior
☐ Hunter Green Exterior Hunter Green Interior
☐ Hunter Green Exterior Brass Interior
☐ Cream Exterior Cream Interior
☐ Cream Exterior Brass Interior
☐ White Exterior White Interior
☐ Gray Blue Exterior White Interior
☐ Gray Blue Exterior Gray Blue Interior
☐ Gray Blue Exterior Brass Interior
☐ Green Exterior White Interior
☐ Red Exterior White Interior
☐ Black Exterior White Interior
☐ Galvanized Exterior Galvanized Interior
☐ Custom Color

Mount



☐ 6" Straight Arm ST06
☐ 11" Gooseneck GB06
☐ 23" Gooseneck GB01
☐ 11" Straight Arm ST11
☐ 16" Gooseneck GB04
☐ Upward Sloping GB05

Mount Color Option

- ☐ Same as Dome
- ☐ Galvanized
- ☐ Matte Black

Accessories & Customizations

- ☐ Marine Grade Powder Coating
- ☐ 6" Mounting Plate
- ☐ 4" Round Bell Box
- ☐ E26 Dimmable LED Light Bulb
  - ☐ 8 Watt, 2700K (800 Lumens)
  - ☐ 12 Watt, 6500K (1500 Lumens)
  - ☐ 22 Watt, 6500K (2500 Lumens)

c UL us LISTED
150 WATT
IDA DARK SKY APPROVED
6lb

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:



P550070-031
Cedar Springs

This fun take on the traditional warehouse shade provides excellent task lighting. Take in the simple metal shade coated in a gorgeous black finish ready to direct a helpful glow. An industrial-style ceiling plate anchors the light fixture in place and adds a touch of urban flair.

- Take in the simple metal shade coated in a gorgeous black finish ready to direct a helpful glow.
- An industrial-style ceiling plate anchors the light fixture in place and adds a touch of urban flair.
- This fun take on the traditional warehouse shade provides excellent task lighting.
- Ideal for any hallway, entryway, porch, or patio.
- Perfect for urban industrial, rustic, farmhouse, and coastal settings.
- Measures 13-1/4-inch width by 9-1/2-inch height.
- Uses one medium base bulb that is sold separately (100w max - LED or incandescent).
- Able to be fully dimmable with dimmable bulbs.
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.

Category: Outdoor
Finish: Black (Painted)
Construction: Aluminum Construction

Diameter: 13-1/4 in
Height: 9-1/2 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Ceiling mounted	Prewired	Quantity: One 100 W max. Medium Base or LED equivalent	CCSAus Damp Location Listed
Mounting plate for outlet box included	6 inches of wire supplied		1-year Limited Warranty
Canopy covers a standard 4" recessed outlet box: 5" W., 2.18" ht., 5" depth	120 V	E26 base Porcelain socket	

LED A19

PLTS-12217

Reduce your energy costs by replacing 60W standard household bulbs with these more efficient 9W LED A19 bulbs.

project name	type
catalog number	
comments	voltage
approved by	date



FEATURES

- Standard household medium (E26) base
- Frosted lens helps reduce glare

LISTINGS

- UL Listed for damp locations
- FCC
- RoHS
- Rated for use in enclosed fixtures

PERFORMANCE

- CRI: 80
- CCT: 2700K
- Rated Lifetime L70: 10,000 hours

WARRANTY

- 1 year limited warranty; see pltsolutions.com for warranty details

APPLICATIONS

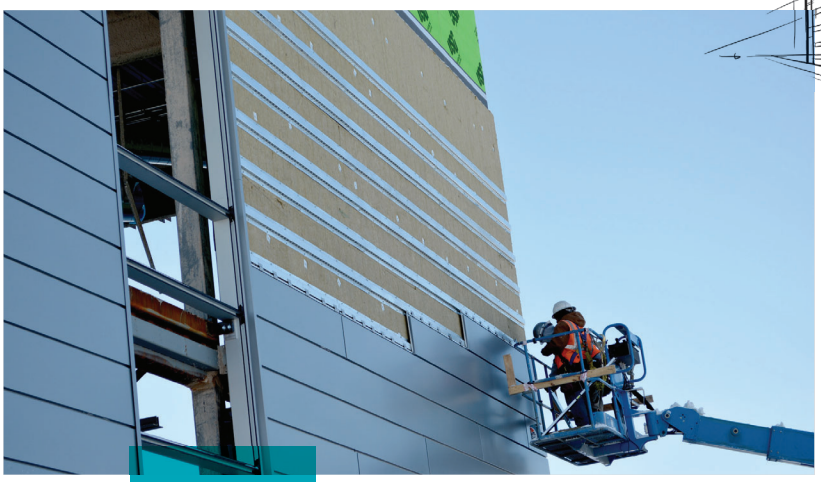
- Table and Floor Lamps
- Ceiling Fans
- Pendants

RoHS Compliant FC US LISTED

PERFORMANCE	Power Consumption	9 Watt
	Lumens	750
	Efficacy (LPW)	83
	CRI	80
	Beam Angle	220
	CCT	2700K
	Life (L70)	10000
ELECTRICAL	Input Voltage	120V
CONSTRUCTION	Shape	A19
	Base	E26
	Finish	Frosted
LISTINGS	Certifications	UL Listed; FCC
	Material Usage	RoHS – No mercury or lead
	Environment	Enclosed Fixture Rated

Comfortboard® 110

Exterior Continuous Insulation





ROCKWOOL Comfortboard® 110 is a rigid, high-density, noncombustible stone wool insulation board designed for use as an exterior continuous insulation in commercial applications.

Thermally efficient, moisture resistant and vapor permeable, Comfortboard® 110 is a non-structural external sheathing insulation that creates high-performance wall assemblies to improve the energy efficiency and fire resilience of buildings.

The vapor permeance of ROCKWOOL insulation allows for increased drying potential without trapping transient moisture in the assembly, reducing the risk of mold or corrosion of building components.

Comfortboard® 110 provides the rigidity and durability needed for many heavy weight cladding assemblies.

Learn more at rockwool.com/comfortboard-110

Thermal Performance

Compatible with screw through supported cladding systems, Comfortboard® 110 reduces thermal bridging.



ROCKWOOL®

Comfortboard® 110

Exterior Continuous Insulation

Technical Data Sheet
Board Insulation 05080*
Board Insulation 07 21 13**

ROCKWOOL Comfortboard® 110 is a rigid stone wool, non-structural insulated sheathing board used as continuous insulation in high-performance wall systems.

	Performance	Test Standard
Compliance	Mineral Fiber Block and Board Thermal Insulation - Type IVA Compliant Mineral Fibre Thermal Insulation for Buildings - Type 1 Compliant	ASTM C612 CAN/ULC S702
Reaction to Fire	Flame Spread Index = 0; Smoke Developed Index = 0 Flame Spread Rating = 0; Smoke Developed Classification = 0 Combustibility of Materials at 750 °C - Noncombustible	ASTM E84 (UL 723)[1] CAN/ULC S102 ASTM E136
Density	Actual Density - 11 lbs/ft³ (176 kg/m³)	ASTM C303
Corrosion Resistance	Stress Corrosion Cracking Tendency of Austenitic Stainless Steel - Passed Corrosiveness to Steel - Passed Corrosiveness to Aluminum - Passed	ASTM C795 ASTM C665 ASTM C665
Thermal Resistance	R-Value / inch @ 75 °F 4 hr.ft².F/Btu RSI value / 25.4 mm @ 24 °C 0.70 m²K/W	ASTM C518 (C177)
Reaction to Moisture	Water Vapor Sorption - 0.28 vol% Water Vapor Transmission, Desiccant Method - 35 perm (2163 ng/Pa-s-m²) Determination of Fungi Resistance - Passed	ASTM C1104 ASTM E96 ASTM C1338
Compressive Resistance	584 psf (28 kPa) @ 10 % compression	ASTM C165
Thickness Dimensions	1" (25.4 mm), 1.25" (32 mm), 1.5" (38.1 mm), 2" (50.8 mm), 2.5" (63.5 mm), 3" (76.2 mm), 4" (101.6 mm), 5" (127 mm) 24" x 48" (610 mm x 1219 mm), 48" x 72" (1219 mm x 1829 mm)	

Declare. Intertek CLASSIFIED C UL US

For more information regarding the certifications and listings of our stone wool insulation products, please visit:

rockwool.com/certifications-and-listings

Issued 01-2025
Supersedes 03-2021

NOTE: *Master Format 1995 Edition **Master Format 2004 Edition. As ROCKWOOL has no control over installation design and workmanship, accessory materials or application conditions, ROCKWOOL does not warranty the performance or results of any installation containing ROCKWOOL's products. ROCKWOOL's overall liability and the remedies available are limited by the general terms and conditions of sale. This warranty is in lieu of all other warranties and conditions expressed or implied, including the warranties of merchantability and fitness for a particular purpose. Note 1: Meets Class A requirements for flame spread and smoke-developed indices as per IBC.

ROCKWOOL®

8024 Esquesing Line, Milton, ON L9T 6W3
Tel: 800-265-6878 • Fax: 800-991-0110
rockwool.com

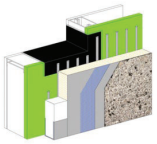
TECHNICAL DATA SHEET

OUTSULATION®

An Exterior Wall Insulation and Finish System with Continuous Insulation

DS447

PRODUCT DESCRIPTION



Since its introduction to the United States in 1969, Outsulation has become the standard of the industry by fulfilling requirements for design freedom, energy efficiency, weatherability, durability, beauty and cost effectiveness. The system has proven itself time and time again, over a broad range of applications and in climates from arctic to tropical. Though Dryvit has made many product improvements during that period, a key component, continuous insulation, has remained unchanged. Today, the Outsulation System continues to provide the rock-solid foundation for Dryvit's family of performance-based systems. In fact, one of every eleven commercial buildings in the United States is clad with Dryvit Outsulation. The Outsulation System is a proven high-performance cladding used all over the world and on a multitude of building configurations. It remains one of the most popular and effective cladding options available in commercial construction for all building uses.

A SYSTEM WITH MANY BENEFITS

Design freedom: The design options of the Outsulation System are virtually endless. Expanded polystyrene (EPS) can be cut or grooved to various shapes and surface patterns, is very light in weight and installs easily over a variety of substrates.

Energy efficiency: EPS acts as an insulating blanket (continuous insulation) on the outside of the building, where it is most effective, adding an additional R3.85 per inch to your wall assembly. Heating or cooling costs are demonstrably lower using Outsulation in lieu of other exterior materials.

Weatherability: Outsulation's system components provide a rainscreen of protection against wind and water – in all weather conditions. Dryvit's products are formulated to provide the utmost in weather protection.

Durability: An integral part of the system, fiberglass reinforcing mesh is available in a number of different strengths, meeting design requirements for impact resistance in virtually any location. The total wall system provides unsurpassed long-term durability.

Beauty: Dryvit finishes are available in a wide array of textures. Colors? Your imagination is the limit. Even the look of natural stone, granite and brick is possible! All Dryvit finishes use Dirt Pickup Resistant (DPR) chemistry, ensuring the highest standard of weather, chemical and fade resistance.

Cost effective: Outsulation is easily adapted to complex project details. Installation is rapid, and routine maintenance is minimal. Outsulation is by far the most cost-effective exterior solution for almost any building – which is why it is the most widely used exterior cladding in commercial construction today.

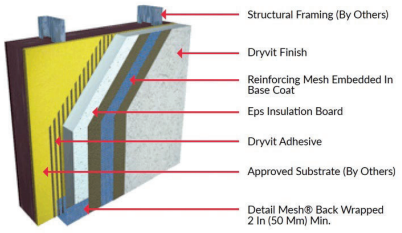
Testing: As the pioneer and leader in construction technology, Dryvit has always considered stringent testing important; the Outsulation family of systems is no different. The Outsulation System has been fully tested on the widest possible spectrum of tests and is fully code compliant. Moreover, because Dryvit is the only manufacturer in its class, with all of its plants ISO 9001:2015 and ISO 14001:2015 certified, you know that Dryvit products are manufactured to the highest standards of quality and consistency. For more information on specific test criteria and results, please call customer service at the number listed below.

VERSATILE

The Outsulation System is extremely versatile and can accommodate a wide variety of design criteria. Specific requirements may call for different attachment methods, enhanced substrate protection or panelization. Outsulation is easily "modified" to meet these and other specific project needs. In fact, today there is almost no project which uses a "standard" system. When a job calls for something "out of the ordinary," Outsulation is often the best (if not the only) solution. Dryvit architectural sales managers, engineers and technical service representatives are ready to assist and offer suggestions. As well, Dryvit has a nationwide network of experienced and knowledgeable distributors to help with design, samples and installer recommendations.

THE OUTSULATION FAMILY OF PERFORMANCE-BASED SYSTEMS

Outsulation has performed admirably in North America for over 45 years and in Europe for 55. Market demand has created the need to engineer additional versions of the traditional system, which provide additional levels of protection against the elements and provide a means of egress for incidental moisture that may, for a variety of reasons, get behind the wall system. These engineered, tested systems include Outsulation Plus MD, Outsulation MD, Outsulation PE, and Infinity® which, along with "original" Outsulation, gives Dryvit the most comprehensive system solutions to any project needs. Architects can now specify exactly the right level of performance to suit the clients' demands.



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Information contained in this product sheet conforms to the standard detail recommendations and specifications for the installation of Dryvit products as of the date of publication of this document and is presented in good faith. Dryvit assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To ensure that you are using the latest, most complete information, contact Dryvit.

For more information on Dryvit or Continuous Insulation, click here.

Printed in USA. Issued 1.1.2022
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DS447

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Construction Products Group
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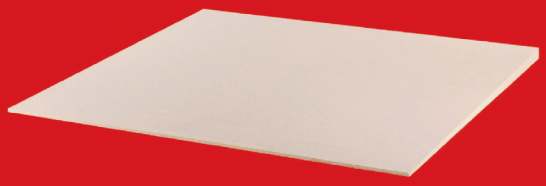
Sloped Polyiso with CGF Facers

GAF EnergyGuard™ UltraTapered Polyiso Insulation



Description:

EnergyGuard™ Ultra Tapered Polyiso Insulation is a sloped panel made of durable coated glass fiber facers (CGF) bonded to a core of polyisocyanurate foam.

Features and Benefits:

- Prevents ponding water when properly installed on a low-slope roof by providing slope via a series of both tapered and flat polyiso fill panels
- Versatile — approved in single-ply roofing systems, BUR, and modified bitumen with a variety of attachment methods to the deck: mechanically attached, fully adhered, loose laid, ballasted
- Highest R-value per inch of any rigid board insulation
- Easy to install — lightweight, easy to cut, easy to handle
- Increased mold resistance — meets the requirements of ASTM D3273 for resistance to mold [5]
- EnergyGuard™ Ultra Polyiso Insulation and EnergyGuard Ultra Tapered Polyiso Insulation achieve an ANSI/UL 790 Class A roofing fire resistance rating as a component of UL Classified roofing assemblies over combustible deck without the use of a gypsum board or slip sheet when installed at a minimum 3" (75mm) thickness. Refer to UL Product iQ for specific assemblies

Panel Characteristics:

Sizes: 4' x 4' (1.22 m x 1.22 m) – 4' x 8' (1.22 m x 2.44 m) available upon request

Thickness: ½" – 4½" (12.7 mm – 114.3 mm) in a single layer

Slope: 1/16" (1.6 mm), ⅛" (3.2 mm), 3/16" (4.8 mm), ¼" (6.35 mm), ⅜" (9.5 mm), ½" (12.7 mm)

Codes and Compliance:

- Meets the requirements of ASTM C1289 Type II, Class II, Grade 2 (20 PSI) or Grade 3 (25 PSI)
- FM Approved — refer to RoofNav.com for approved assemblies
- Classified by UL in accordance with ANSI/UL 1256 and 790. Refer to UL Product iQ for specific assemblies.
- UL Evaluation Report UL ER1306-03
- Miami-Dade County Product Control Approved
- State of Florida Approved
- Meets the requirements of CAN/ULC 704.1 Type 2, Class 3 or Type 3, Class 3*
- UL (Canada) Evaluation Report ULC ER1306 [1]
- For additional information, contact GAF at 877-423-7663 or designservices@gaf.com

FM APPROVED · CLASSIFIED UL · MIAMI-DADE COUNTY APPROVED · PIMA QualityMark Independent | Certified | LTTR+

* GAF manufacturing facilities in NC, PR, and CC.

Tapered Design Team:

Our Tapered Design Team specialists are available within your region to assist you in all aspects of preplanning, design, and training. Reach out at tdg@GAF.com

Our services include:

- Conceptual design assistance
- Quote review and comparison
- Plan and spec review
- Alternate design recommendations
- Job startups, trainings, and presentations

Sustainability:

- Manufactured with EPA-compliant blowing agents containing no CFCs or HCFCs, zero ozone depletion potential (ODP) and negligible global warming potential (GWP)
- Potential LEED Credits for Polyiso Use
- UL GreenGuard Gold
- Environmental Product Declaration (EPD)

UL GREENGUARD



Visit **gaf.com**

We protect what matters most™ GAF

EnergyGuard™
GAF UltraTapered
Polyiso Insulation

TYPICAL PHYSICAL PROPERTY DATA CHART †

Property	Test Method	Values
Compressive Strength	ASTM D1621	Grade 2 – 20 psi min (138 kPa) or Grade 3 – 25 psi min (172 kPa)
Dimensional Stability Change (length + width)[4]	ASTM D2126	< 2% linear change
Flexural Strength	ASTM C203	40 psi min (275 kPa)
Tensile Strength	ASTM C209	500 psf min (24 kPa)
Water Absorption (percent by volume)	ASTM C209	1.5% max
Water Vapor Permeance	ASTM E96, Procedure A	1.5 perm max (85.8 ng/Pa•s•m²)
Service Temperature		-100° F to 250° F (-73.3° C to 121.1° C)
Flame Spread Index [5]	ASTM E84	< 75 †
Smoke Developed Index	ASTM E84	< 200 †
Resistance to Mold[6]	ASTM D3273	Pass (10)

† Foam Core
[4] Stated dimensional stability tolerance: thickness shall not diminish by more than 4% max.
[5] These numerical ratings are not intended to reflect hazards presented by these or any other material under actual fire conditions.
[6] GAF warranties and guarantees do not provide coverage against mold or other biological growth. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

TAPERED POLYISO PHYSICAL CHARACTERISTICS AND SHIPPING INFORMATION

Physical Characteristics				Shipping Information (4' x 4') (1.22 m x 1.22 m) 4'x8' (1.22 m x 2.44 m) available upon special request**				
Slope	Thickness (Inches/Millimeters)	Size*	Average Thickness (Inches/Millimeters)	Board Feet Per Panel	Boards/ Bundle	Boards/ Truck	Bundle/ Truck	Sq. Ft. Per Truck
1/16" (1.6 mm) (.5%)	0.5 – 0.75 (12.7 – 19.1)	1	0.625 (15.9)	10	76	3,648	48	58,368 (5,422 sq. m)
	0.75 – 1.0 (19.1 – 25.4)	2	0.875 (22.2)	14	54	2,592	48	41,472 (3,853 sq. m)
	1.0 – 1.25 (25.4 – 31.8)	3	1.125 (28.6)	18	42	2,016	48	32,256 (2,997 sq. m)
	1.25 – 1.5 (31.8 – 38.1)	4	1.375 (34.9)	22	34	1,632	48	26,112 (2,426 sq. m)
	1.5 – 1.75 (38.1 – 44.5)	5	1.625 (41.3)	26	28	1,344	48	21,504 (1,998 sq. m)
	1.75 – 2.0 (44.5 – 51.0)	6	1.875 (47.6)	30	24	1,152	48	18,432 (1,712 sq. m)
	2.0 – 2.25 (51.0 – 57.2)	7	2.125 (54.0)	34	22	1056	48	16,896 (1,570 sq. m)
	2.25 – 2.5 (57.2 – 64.0)	8	2.375 (60.3)	38	20	960	48	15,360 (1,427 sq. m)
1/8" (3.2 mm) (1%)	0.5 – 1.0 (12.7 – 25.4)	AA††	0.75 (19.1)	12	64	3,072	48	49,152 (4,566 sq. m)
	1.0 – 1.5 (25.4 – 38.1)	A††	1.25 (31.8)	20	38	1,824	48	29,184 (2,711 sq. m)
	1.5 – 2.0 (38.1 – 51.0)	B††	1.75 (44.5)	28	26	1,248	48	19,968 (1,855 sq. m)
	2.0 – 2.5 (51.0 – 64.0)	C††	2.25 (57.2)	36	20	960	48	15,360 (1,427 sq. m)
	2.5 – 3.0 (64.0 – 76.2)	D	2.75 (70.0)	44	16	768	48	12,288 (1,142 sq. m)
	3.0 – 3.5 (76.2 – 89.0)	E	3.25 (82.6)	52	14	672	48	10,752 (999 sq. m)
	3.5 – 4.0 (89.0 – 102.0)	F	3.75 (95.3)	60	12	576	48	9,216 (856 sq. m)
	4.0 – 4.5 (102.0 – 114.3)	FF	4.25 (108.0)	68	10	480	48	7,680 (713 sq. m)
3/16" (4.8 mm) (1.5%)	0.5 – 1.25 (12.7 – 31.8)	JJ	0.875 (22.2)	14	54	2,592	48	41,472 (3,853 sq. m)
	1.25 – 2 (31.8 – 51.0)	KK	1.625 (41.3)	26	28	1,344	48	21,504 (1,998 sq. m)
	2.0 – 2.75 (51.0 – 70.0)	LL	2.375 (60.3)	38	20	960	48	15,360 (1,427 sq. m)
	2.75 – 3.5 (70.0 – 89.0)	MM	3.125 (79.4)	50	14	672	48	10,752 (999 sq. m)
	1.0 – 1.75 (25.4 – 44.5)	J	1.375 (34.9)	22	34	1,632	48	26,112 (2,426 sq. m)
	1.75 – 2.5 (44.5 – 64.0)	K	2.125 (54.0)	34	22	1,056	48	16,896 (1,570 sq. m)
	2.5 – 3.25 (64.0 – 82.6)	L	2.875 (73.0)	46	16	768	48	12,288 (1,142 sq. m)
	3.25 – 4.0 (82.6 – 102.0)	M	3.625 (92.1)	58	12	576	48	9,216 (856 sq. m)
1/4" (6.35 mm) (2%)	0.5 – 1.5 (12.7 – 38.1)	X††	1.0 (25.4)	16	48	2,304	48	36,864 (3,425 sq. m)
	1.5 – 2.5 (38.1 – 64.0)	Y††	2.0 (51.0)	32	24	1,152	48	18,432 (1,712 sq. m)
	2.5 – 3.5 (64.0 – 89.0)	Z††	3.0 (76.2)	48	16	768	48	12,288 (1,142 sq. m)
	3.5 – 4.5 (89.0 – 114.3)	ZZ	4.0 (102.0)	64	12	576	48	9,216 (856 sq. m)
	1.0 – 2.0 (25.4 – 51.0)	G	1.5 (38.1)	24	32	1,536	48	24,576 (2,283 sq. m)
	2.0 – 3.0 (51.0 – 76.2)	H	2.5 (64.0)	40	18	864	48	13,824 (1,284 sq. m)
	3.0 – 4.0 (76.2 – 102.0)	I	3.5 (89.0)	56	12	576	48	9,216 (856 sq. m)
3/8" (9.5 mm) (3%)	0.5 – 2.0 (12.7 – 51.0)	SS	1.25 (31.8)	20	38	1,824	48	29,184 (2,711 sq. m)
	2.0 – 3.5 (51.0 – 89.0)	TT	2.75 (69.9)	44	16	768	48	12,288 (1,142 sq. m)
	1.0 – 2.5 (25.4 – 64.0)	S	1.75 (44.5)	28	26	1,248	48	19,968 (1,855 sq. m)
1/2" (12.7 mm) (4%)	0.5 – 2.5 (12.7 – 64.0)	Q††	1.5 (38.1)	24	32	1,536	48	24,576 (2,283 sq. m)
	2.5 – 4.5 (64.0 – 114.3)	QQ	3.5 (89.0)	56	12	576	48	9,216 (856 sq. m)
	1.0 – 3.0 (25.4 – 76.2)	XX	2.0 (51.0)	32	24	1,152	48	18,432 (1,712 sq. m)

** Availability for these tapered panel systems may vary for each region.
†† 4' x 8' tapered panels are made upon special request at all GAF Polyiso Manufacturing facilities in all EnergyGuard products. Certain run minimums will apply. The piece count per bundle remains the same as in a 4' x 4' bundle. The boards per truck and bundles per truck would be half the numbers reflected above for.



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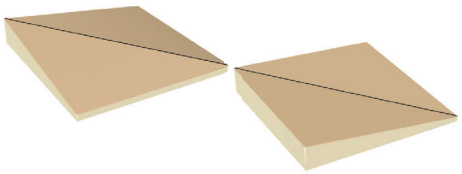
GAF Tapered DesignGroup

Time- and Labor-Saving Products

EnergyGuard™ Tapered Pre-Cut Polyiso

Maximize the efficiency of your installation with EnergyGuard™ Tapered products. These products ship ready-to-install as part of your Tapered Design project and are also available a la carte. Either way, your crew can install panels at a faster rate without requiring skilled labor to do the cutting.



Pre-cut Hips & Valleys

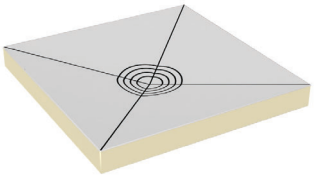
EnergyGuard™ Tapered Pre-Cut Hips (slope outward) and Valleys (slope inward) are transitions where slopes meet each other on a 45 degree angle. These panels are traditionally field fabricated on the jobsite and create 50% waste per hip or valley. EnergyGuard™ Tapered Pre-Cut Hips and Valleys arrive pre-cut, assembled, and ready to install minimizing excess material waste. These hips and valleys can help save time, labor, and waste on installation.

Product Availability:

- Any tapered panel designation, all slopes
- EnergyGuard™ Tapered, 20 or 25 psi
- EnergyGuard™ Ultra Tapered, 20 or 25 psi
- EnergyGuard™ NH Tapered, 20 or 25 psi
- EnergyGuard™ NH Ultra Tapered, 20 or 25 psi

Packaging:

- Same pieces per unit as a standard panel designation of 4' x 4' bundle of tapered insulation



Pre-cut Sumps

EnergyGuard™ Tapered Pre-Cut Sump is a 4' x 4' tapered accessory whose function is to drive water to the lowest point of slope on the roof, at the drain, in a 4-way design. Tapered sumps are commonly field fabricated, which takes skilled labor to cut and install the panels, which results in a lot of waste. EnergyGuard™ Tapered Pre-Cut Sumps arrive assembled with circle guide marks in the center to assist in cutting the hole for the drain. These sumps save time, labor, and waste on installation.

Product Availability:

- EnergyGuard™ Ultra Tapered 25 psi

Pre-cut Sump Packaging:

Sump	Thickness	Pieces per Package
Q1	0.5" – 1.5"	32
Q2	1.5" – 2.5"	19



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For more information, contact the GAF Tapered Design Group at **tdg@gaf.com**

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All Tapered Pre-Cuts have limited plant availability. Contact sales for more information

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Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 20, 2026

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development Planner

Overview: Continuation of a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: April 20, 2026

Applicant: East Oakland International LLC
Location: 400 N. Main Street (Lots 18-20, Block 57, Hailey Townsite)
Zoning/Size: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO)
Total Lot Area: 0.24 acres (10,750 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 25, 2026.

Application: The Applicant is proposing to construct a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

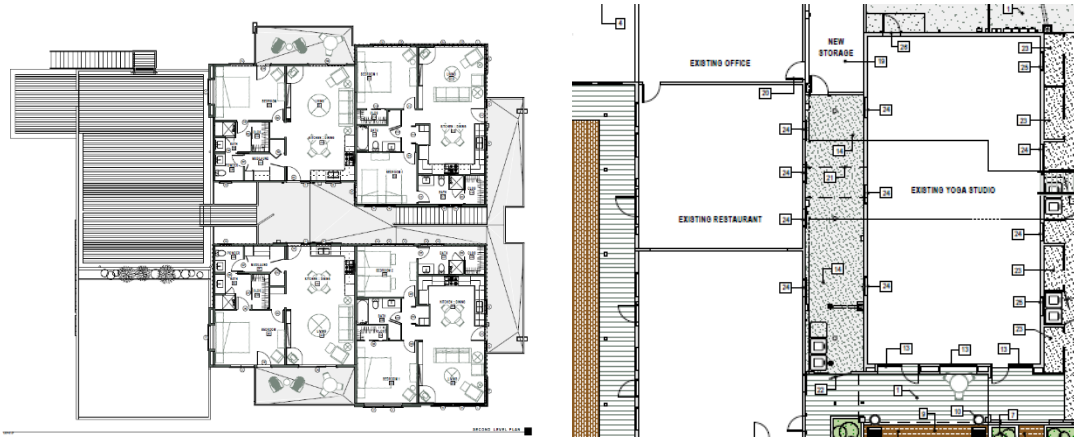
More specifically, the proposed site plan entails a two-story building with an existing commercial first floor and residential units proposed for the second floor. The mixed-use project, located at 400 N. Main Street, further proposes the following:

Commercial Use:

- 3,985 square feet of existing commercial space

Residential Use:

- 3,436 square feet of residential space; four (4) units in total
  - Unit One: 954 sq. ft: two (2) bedrooms, two (2) bathrooms
  - Unit Two: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
  - Unit Three: 750 sq. ft.: one (1) bedroom, one (1) bathroom
  - Unit Four: 778 sq. ft.: one (1) bedroom, one (1) bathroom
- All units have a washer & dryer, kitchen, storage, and outdoor deck



Access: Site access is located off the existing public streets, Main Street and Silver Street.

Business (B) District: The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses. (Ord. 1191, 2015)

Townsite Overlay (TO) District: The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

Downtown Residential Overlay (DRO) District: The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)

The proposed mixed-use development project aligns with the purpose and intent of the Zoning Districts, as use characteristics support commercial space, while thoughtfully integrating a housing component as a subordinate use.

The Planning and Zoning Commission continued the hearing from March 16, 2026, to April 20, 2026, and recommended that the Applicant amend and/or clarify the following:

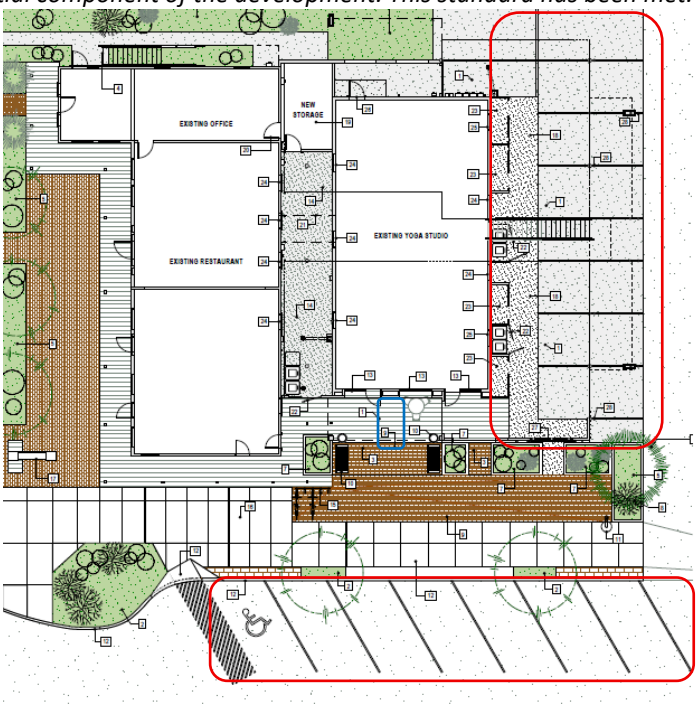
- A civil plan showing details around drainage, site grading, utilities, and ROW improvements.
- Exterior lighting temperature reduction (no greater than 3,000 kelvin)

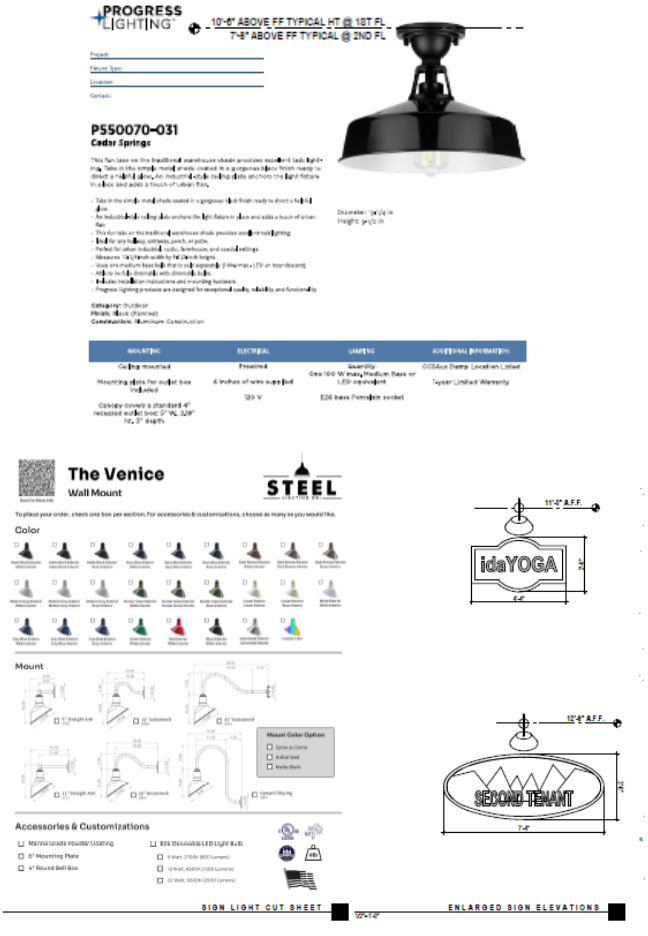
- Accessibility route from onsite parking across the site and to the commercial entrance
- Information on increased insulation for new addition
- Onsite bike storage
- Fencing and landscaping along shared northern property line. The property owner to the North has some concerns about the existing fence's condition as well as the landscaping to the north.

The Applicant submitted amended plans which address the Commission's concerns. The amended plans are attached for review.

Procedural History: The Design Review Application was submitted on February 13, 2026, and certified complete on February 24, 2026. A public hearing before the Planning and Zoning Commission is scheduled for April 20, 2026, 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:** *The City Engineer has recommended that the following be resolved and/or incorporated at the time of Building Permit submittal:* *Detailed plans for curb cuts, stop/start locations, will be required prior to issuance of a Building Permit. Specific details required to be included are:* 1. *No ADA cut into bulb area, alley access preferred* 2. *Silva cells preferred for street trees rather than "structural soil" (which code allows)* 3. *Paver strip shall be integrated between Silver Street trees also* 4. *Irrigation and Electrical Plans shall be submitted for Silver Street landscaping and trees.* 5. *Civil engineering plans (grades, drainage, curb cuts, materials, etc.) shall be submitted and reviewed by the City Engineer prior to issuance of a Building Permit.*
				Life/Safety: *No comments*
				Water and Sewer: **Water:** *The civil plans shall show the meter vault in relation to the addition. Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required* **Wastewater:** *Service size needs to be verified with Engineer. A grease trap shall be required for pretreatment in case the use of the other units' changes.*
				Building*: No comments*
				Streets, Landscaping, Other: *The Streets Division recommends that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit (any additional information that has been added is in bold-italicized text):* - *Hailey Tree Committee will review the proposal to remove the two trees along the western property.*

☒	☐	☐	**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	*The Applicant is proposing to keep the existing signage along HWY 75 (Multi-Unit sign). The Applicant intends to add new signage for the yoga studio and the second tenant in front of those units. A Sign Permit Application shall be submitted and approved prior to signage installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has 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.** *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:**

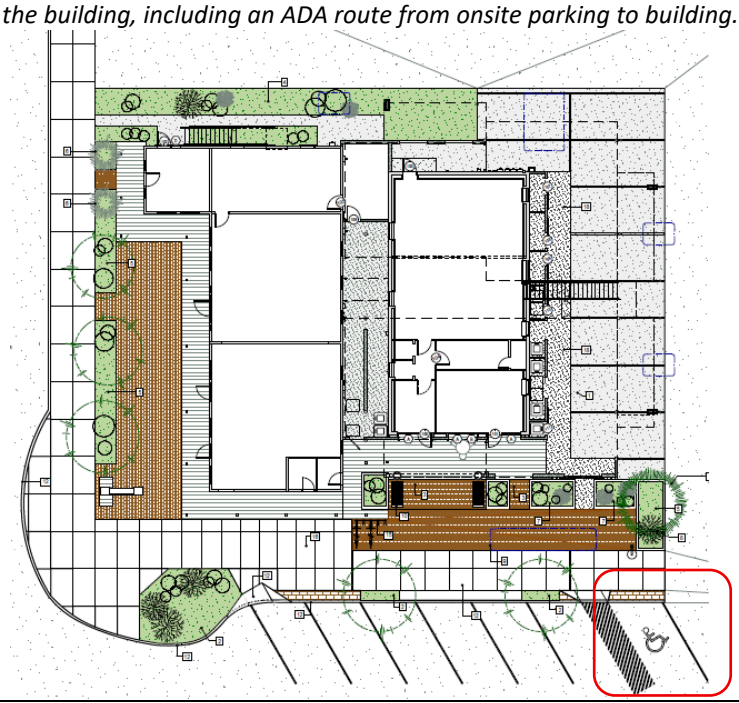
				1. Overlighting; **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged 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 is proposing a black industrial-style ceiling mounted light fixture to replace the existing light in front of the yoga studio. There are two (2) lights proposed for the unit's signage for Idayoga, and the second tenant unit, which will be approved through their sign permit; All exterior fixtures shall be dark sky complaint with lamping color temperature <3000k.* 

☒	☐	☐	**Bulk Requirements**	**Zoning District: Business (B) Zoning District.** **Maximum Height: 35' within the Business District** **Required Setbacks:** • **Front Yard: 0** • **Side Yards: 0** • **Rear Yard: 0** • **Lot Coverage: N/A**
			Staff Comments	*Zoning District(s): Business (B) Zoning District* *Proposed Height: 27'* *Proposed Setbacks:* - *Front: 0 feet* - *Rear: 0 feet* - *Sides: 0 feet* - *Lot coverage: N/A* *The proposed project complies with the height, lot coverage, and setback requirements of the Hailey Municipal Code.*
☒	☐	☐	**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 improve the ROW around the property with new sidewalks, curb and gutter, and bulbouts per City Standards. The Applicant shall receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. These items have been made Conditions of Approval.*
☒	☐	☐	**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	*This standard has or will be met.*

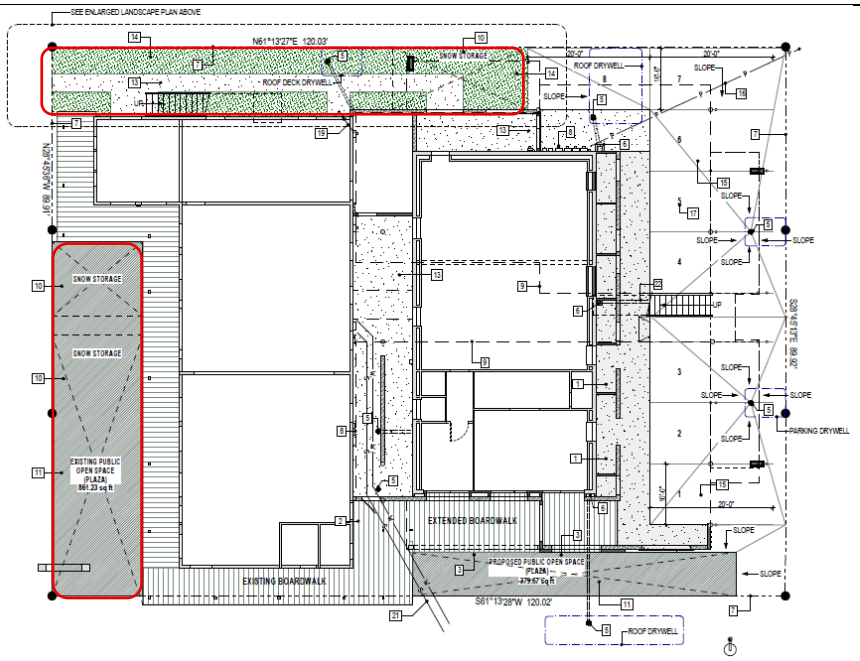
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

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	*The building exists, and the proposed improvements will align with the existing orientation. A portion of the commercial space is oriented east-west while the other portion is oriented north-south.*
☒	☐	☐	**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 site contains two (2) existing trees along the western side of the parcel that the Applicant is proposing to remove, as recommended by City Staff. The Applicant shall receive approval from the Hailey Tree Committee before issuance of a Building Permit, which 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	*Access to the site exists off E. Silver and Main Street. Safe pedestrian access is provided through the existing driveway and an existing boardwalk, which leads around the building, including an ADA route from onsite parking to building.* 
☒	☐	☐	**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	*The Applicant is proposing rollout trash bins for both the commercial and the residential component of the development that will be screened from view by a fence and gate. The collection bins will be brought out during waste collection. No dumpster is proposed at this time.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The existing alley 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. No vending machine is proposed.*
☒	☐	☐	**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	*The onsite parking will be accessed via the public street located off E. Silver Street and the alleyway. The new configuration for onsite parking is located off the alley and along the eastern side of the existing structure, which will be utilized for both commercial and residential parking.*
☒	☐	☐	**17.09.020.02**	**Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:** **a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.**
			Staff Comments	*N/A, as no loading space is required.*
☒	☐	☐	**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 one (1) public street and an alley: E. Silver Street and the existing alley. The onsite parking area can be accessed via the existing alley, which connects to E. Silver Street.*
☒	☐	☐	**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 proposed snow storage area is located along the eastern side of the building within the existing open space (plaza), as well as adjacent to the northern property line. The improved hardscape for the project is 831 square feet which requires 208 square feet of snow storage. Onsite snow storage areas are proposed in the amount of 227 square feet. New heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering and piping allows for the stormwater to be evenly distributed among the existing drywells. 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	*Please refer to Section 17.06.080(A)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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	*There are planter boxes within the proposed snow storage areas, which will not be affected due to their height from the ground.*

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 building exists and the proposed addition is complementary to the existing building, as well as other commercial or mixed-use buildings in downtown Hailey. The articulation of the rooflines, and various sized windows further enhance the existing structure.*

				
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the proposed building design is not a standardized corporate building 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 Applicant has integrated the building's addition to the surrounding site and greater area. Various windows and balconies emphasize human scale and are pedestrian oriented to encourage human activity. The exterior balcony space, outdoor patio space, and mixture of assorted new and existing landscaping encourage human activity and 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 mixed-use building's addition is proposed to match the elements of the existing building, included are a mixture of exterior siding materials from the likes of stucco, stucco wainscot, refinished steel siding, newly painted trim, new aluminum clad windows, the existing wood siding will remain.* 
☒	☐	☐	**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	*The proposed addition is designed to match the existing building using similar materials and color pallets. The siding supplier can match the species, profile and saw texture of the proposed new siding to match the existing siding. The supplier*

				has extensive color selection and custom capabilities. The Applicant is confident that the change in siding will not be distracting or feel incompatible with the existing. However, there will be slight difference with the exterior siding. The difference will be mitigated by changing materials at natural places where there is a change of wall plane with different lighting, etc.
☒	☐	☐	**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 to match the existing building, as described in Section 17.06.080(A)2d above.*
☒	☐	☐	**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 are broken on various elements by incorporating wood accents to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail.*
☒	☐	☐	**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	*This is a flat-roofed building that is proposed to be two (2) stories in height. As such, the Applicant is proposing to incorporate balconies, decorative parapets, and other architectural features that further enhance the building.*
☒	☐	☐	**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 building incorporates the following techniques that minimize its energy consumption:* - *All windows will be double glazed* - *All windows will be low emissivity glass* - *Electric for the residential units* - *Exterior insulation is proposed above code for insulation requirements with the proposed use of ROCKWOOL Comfortboard, 110 a rigid, high-density, noncombustible stone wool insulation board designed for use as an exterior continuous insulation in commercial applications. EPS acts as an insulating blanket (continuous insulation) on the outside of the building, where it is most effective, adding an additional R3.85 per inch to your wall assembly. Heating or cooling costs are demonstrably lower*

				using Outsulation in lieu of other exterior materials. Spec sheet is attached to provide more information. - *EV charging will be provided for a few parking spaces.*
☒	☐	☐	**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	*All drainage from the flat roof will drain to a designated drywell.*
☒	☐	☐	**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	*The proposed design incorporates new heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering and piping allows for the stormwater to be evenly distributed among the existing drywells. 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	*NA, as no drive-through 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	*No master sign plan was submitted with the Design Review; however, one will be required prior to the issuance of a Building Permit which has been made a Condition of Approval.*

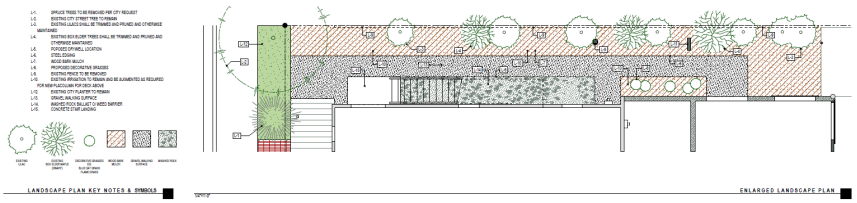
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

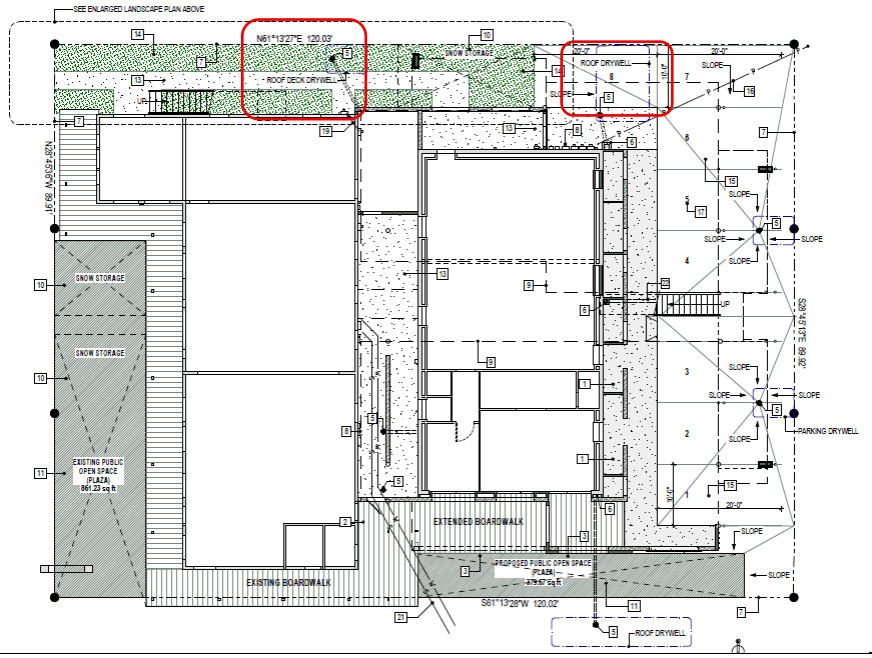
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A. No Accessory Structure is proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A. No Accessory Structure is proposed.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*NA. No new fence is proposed at this time.*
☐	☐	☒	**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. No new fence is proposed at this time. The Applicant is proposing to remove the existing fence along the northern property line.*
☐	☐	☒	**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. No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view. This has been made a Condition of Approval.*

☐	☐	☒	**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. No alternative energy sources are proposed with this project.*
☒	☐	☐	**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 service lines into the property shall be installed underground and no service equipment shall be placed on utility poles.*
☒	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground**
			Staff Comments	*All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no additional appurtenances are proposed.*

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	*The Applicant is proposing to retain most of the existing landscaping on the site, with the addition of planter boxes to match the existing ones onsite.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plant materials will be appropriate for the Zone 4 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	*There are existing irrigation features that minimize water use within the landscaped area that will be augmented as required.*
☒	☐	☐	**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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*The Applicant is proposing to retain most of the existing landscaping on the site with the addition of new planters to match the existing ones. Landscaping includes:* *Existing to be maintained:* *- Lilacs shall be trimmed/ pruned* *- Box Elder trees shall be trimmed/ pruned* *- Street tree to remain*

				- City planter to remain *Additional proposed landscaping to include:* *- Wood bark mulch in planted areas* *- Decorative grasses Blue Oat Grass and Flame Grass* *- Gravel walking surface* *- Exiting fence to the north to be removed* 
☐	☐	☒	**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 this parcel is located within the Business (B) Zoning 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 varies with a combination of existing trees, planter boxes, and existing shrubs, and the addition of decorative grasses to soften the site, as well as to create visual interest.*
☒	☐	☐	**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	*New heated drain lines from the proposed apartment roofs as well as the commercial space are designed to gather both snow and stormwater to be piped from the drains to a designated drywell.*

				
☒	☐	☐	**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 shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.*
☐	☐	☒	**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, no retaining wall is being proposed with this project.*
☐	☐	☒	**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	*NA, no retaining wall is being proposed with this project.*
☐	☐	☒	**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	*NA, no retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**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, no reatining wall is being proposed with this project.*

5. Building Design

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 proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.*
☒	☐	☐	**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 building achieves human scale by a prominent entrance, open space areas, site circulation connections and various exterior materials. The landscaping also maximizes human scale and enhances the "sense of place". The various trees, shrubs, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction.*

Downtown Residential Overlay District

1. Use and Bulk Requirements

☒	☐		**17.04R.040**	**Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein.** **a. Residential Percentage: There shall be no maximum residential percentage on the ground level.**
			Staff Comments	*This standard has been met.*

2. Multi-Family and Mixed-Use Density

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.04R.060**	**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.** **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 proposed project consists of residential units that vary in size to best meet the needs of its tenants. The Applicant is proposing four (4) units ranging from 750 square feet to 954 square feet in size. As shown in the image below, the average dwelling unit size meets this standard above, or the average dwelling unit size is not less than 600 net square feet per building.*

				GROSS FLOOR AREA EXISTING GROUND LEVEL: OFFICE 609 SF; YOGA STUDIO 1,687 SF; RESTAURANT 1,589 SF; TOTAL GROUND FLOOR AREA 3,885 SF PROPOSED NEW SECOND LEVEL: UNIT 1 954 SF; UNIT 2 954 SF; UNIT 3 750 SF; UNIT 4 778 SF; TOTAL RESIDENTIAL AREA 3,436 SF TOTAL ENCLOSED AREA 7,421 SF
3.Parking Spaces, Screening and Storage Requirements				
☒	☐	☐	**17.04R.060**	**A. Onsite Parking Spaces Requirements for Multiple Family Dwellings and Dwellings withing 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	*The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has been met.*
☒	☐	☐	**17.06.060**	**B. Usable 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 lot size is 10,789 square feet, 10% of open space is required which would equate to 1,079 square feet of open space. The existing restaurant/ main street plan includes 861 square feet along Main Street. The proposed addition includes an additional 379 square feet of open space including the rooftop deck for a total of 1,240 square feet of open space for the mixed-use project. This standard has been met.*

	☐	☒	**17.06.060**	***c.*** **Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two feet (22'), as determined through the design review process.**
			Staff Comments	*N/A.*
☒	☐	☐		**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.**
			Staff Comments	*The Applicant is proposing storage units within each residential unit as well as an additional shared interior storage unit for the commercial units.* *At the March 16, 2026, public meeting, the Commission requested the addition of onsite bike storage for utilization by the public and/or tenants. Currently, Wylde Beet – the existing commercial business located within the structure, has parking for six (6) bicycles. Staff feel this is sufficient; however, the Commission may wish to discuss further.*
☒	☐	☐	**17.09.040.07**	**All multi-family residential, commercial, or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty-five percent (25%) of the required number of vehicle parking spaces, whichever is greater.**
			Staff Comments	*25% of the required number of bicycle spaces is two (2) spaces. The Applicant is proposing to provide five (5) spaces total.*

Additional Design Review Requirements for Nonresidential and Mixed-Use Buildings located within the B, LB or TN Districts (B)

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	*The proposed building complements the surrounding area and adjacent uses. The proposed mixed-use is within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning districts.* *Integration of the addition to the surrounding site is an imperative facet of the project with a variety of outdoor spaces and connectivity throughout the site.*
☒	☐	☐	**17.06.080(B)1b**	**b. Wider sidewalks are encouraged to provide additional amenities, such as seating areas and bicycle racks.**
			Staff Comments	*There are existing sidewalks onsite; however, the Applicant is proposing to expand those improvements to reflect the typical sections for side streets within Hailey's Municipal Code. Final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)2a**	**c. 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 proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.*
☒	☐	☐	**17.06.080(B)2b**	**d. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in rooflines 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	*The building achieves human scale by prominent entrances, site circulation connections, and outdoor patio space. The landscaping also maximizes human scale with the various existing trees, planter boxes, shrubs, and turf provide screening for the adjoining properties and uses.*
☒	☐	☐	**17.06.080(B)2c**	**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 addition/improvements provide a flat roof to utilize the proposed rooftop deck. The various sized windows, parapets, balconies, and covered walkways offer structural elements that enhance the pedestrian experience through active store fronts, varied textures and engaging human-scaled elements.*
☐	☐	☒	**17.06.080 (B)2d**	**Buildings that exceed thirty feet (30') 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	*The max height at record grade is 27', this standard doesn't apply.*
☒	☐	☐	**17.06.080 (B)2e**	**Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*The proposed use provides a large outdoor rooftop deck for the commercial space as well as additional personal balconies for the residential units.* 

☐	☐	☒	**17.06.080(B)2g**	**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:** **1. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses;** **2. Stepping down the massing of the building along the site's edge; and** *3.* **Limiting the length of or articulating building facades to reflect adjacent residential patterns.**
			Staff Comments	*The building exists and is compatible with the surrounding single-family residential uses with landscaped buffers, fences and an existing alleyway to separate uses. The onsite parking areas are smaller and broken up by landscaping rather than large, continuous paved surfaces to respect the adjoining residential use.*
☐	☐	☒	**17.06.080(B)3**	**Landscaping: 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 feet (8') wide to create a year-round visual screen of at least six feet (6') 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	*There are existing landscaping buffers along the eastern side of the building where residential zoning exists, an existing alleyway also acts as a buffer between the mixed-use structure and residential neighborhood to the east.* 

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 Hailey Municipal Code, 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 Hailey Municipal Code.**

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 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 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
    - **i. Life and Safety:**
        i. The building shall comply with IFC, IRC, and IBC code requirements, as applicable.
    - **ii. Water and Wastewater:**
        i. All construction shall be to City Standards.
        ii. The Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required.
        iii. The wastewater service size shall be verified with Engineer and shown in the detailed civil set.
        iv. A grease trap shall be required for pretreatment in the event the use characteristics change in the future.
d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.

f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
g) All public right-of-way sidewalks and drainage improvements shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.
h) This Design Review approval is for the date the Findings of Fact are signed.
i) 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.
j) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
k) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
m) The meter shall be screened from view (subject to approval by Idaho Power) of the public street.
n) No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view.
o) A Master Sign Plan shall be submitted for the whole building to ensure the design & location of signs are compatible and/or complementary to one another, before issuance of a Building Permit.

Motion Language:
Approval: Motion to approve the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (o) are met.

Denial: Motion to deny the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, 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].

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 20, 2026

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, each sublot ranging from 6,798 to 8,278 square feet in size and located within the General Residential (GR) Zoning District. This project is known as Shapi Shay Subdivision.

Hearing: April 20, 2026

Applicant: Guerra-Ori, LLC
Location: Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard)
Zoning/Size: General Residential (GR) Zoning District; 0.5 acres (22,176 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2026, and mailed to property owners and public agencies on April 1, 2026.

Background: The Applicant is proposing to subdivide an existing vacant lot at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision) into three (3) new residential townhouse sublots. Sublot One (1) consists of 8,278 square feet, Sublot Two (2) consists of 6,798 square feet, and Sublot Three (3) consists of 7,100 square feet. According to the Applicant, each sublot will contain one (1) single-family residence, one (1) attached garage, and one (1) Accessory Dwelling Unit.

The Applicant has provided a preliminary plat map showing building footprints, grading and drainage improvements, utilities, easements, and other infrastructure improvements, as well as conceptual architectural elevations for the proposed residential structures. The subdivision is proposed to have a single curb cut for vehicular egress/ingress, which is located off Woodside Boulevard. Each residence will be serviced via an access lane that is twenty-six feet (26') in width. 1,500 square feet of snow storage is proposed on site.

Procedural History: The Application was submitted on March 16, 2026, and certified complete on April 1, 2026. A public hearing before the Planning and Zoning Commission will be held on April 20, 2026, in the City Council Chambers and virtually via Microsoft Teams

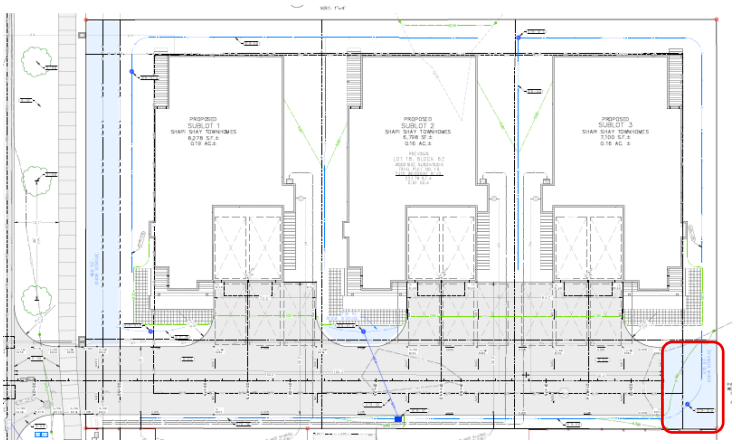
Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**

☐	☒	☐	**Department Comments**	**Engineering:** *No Comments*
				Life/Safety: *The Hailey Fire Chief has reviewed and approved the use of the snow storage area as a turnaround feature.*
				Water and Sewer: *Wastewater:* • *The Applicant shall swap the location of the Water/Sewer services. Staff would like to see Sewer go in close to center lot and water go to lot corners - per Hailey common practice.* *Water:* • *There are some concerns with locating an existing water service to the north of the lot. If one cannot be located, the Applicant will need to install a third service.*
				Building: *No Comments*
				Streets: *No Comments*
				Landscaping/Parks: *The Applicant is proposing to plant three (3) street trees along the property's frontage. The Hailey Tree Committee reviewed the proposal on April 8th and asked the Applicant to change the street tree species from Maples to American Elms. More detail has been described in the accompanying Design Review Staff Report.*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*Please refer to the specific standards as noted herein.*

16.04.020: Streets:

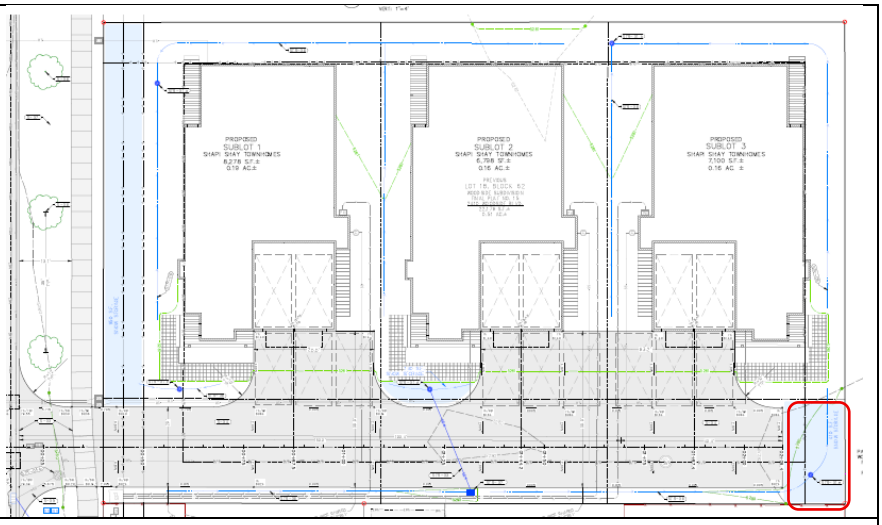
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			16.04.020	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
☒	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*The subject parcel is located along Woodside Boulevard, an existing public street. A 26'-wide access lane is proposed for the site, to be located along the northern property boundary and is 26' in width.* *All driveways are oriented from the access lane connecting to each townhouse unit; all onsite parking is located within and/or in front of the proposed structures.* *Existing street alignments for Woodside Boulevard are adequate to safely accommodate existing and anticipated vehicular traffic.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street**

				rights-of-way extended into un-platted areas shall not be considered dead end streets.
			Staff Comments	*N/A, as no cul-de-sacs or dead-end streets and alleys are proposed.*
☒	☐	☐	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*Access to the site can be achieved from Woodside Boulevard. Vehicle congestion, terrain and other factors that could limit access are not anticipated.*
☒	☐	☐	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*The subject parcels are located along Woodside Boulevard, an existing public street. A 26'-wide access lane is proposed for the site, to be located along the northern property boundary. No three-way intersections are proposed at this time, and it appears that Woodside Boulevard and the access lane are intersecting at a 90-degree angle.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A, as the subject parcels are located along Woodside Boulevard. There is a 26'-wide parking access lane proposed for the site, to be located along the northern property boundary. No traffic calming measures exist nor are any proposed at this time.*
☒	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*A 26'-wide access lane is proposed for the site, to be located along the northern property boundary. Properties that are greater than 150' from the City right-of-way must be serviced by a fire access lane and turnaround area, as regulated by the City of Hailey Fire Code Official. The Applicant is proposing a hammerhead-like feature along the eastern property boundary to accommodate fire access, as needed. The Hailey Fire Chief has reviewed and approved this configuration, as well as the proposed snow storage area in this*

				location. 
☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*Woodside Boulevard exists. The proposed access lane services the proposed project. Roadway travel surfaces and widths meet City Standards.*
☒	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*The site is generally flat and the public road, Woodside Boulevard, exists. Road grades appear to be at least two (2%) percent or greater, but not more than six (6%) percent.*
☒	☐	☐	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre**.
			Staff Comments	*The site is mostly flat.* *Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.* *The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.*
☐	☐	☒	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*N/A, as it doesn't appear that street and traffic control signs are needed at this time. If signage is needed, any and all new signage shall be installed per City Standards, in which a final review and approval will be conducted prior to issuance of a Building Permit. This has been made a Condition of Approval.*

☒	☐	☐	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*The street within the proposed project – Woodside Boulevard – is an existing platted street. The proposed internal parking access lane will be privately maintained.*
			L.	**Private Streets:**
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**
			Staff Comments	*N/A, as no private streets are proposed. The access lane will be maintained by the homeowner's association.*
☒	☐	☐	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*The access lane will connect to the public street, Woodside Boulevard.*
☐	☐	☒	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*N/A, as no private streets are proposed.*
☐	☐	☒	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*N/A, as no private streets are proposed.*
☐	☐	☒	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*N/A, as no private streets are proposed.*
☒	☐	☐	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall Meet the parking standards of section 17.09.030, Onsite Parking Dimensions. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*Per the Hailey Municipal Code, single family dwellings are required to provide at least two (2) onsite parking spaces and Accessory Dwelling Units are required to provide (1) onsite parking space. For the proposed subdivision, there will be three (3) single family dwelling units, as well as one (1) ADU per sublot; therefore, six (6) onsite parking spaces are required for the primary*

				residences, as well as one (1) onsite space per ADU for each sublot (3 spaces in total for the proposed ADUs). *The site plan shows a total of three (3), two-car garages, for a total of six (6) interior parking spaces. As well as one (1) additional exterior parking space for each ADU unit, for a total of nine (9) onsite parking spaces. No off-street parking is proposed, and no guest parking is proposed, nor is it required, as there are no existing or proposed private streets. This standard has been met.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway.**
			Staff Comments	*The proposed residential units can be accessed from the access lane off Woodside Boulevard. All driveways are oriented towards the access lane, and all onsite parking is located within and/or in front of the proposed structures.*
☒	☐	☐	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths:** **a) Accessing one residential unit: twenty feet (20')** **b) Accessing two residential units: thirty feet (30')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*The access lane and driveway areas will be constructed of an all-weather surface. The access/driveway for Sublot 1 is approximately 20' in width, while the shared driveway for Sublots 2-3 is approximately 39' in width. While the proposed driveway for Sublots 2-3 is larger than 30' in width, Staff have no concerns with an additional 9' in width, as this driveway will not be located off a public street.*
☒	☐	☐	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*The access lane is proposed at approximately 190.4' in length (edge of asphalt at Woodside Boulevard to eastern extent of parking access lane). A turnaround feature has been approved by the Fire Department.* *In addition, the Hailey Fire Chief has reviewed and approved the use of the snow storage area within the hammerhead-like feature.*

				
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*All driveways and the access lane will be managed and maintained by the homeowner's association.*
☒	☐	☐	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*The area designated for an access lane/driveway serving more than one (1) dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. This has been made a Condition of Approval.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*All driveways are oriented internally from the access lane. Said driveways do not appear to impact existing infrastructure and appear to be compatible with existing and planned residential units.*
☐	☐	☒	**N.**	**Parking Access Lane: Multifamily, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*N/A*
☒	☐	☐	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*Please refer to Section 16.04.020(N), comments noted above, for further information.*

16.04.030: Sidewalks and Drainage Improvements

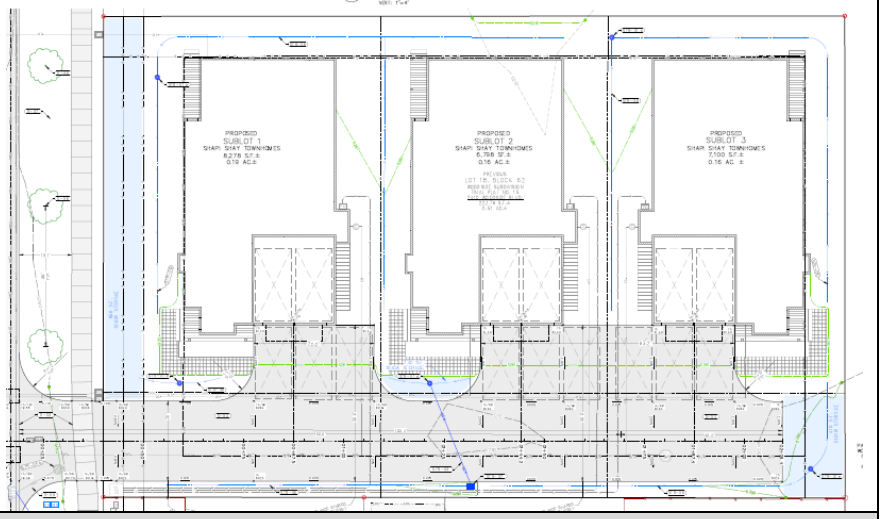
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.**

			Staff Comments	*A 5'-wide sidewalk exists and is shown along the property frontage of Woodside Boulevard. Any damage to the existing sidewalk shall be repaired at the Owner's expense prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.* *Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*Please refer to Section 16.04.030(A), comments noted above, for further information.*
☐	☐	☒	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*N/A. No new sidewalks are proposed with this application.*
☐	☐	☒	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*N/A. This site is not located adjacent to a public or private street that is not currently a through street.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A. The Application is for a Preliminary Plat.*

16.04.040: Alleys and Easements

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*N/A. This project is located in the General Residential District.*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*N/A, as no alleys are proposed or existing. The proposed access lane is 26' in width.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*N/A. The proposed access lane shall serve the proposed residential units. This lane is proposed to function as access for the site. Easements located along the north, south, east and west property lines serve as public utility and/or drainage easements for the site.*
☐	☐	☒	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*All infrastructure to the site will be installed underground. Such infrastructure will be installed within the existing Public Utility Easements and/or within the parking access lanes.*
☒	☐	☐	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide**

				copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	*No alleys exist and/or are proposed. The proposed access lane does not currently show any drainage containment features; however, the northern-most ten feet (10') of each parcel is designated as a public utility and drainage easement, per the Preliminary Plat. This easement is also directly adjoined to an "Open Space" area that has been dedicated to the City of Hailey. This open space is undeveloped and is designated as an additional, larger public utility and drainage easement.* *Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A, as no dead-end alleys are proposed.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*Easements are currently shown for utilities along all lot lines. The parking access lane is also proposed to function as access, as well as be a site for various utilities and infrastructure, and has been dedicated as an easement on the plat.*
☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
☒	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*A twenty-six foot (26')-wide access and utility easement has been shown on the preliminary plat, providing access to each of the proposed units' individual driveways and property areas.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.*

☒	☐	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*There are a proposed 10'-wide snow storage and 5'-wide Public Utility Easement that exist along the property frontage of Woodside Boulevard. The Applicant is proposing to use both the snow storage easement, as well several locations within the site for snow storage areas.* 

16.04.050: Blocks

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*There are no proposed changes in the block for the subdivision. The minimum lot size, setbacks, access, and circulation needs of the site are met.*

16.04.060: Lots

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*All lots conform to the minimum standards for lots located within the General Residential (GR) Zoning District.* *<u>Required:</u>* - *Minimum size of 6,000 square feet* - *Minimum width of fifty feet (50')* *<u>Proposed Sublots:</u>* - *Lot 1: 8,725 square feet*

				- *Lot 2: 6,798 square feet* - *Lot 3: 7,100 square feet*
☒	☐	☐	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*The proposed lots are not more than double the minimum size required.*
☐	☐	☒	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*N/A, as no double frontage lots are proposed.*
☒	☐	☐	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*No unbuildable lots are platted. The access lane will be platted as a parcel on the plat and has been made a Condition of Approval. All other access, utility, and snow storage easements have been shown on the preliminary plat.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**
			Staff Comments	*N/A, as no flag lots are proposed.*
☐	☐	☒	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*This standard does not apply with the proposed Townhouse Sublots.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*N/A, as this project is not located within the Townsite Overlay (TO) District.*

16.04.070: Orderly Development

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*N/A. The Applicant intends to develop the three (3) Townhouse Sublots and residences in a single phase.*

☐	☐	☒	**B.**	**Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A. The Applicant is not requesting a phased subdivision.*
☐	☐	☒	**C.**	**Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*N/A*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A. The Applicant is only proposing to subdivide a single parcel.*

16.04.080: Perimeter Walls, Gates and Berms

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.080**	**The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.**
			Staff Comments	*N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed.*

16.04.090: Cuts, Fills, Grading and Drainage

Compliant			Standards and Staff Comments	

Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*The proposed subdivision complements the pattern of the surrounding area and greater Woodside Subdivision. The current site conditions are mostly flat, sparse vegetation, and no drainage channels or other significant hydrological/geological features. A single curb cut for the proposed access lane will service the access needs for all three (3) of the proposed sublots.*
☐	☐	☒	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*N/A, as the City Engineer has not required a Soils Report from the Applicant.*
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a) Proposed contours at a maximum of two (2) foot contour intervals;** **b) Cut and fill banks in pad elevations;** **c) Drainage patterns;** **d) Areas where trees and/or natural vegetation will be preserved;** **e) Location of all street and utility improvements including driveways to building envelopes; and** **f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*Very minimal grading will be required for the proposed subdivision, as the site is mostly flat and undisturbed. Vegetation at the site is primarily sparse grass and volunteer shrubs.* *Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. No concerns have been noted at this time.*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**B. 1.**	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
			Staff Comments	*Very little grading will be necessary as the site is mostly flat. A grading plan has not been requested at this time.*
☒	☐	☐	**B. 2.**	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*The site is relatively flat and appears to be well suited for development.*
☒	☐	☐	**B. 3.**	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**

			Staff Comments	*Erosion control and re-vegetation shall be included in final design.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**
			Staff Comments	*Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*The northernmost ten feet (10') of each parcel is designated as a public utility and drainage easement, per the Preliminary Plat. This easement is also directly adjoined to an "Open Space" area that has been dedicated to the City of Hailey. This open space is undeveloped and is designated as an additional, larger public utility and drainage easement.* *Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.* *Any necessary permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.*

16.04.100: Overlay Districts

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District*
☐	☐	☒	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District*

☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A, as the proposed subdivision, is not located adjacent to the Big Wood River or its tributaries.*
☐	☐	☒	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A, as the proposed subdivision, is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A, as the proposed subdivision, is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A, as the proposed subdivision, is not located within the Hillside Overlay District.*

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐?	☐	☐	**A.**	**Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.**
			Staff Comments	*The Applicant has not proposed any areas for parks or pathways in conjunction with this subdivision. The parcel proposed for development is approximately one-half (0.5) mile away from Keefer Park, a 32-acre public/City-owned park and recreation area that provides access to every type of park and recreation amenity serviced by the City of Hailey. Woodside Boulevard is directly adjacent to the proposed subdivision as well, providing public sidewalks, bike lanes, and overall multi-modal connectivity for the subdivision and surrounding neighborhoods. Given these circumstances, Staff recommend that a park in-lieu fee be paid, commensurate with the size and scope of the proposed subdivision and in accordance with the Hailey Municipal Code. This has been made a Condition of Approval.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*

☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),** **c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** d) **Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A. The Subdivision will be made up of Sublots with individual private ownership of each lot.*
☐?	☐	☐	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
			D.	**Minimum Requirements:**
☐	☐	☒	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*N/A. All privately-owned green space is limited to each individual sublot and its individual owner(s). No "common" private green space is proposed with this development. All ongoing maintenance and standards for green space on individual sublots shall be the responsibility of the sublot's owner and controlled by the subdivision's required homeowner's association.*
☐	☐	☒	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic**

				field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☒	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**D. 5.**	**Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The city may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and**

				wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
			G.	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*N/A. Please refer to Section 16.04.110(A) for further detail.*
☐	☐	☒	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*N/A. Please refer to Sections 16.04.110(A) and 16.04.110 (D.1) for further detail.*
			H.	**In-Lieu Contributions:**
☐?	☐	☐	**H. 1.**	**After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
			Staff Comments	*Please refer to Section 16.04.110 (A) for further detail.*
☐?	☐	☐	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5**

				of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	*If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.* *Please refer to Section 16.04.110(A) for further detail.*
☐?	☐	☐	**H. 3.**	**Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
			Staff Comments	*If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.* *Please refer to Section 16.04.110(A) for further detail.*
☐?	☐	☒	**H. 4.**	**In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.**
			Staff Comments	*If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.* *Please refer to Section 16.04.110 for further detail.*

16.05: Improvements Required:

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

☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard will be met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.**
			Staff Comments	*All public infrastructure shall meet City specifications. No streetlights are needed or proposed at this time.* *In June 2024, the Planning and Zoning Commission held a public hearing for the exploration of Hailey Municipal Code updates. This public hearing (June 3, 2024) included a discussion about additional water conservation measures that the City may wish to pursue. This topic was fully embraced by Planning and Zoning Commissioners. Additional landscaping/irrigation requirements for recently approved subdivisions in Hailey (Sunbeam, Colorado Gulch) were cited as model examples of water conservation measures that positively impact natural resource stewardship in Hailey. Given this precedence, the following shall be added as a plat note and applicable to the proposed subdivision:* *"The following turf landscape restrictions shall apply to the subdivision and each individual lot:* *i. A maximum of forty percent (30%) of the total land area may be turf.* *ii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.* *iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent".* *This has been made a Condition of Approval.*
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all street cuts for the installation of the water and sewer mains shall be per this standard.* *Connection details to the existing water and wastewater systems shall be approved by the Water and Wastewater Divisions prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All*

				construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. *If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development. This has been made a Condition of Approval.*
☒	☐	☐	**B.**	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*Street names and signage exist and meet this standard.*
☐	☐	☒	**C.**	**Streetlights: Streetlights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*N/A, as no streetlights are shown and/or proposed.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.* *The Wastewater Division recommends that the Applicant install a new sewer main for the subdivision, extending from the existing Woodside Boulevard sewer main and traveling east, through the dedicated access and utility easement (26') within the northern half of the proposed development. Stub-outs from this new sewer main shall then position sewer services at the center of each building unit. This has been made a Condition of Approval.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final*

				construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. *The Water Division is requesting that the Applicant locate each meter vault within the "backside" of the sidewalk in the City right-of-way area. The Applicant shall also "hot tap" the water main for each service on Woodside and abandon existing water service at the existing main if it is not intended for use. These have been made Conditions of Approval.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.*
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*All utilities are shown to be installed underground and within either the proposed Public Utility Easements located along each lot line or the proposed access lane. The Applicant has proposed wiring for electric car charging and/or future solar power generation. This may include full wiring installation, just conduit, and/or energy-generation devices. The Applicant should be aware of the City of Hailey Clean Energy Rebate Program to help offset the cost of these installations, in addition to other federal/utility financial support programs that can be applied to full EV and/or solar infrastructure. These additions support Hailey's clean energy goals, improve the marketability of the residences, lower utility costs, and improve the overall energy resilience for the residents of Shapi Shay Subdivision.* *Staff are available to assist the Applicant in exploring energy resilience measures and accessing financial incentive programs.*
16.05.070: Parks, Green Space				
☒	☐	☐	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*See Section 16.04.110(A) for further detail.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards**

				or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with City of Hailey code.* *The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.*
16.05.090: Completion; Inspections; Acceptance				
☐	☐	☒	**A.**	**Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*N/A. No infrastructure improvements are proposed with this development.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**
			Staff Comments	*N/A, as the completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)**
			Staff Comments	*As built drawings will be required. This standard will be met.*

Summary and Suggested Conditions: The Council shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Final Plat Application will be forwarded to the Hailey City Council for review at a subsequent hearing.

The following are suggested Conditions of Approval for this Application:

General Conditions:

a) All Fire Department and Building Department requirements shall be met.
   i.
b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
   i. Permits shall be obtained for installation of all drywells.
   ii. The Applicant shall install a new sewer main for the subdivision, extending from the existing Woodside Boulevard sewer main and traveling east, through the dedicated

access and utility easement (26') within the northern half of the proposed development. Stub-outs from this new sewer main shall then position sewer services at the center of each building unit.

iii. The Applicant shall swap the location of the Water/Sewer services. Sewer placement to the center of the lot and water placement to the lot corners.

iv. The Applicant shall locate each meter vault to the east of the existing sidewalk within the City right-of-way area. Vaults are preferred to be located outside of the asphalt parking access lane; any vaults that must be located within the asphalt area shall be installed with a heavy traffic ring and lid.

v. The Applicant shall "hot tap" the water main for each service on Woodside and abandon existing water service at the existing main if it is not intended for use.

vi. If signage is needed, any and all new signage shall be installed per City Standards, which a final review and approval will be conducted prior to issuance of a Building Permit.

vii. If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development.

c) All improvements and all improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

d) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.

e) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.

f) Any application fees due shall be paid prior to recording the Final Plat.

g) The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey's Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer.

Streets and Right-of-Ways:

h) The area designated for an access lane/driveway serving more than one (1) dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement.

i) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.

j) Any damage to the existing sidewalk shall be repaired at the Owner's expense prior to issuance of a Certificate of Occupancy.

Other:

k) Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit.

l) The following shall be added as a plat note and applicable to the proposed subdivision:

"The following turf landscape restrictions shall apply to the subdivision and each individual lot:

i. A maximum of forty percent (30%) of the total land area may be turf.
ii. Promotes a low water use landscape through the use of drought-tolerant plants either from an approved list or as recommended by a landscape design professional.
iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent".

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, ranging from 6,789 to 8,278 square feet in size and located within the General Residential (GR) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (l) will be met.

Denial: Motion to deny the Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, comprising of 6,789 to 8,278 square feet in size and located within the General Residential (GR) Zoning District, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

LEGEND – EXISTING

- Subject Boundary
- Adjoining Lot-Lines
- Centerline Right-of-Way
- Easement, Type & Width As Shown*
- 5' Major Contour
- 1' Minor Contour
- Approximate Existing Structure
- Wooden Fence
- Edge of Asphalt
- Sidewalk
- 3" Rolled Concrete Curb & Gutter (ISPWC SD-702)
- Drainage Flowline
- 12" City Storm Drain Pipe (To Be Relocated)
- Water Main
- Water Service
- Sewer Main
- Sewer Service
- Blaine County G.I.S. Tie
- Found Brass Cap, As Shown
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Found Stainless Steel Rod in Sleeve
- Water Valve
- Water Meter Vault
- Fire Hydrant
- Sewer Manhole
- Stormwater City Catch Basin
- Stormwater City Dry Well (To Be Relocated)
- Irrigation Box (To Be Relocated)
- Power Box
- Phone Box
- CA/TV Box
- ×5290.9 Ground Shot/Spot Elevation
- NC No Cap
- IC Illegible Cap
- COR Corner
- TA Top of Asphalt
- TBC Top Back of Curb
- GB Gate
- [ ] Record Bearing & Distance Inst. No. 152510
- ( ) Record Bearing & Distance Inst. No. 610303
- * per. Inst. No. 152510

LEGEND – PROPOSED

- Sublot Line
- Easement, Type & Width As Shown
- Building Setbacks
- Structure
- Deck/Stairs
- Balcony
- 20' Wide Asphalt Driveway
- Concrete Paver Walkway
- 5' Major Contour
- 1' Minor Contour
- 1" Water Service
- 8" Sewer Main
- 4" Sewer Service
- Storm Drain Pipe
- Drainage Flowline
- Snow Storage (See Note 6)
- Underground Power Service
- Road & Curb Cut
- Fire Hose Pull Length
- Water Meter
- Sewer Manhole
- Sewer Cleanout
- City Dry Well
- Landscape Dry Well
- Landscape Catch Basin
- Power Meter
- Onsite Parking Space (18'x9')
- Deciduous Tree (Size & Species TBD)

NOTES

1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Ground in US Survey Feet with a Project Combined Scale Factor of 1.00029661, scaled from the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°11'50" E. Vertical Datum is NAVD1988.

2) Boundary Information is from the Plats of:
   - Woodside Subdivision Final Plat No. 15, Instrument Number 152510;
   - North Mountain Sage Townhomes, Instrument Number 526745;
   - Lots 2C & 2D, North Mountain Sage Townhomes, Instrument Number 610303;
   - Mountain Sage Subdivision II, Instrument Number 530776;
   - Parcel 01 & 02, Block 62, Woodside Subdivision No. 15, Instrument Number 555656;

   Records of Blaine County, Idaho.

3) Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land-Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.

4) The Subject Property is within the City of Hailey General Residential District (GR). Please refer to the City of Hailey Code of Ordinances for more information about this zone including building setbacks and/or other use restrictions.

5) Utility Locations shown are based on visual surface evidence and City Maps. Utilities should be verified by Digline INC before any excavation.

6) The Shapi Shay Townhomes Sublots shall have Mutual Reciprocal Snow Storage Easements and Utility Easements for the Installation, Repair, Maintenance, and Replacement of Utilities.

7) Snow Storage Calculations:
   - Proposed Driveway = 5,250 S.F. of Hardscaping
   - Required Snow Storage (25%) = 1,313 S.F.
   - Provided Snow Storage
     = 950 S.F. + 410 S.F. + 140 S.F = 1,500 S.F.

8) Applicant/Owner:
   Guerra-Ori LLC.
   P.O. Box 324
   Hailey, ID 83333

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\2073_Woodside15_Manny\dwg\2073_Woodside15_Blk62_Lt18_PrePlat2025.dwg 03/11/2026 01:14:17 PM MST

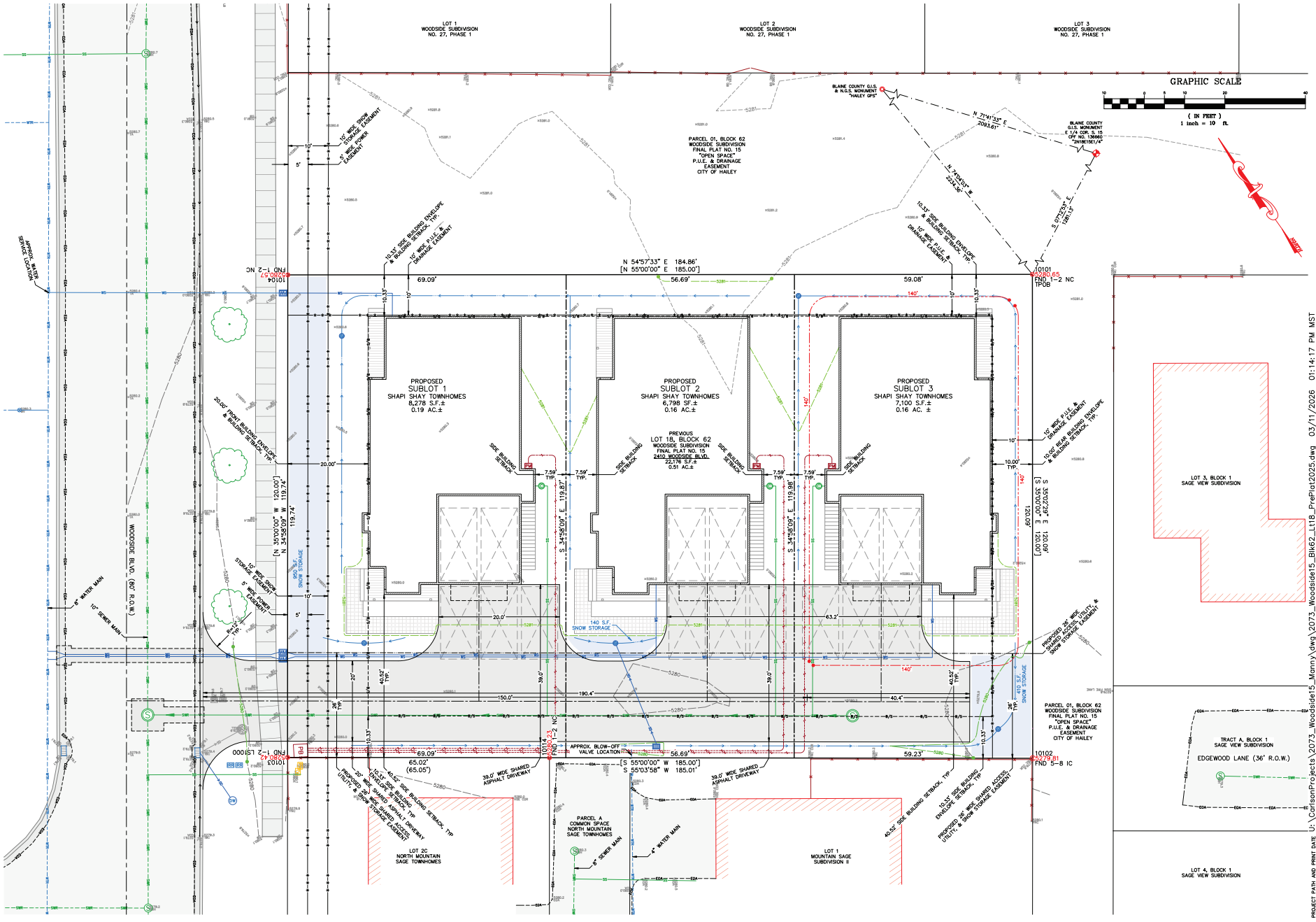
REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED	1	01APR24	AHN

SHEET 1 OF 2

PROFESSIONAL LAND SURVEYOR
BRUCE SMITH
7048
11MAR26
STATE OF IDAHO

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
SHAPI SHAY TOWNHOMES
A RESUBDIVISION & RENUMBERING OF LOT 18, BLOCK 62, WOODSIDE SUBDIVISION FINAL PLAT NO. 15
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.



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REVISIONS	NO	DATE	BY
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SHEET 2 OF 2

LEGEND – EXISTING

- Subject Boundary
- Adjoining Lot–Lines
- Centerline Right–of–Way
- Easement, Type & Width As Shown*
- 5' Major Contour
- 1' Minor Contour
- Approximate Existing Structure
- Wooden Fence
- Edge of Asphalt
- Sidewalk
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- Found 5/8" Rebar, As Shown
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- Water Meter Vault
- Fire Hydrant
- Sewer Manhole
- Stormwater City Catch Basin
- Stormwater City Dry Well (To Be Relocated)
- IRR Irrigation Box (To Be Relocated)
- PB Power Box
- PH Phone Box
- TV CA/TV Box
- NC No Cap
- IC Illegible Cap
- [ ] Record Bearing & Distance Inst. No. 152510
- ( ) Record Bearing & Distance Inst. No. 610303
- * per. Inst. No. 152510

LEGEND – PROPOSED

- Sublot Line
- Easement, Type & Width As Shown
- Building Setbacks
- Structure
- Deck/Stairs
- Balcony
- 20' Wide Asphalt Driveway
- Concrete Paver Walkway
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- 1' Minor Contour
- 1" Water Service
- 8" Sewer Main
- 4" Sewer Service
- Storm Drain Pipe
- Drainage Flowline
- Snow Storage (See Note 6)
- Underground Power Service
- Road & Curb Cut
- Fire Hose Pull Length
- WM Water Meter
- Sewer Manhole
- Sewer Cleanout
- DW City Dry Well
- Landscape Dry Well
- Landscape Catch Basin
- IRR Irrigation Box
- PM Power Meter
- Onsite Parking Space (18'x9')
- Deciduous Tree (Size & Species TBD)
- TA No Cap
- GB Grade Break
- LIP Lip of Gutter
- TBC Top Back of Curb
- SW Sidewalk
- TA Top os Asphalt
- RIM Top of Dry Well/Catch Basin
- SLAB Garage Slab
- INV Pipe Invert Elevation

NOTES

1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Ground in US Survey Feet with a Project Combined Scale Factor of 1.00029661, scaled from the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°11'50" E. Vertical Datum is NAVD1988.

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   - Mountain Sage Subdivision II, Instrument Number 530776;
   - Parcel 01 & 02, Block 62, Woodside Subdivision No. 15, Instrument Number 555656;

   Records of Blaine County, Idaho.

3) Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land–Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.

4) The Subject Property is within the City of Hailey General Residential District (GR). Please refer to the City of Hailey Code of Ordinances for more information about this zone including building setbacks and/or other use restrictions.

5) Utility Locations shown are based on visual surface evidence and City Maps. Utilities should be verified by Digline INC before any excavation.

6) The Shapi Shay Townhomes Sublots shall have Mutual Reciprocal Snow Storage Easements and Utility Easements for the Installation, Repair, Maintenance, and Replacement of Utilities.

7) Snow Storage Calculations:
   - Proposed Driveway = 5,250 S.F. of Hardscaping
   - Required Snow Storage (25%) = 1,313 S.F.
   - Provided Snow Storage
     = 950 S.F. + 410 S.F. + 140 S.F = 1,500 S.F.

8) Applicant/Owner:
   Guerra–Ori LLC.
   P.O. Box 324
   Hailey, ID 83333

GENERAL CONSTRUCTION NOTES

1) The location of existing underground utilities shown on plans are approximate. The contractor shall be responsible for locating the existing utilities prior to and during 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 Inc. to locate all existing utilities a minimum of 48–hours before excavation.

2) See the plans from Jay Cone Architecture PC AIA for the remainder of the design.

3) All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction (ISPWC), the Idaho Department of Environmental Quality (DEQ) Public Drinking Water Standards and Wastewater Collection Standards, and the City of Hailey, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of these Codes and Standards on site during construction.

4) The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Hailey for permits the owner may have already obtained.

5) 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 under the direction of a professional land surveyor.

6) 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, to include any and all landscape irrigation, vegetation, structures, and fixtures.

7) Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Plan at all times until permanent erosion control is established.

8) The proposed site disturbance is under 1 acre (0.38 Ac.) and thereby a SWPPP shall not be required. However, the contractor shall utilize erosion control Best Management Practices (BMP's) as needed to ensure the site and surrounding areas/waterways remain protected from contamination.

9) Existing topsoil shall be retained with vegetation and stockpiled for use in reestablishing revegetated areas.

10) All clearing and grubbing shall conform to ISPWC Section 201 and City of Hailey standards of excavation and backfill.

11) All excavation and embankment shall conform to ISPWC Section 202 and City of Hailey standards for excavation and backfill. Subgrade shall be excavated and shaped to line, grade, and cross–section shown on the plans. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPWC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by ASTM D–698, AASHTO T–99, or IDT T–91. 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 contractors 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.

12) All 2" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Hailey standards. 2" minus crushed aggregate material shall conform to ISPWC Section 802 Type II and to the City of Hailey specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T–99 or IDT T–91.

13) All 3/4" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Hailey standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPWC Table 802 Type I and to the City of Hailey specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T–99 or IDT T–91.

14) All asphaltic concrete pavement work shall conform to ISPWC Section(s) 805, 810, and 811 for Class II pavement and to the City of Hailey standards. Asphalt aggregate shall be 1/2" 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.

15) All concrete work shall conform to ISPWC Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPWC Section 703, Table 1.C.

16) Asphalt saw cuts 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.

17) The contractor shall be responsible for hiring a materials testing company during construction to verify all City of Hailey construction Standards and Specifications are met.

18) Contractor shall assure positive drainage towards catch basins and dry wells.

19) All drainage is to be retained on–site.

20) 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).

21) All instructions and special conditions contained on this plan set shall be strictly adhered to. Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.

WATER MAIN CONSTRUCTION NOTES

1) Water main and service construction shall be in conformance with the City of Hailey standards. No water main or services shall be backfilled until they have been inspected and approved by the City.

2) Water mains and services shall have a minimum cover of six feet (6.0'), measured from finished grade.

3) All water main fittings shall be ductile iron conforming to the requirements of AWAA 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.

4) 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.

5) Potable/non–potable crossings shall comply with ISPWC Standard Drawings SD–407 and IDAPA section 58.01.08.542.07. All mains and 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. In addition, water services shall be constructed with at least 25 feet horizontal separation from infiltration trenches and dry wells.

6) 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".

7) 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, disinfected, and flushed prior to connecting the new main to the existing main. The maximum allowable service outage for any shutdown is 4 hours.

8) 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.

9) Extra fittings may be necessary in addition to those shown hereon to control elevation and avoid underground conflicts.

10) The contractor shall be responsible for initiating, maintaining, supervising, and complying with all federal safety and health regulations as determined by the State of Idaho and Bureau of Reclamation health and safety requirements. The contractor shall be required to comply with all regulations and requirements of local codes and ordinances.

SEWER MAIN CONSTRUCTION NOTES

1) The contractor shall pressure test all sewer mains and sewer service connections in accordance with the ISPWC standards and the City of Hailey standards. No sewer main or service shall be backfilled until they have been inspected and approved by the city and engineer. The contractor shall provide a minimum of twenty–four (24) hours notice to the city and engineer prior to testing.

2) All sewer mains shall be constructed of PVC pipe conforming to ASTM D–3034 SDR 35. Minimum pipe diameter for gravity sewer mains shall be 8–inches. Minimum slope for 8–inch sewer main shall be 0.4%. Install pipe at slopes indicated on plans.

3) Manholes shall be constructed in accordance with ISPWC SD–501. Minimum diameter shall be 48 inches, at all pipe intersection, changes in alignment, changes in grade, and at terminal ends.

4) 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.

5) All pipe shall be bedded with (ISPWC) Type I bedding material.

6) Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T–99.

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COVER SHEET
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA–ORI, LLC.

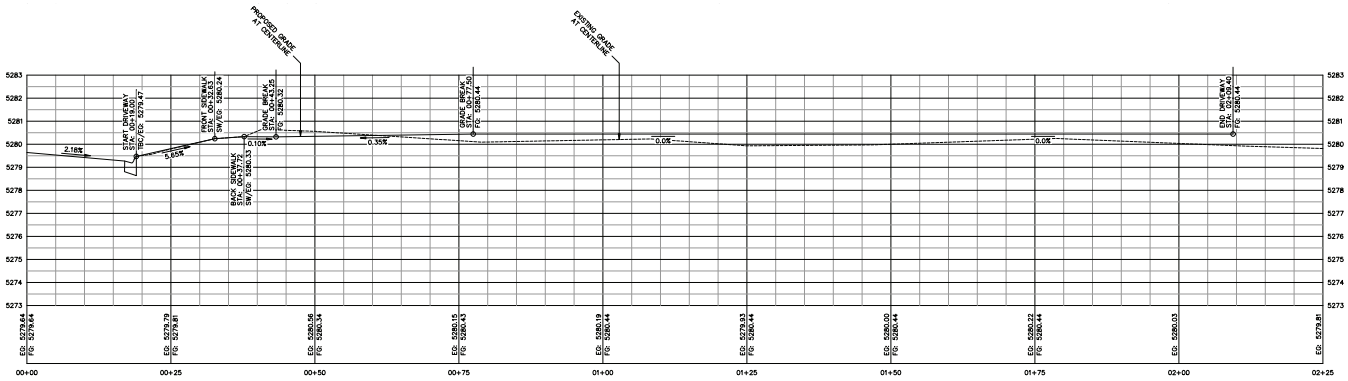
Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727–1988 727–1987 fax
email: bsmith@alpineenterprisesinc.com

PROFESSIONAL ENGINEER LICENSED 19275 11MAR26 STATE OF IDAHO ALEX NELSON
PRELIMINARY

NO	DATE	BY
1	11MAR26	AHN

PRELIMINARY: NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMISSION

C0.10



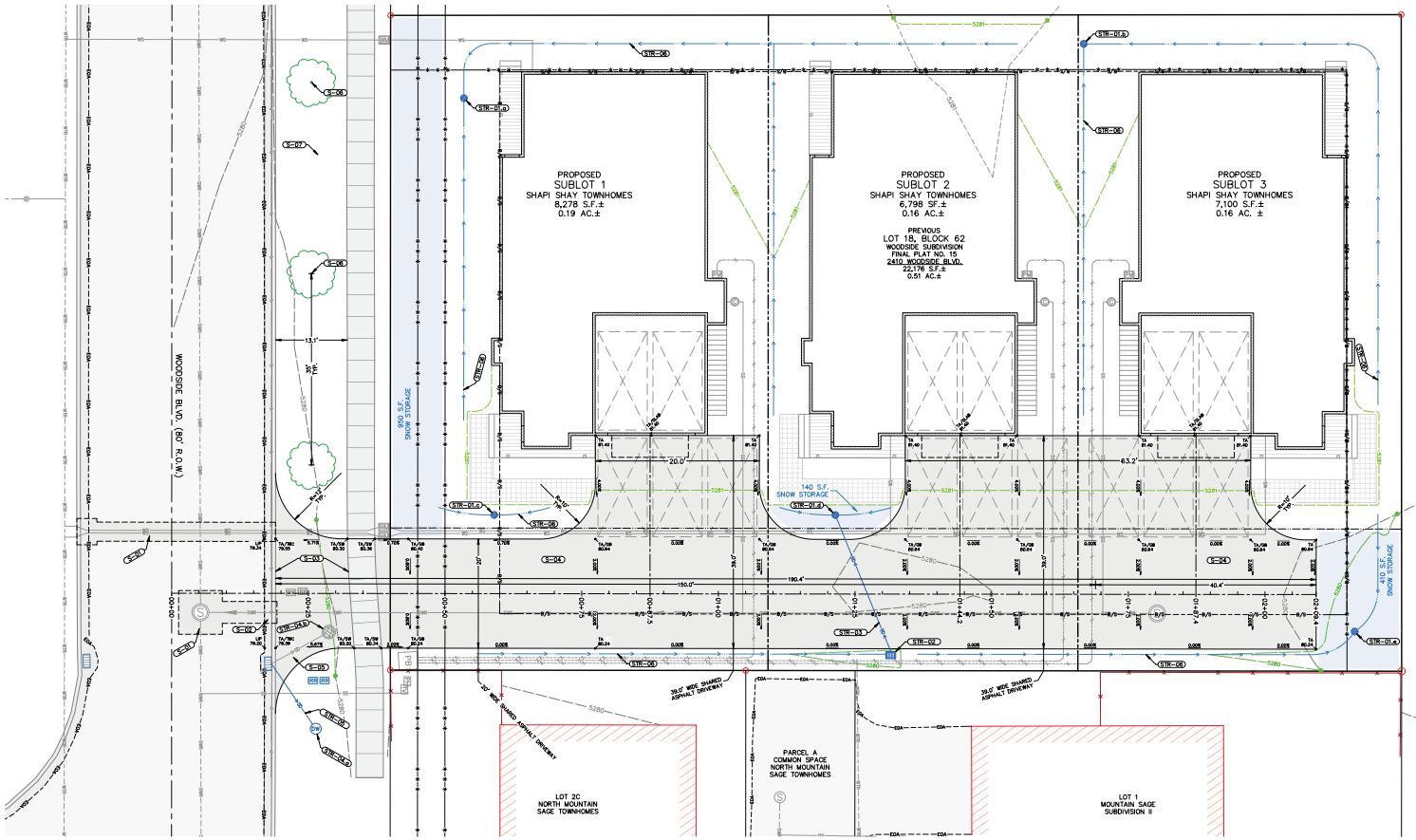
1 C3.10 DRIVEWAY PROFILE
HORIZ: 1"=10'
VERT: 1"=4'

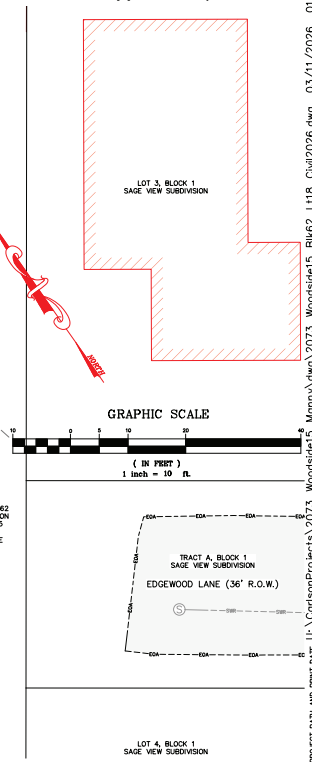
DRAINAGE IMPROVEMENTS

- STR-01 Install Landscape Dry Well See Detail 8, C1.10
  a. Rim Elev. = 5280.60'
  b. Rim Elev. = 5280.80'
  c. Rim Elev. = 5280.50'
  d. Rim Elev. = 5280.50'
  e. Rim Elev. = 5279.33'
- STR-02 Install Landscape Catch Basin See Detail 5, C1.10
  a. Rim Elev. = 5279.90'
- STR-03 Install 6" PVC Storm Drain Pipe. See Details 5 & 8, C1.10
- STR-04 Install City Dry Well See Detail 1, C1.20
  a. Rim Elev. = 5279.66'
  b. Relocate existing City Dry Well away from driveway approach.
- STR-05 Install 12" PVC Storm Drain Pipe. See Details 1 & 2, C1.20
- STR-06 Construct Drainage Swale. Ensure grade slopes towards drainage structures.

SITE IMPROVEMENTS

- S-01 Sawcut Asphalt & Repair. See Details 4 & 6, C1.10.
- S-02 Repair 3" Rolled Curb & Gutter See Detail 3, C1.20.
- S-03 Existing 3" Rolled Curb & Gutter and Concrete Sidewalk to remain. Driveway grades to match.
- S-04 Construct 20' Wide Shared Asphalt Driveway See Detail 3, C1.10.
- S-05 Construct Residential Driveway Approach See Detail 1, C1.10.
- S-06 Plant Deciduous Street Tree See Landscape Plan for details.
- S-07 Existing grasses within City R.O.W. to remain.





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A GRADING & DRIVEWAY PLAN SHOWING
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

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PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — VALLEY NO. 18501

NO	DATE	BY
1	11MAR26	AHN

PRELIMINARY - NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMISSION

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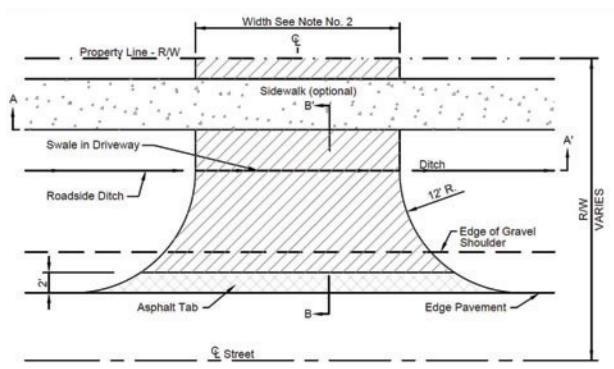
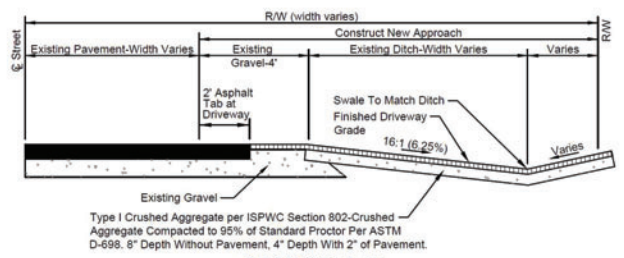


TYPICAL DRIVEWAY APPROACH

N.T.S.

NOTES

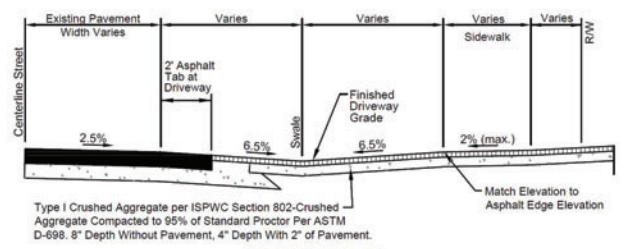
1. All driveway approaches require special approval of the City Engineer before construction. A culvert may be substituted for the swale with prior approval. Minimum culvert size shall be 12" diameter.
2. Minimum approach width for standard driveways:
   - Residential 12-20 feet
   - Joint use 30 feet
   - Other zones 20-40 feet
3. Driveway approaches to be the responsibility of the developer or lot owner.
4. Residential approaches shall not be constructed closer than 10 feet from extended Property lines, **UNLESS STORM DRAINAGE, INCLUDING DRIVEWAY SWALE, IS INFILTRATED ONSITE.**
5. Individual lot owners are responsible for maintenance of driveway and driveway shoulder. Any surface repair due to utility maintenance is at owner expense.
6. Crushed aggregate shall meet the requirements of the current edition of the ISPWC standards-section 802-crushed aggregate.



SECTION B-B'

(WITHOUT SIDEWALK)

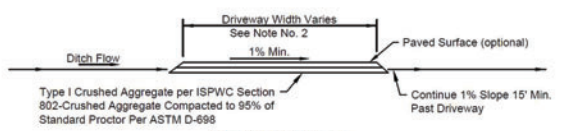
N.T.S.



SECTION B-B'

(WITH SIDEWALK)

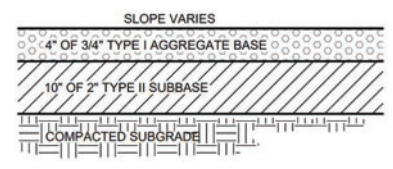
N.T.S.



SECTION A-A'

N.T.S.

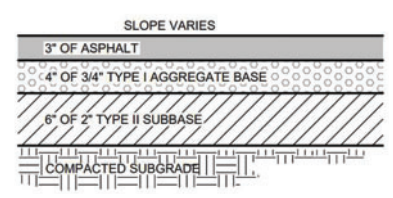
1 / C1.10 DRIVEWAY APPROACH
CITY OF HAILEY – 18.14.012.K
NOT TO SCALE



NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

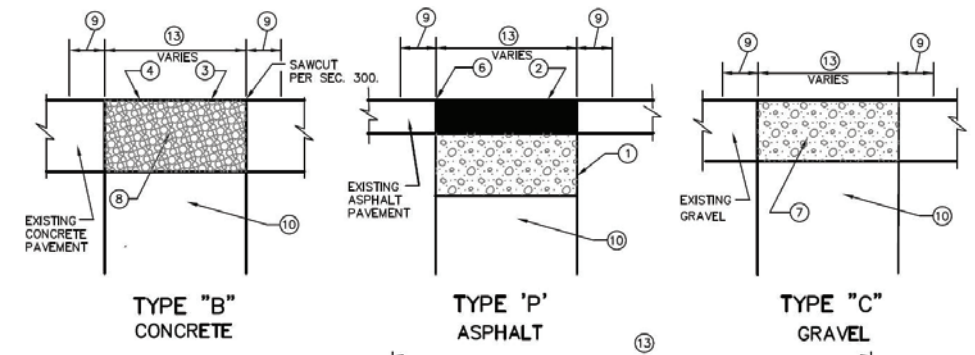
2 / C1.10 TYPICAL GRAVEL DRIVEWAY SECTION
NOT TO SCALE

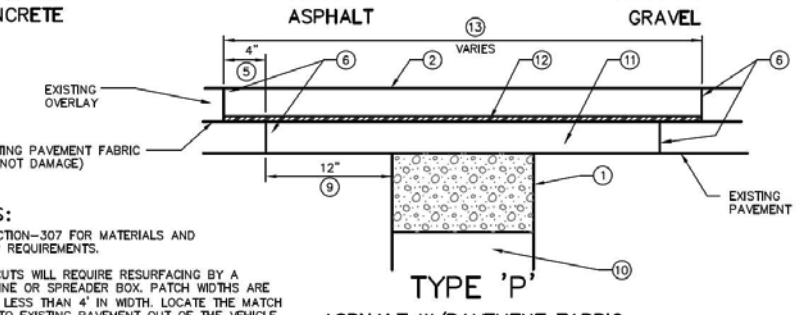


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

3 / C1.10 TYPICAL ASPHALT DRIVEWAY SECTION
NOT TO SCALE





TYPE 'P'
ASPHALT W/PAVEMENT FABRIC

NOTES:

(A) REFER TO SECTION–307 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.

(B) ALL STREET CUTS WILL REQUIRE RESURFACING BY A PAVING MACHINE OR SPREADER BOX. PATCH WIDTHS ARE NEVER TO BE LESS THAN 4' IN WIDTH. LOCATE THE MATCH OF THE NEW TO EXISTING PAVEMENT OUT OF THE VEHICLE WHEEL PATH OF THE STREET.

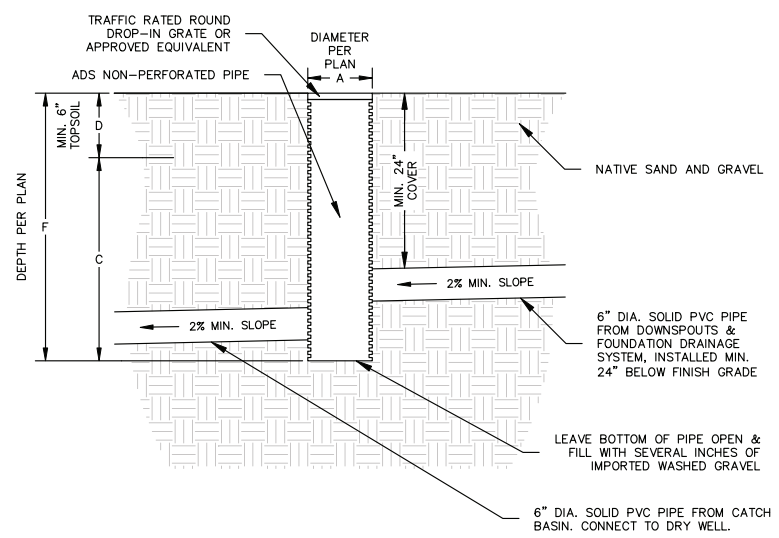
(C) WHERE THE STREET SURFACE INCLUDES AN OVERLAY WITH FABRIC, TAKE THE FOLLOWING ADDITIONAL STEPS:
A. OVERLAY ABOVE FABRIC AN ADDITIONAL 4" ON EACH SIDE TO EXPOSE EXISTING FABRIC.
B. INSTALL NEW ASPHALT TO GRADE FABRIC.
C. INSTALL NEW FABRIC FULL WIDTH OF CUT, IN ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS.
D. OVERLAY FABRIC WITH ASPHALT TO FINISH GRADE OF STREET.

(D) TACK ALL COLD JOINT SURFACES WITH EMULSION WHICH HAS BEEN "BROKEN" PRIOR TO PATCHING.

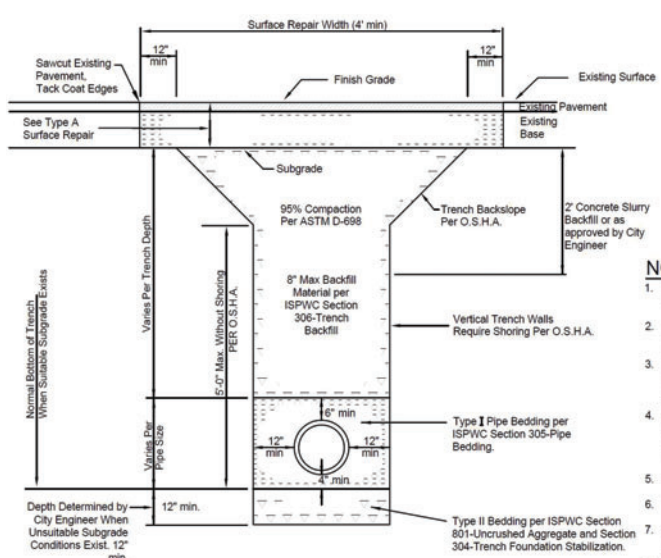
LEGEND

(1) 8" OF 3/4" MINUS CRUSHED AGGREGATE BASE (MIN.) UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED.
(2) MATCH EXISTING PAVEMENT DEPTH TO 6" UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED. USE A 2 1/2" (MIN.) MAT ON RESIDENTIAL STREETS AND 3" (MIN.) MAT ON COLLECTORS AND ARTERIALS.
(3) PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 psi EARLY STRENGTH, AND COMPLY WITH SECTION–706. CUT ASPHALT MAT IN NEAT STRAIGHT LINE.
(4) KEEP TRAFFIC OFF 72 HOURS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
(5) MINIMUM DISTANCES. 4 OVERLAP APPLIES WHERE FABRIC IS BETWEEN ASPHALT LAYERS.
(6) CUT ASPHALT IN NEAT STRAIGHT LINE.
(7) 3/4" MINUS AGGREGATE SURFACE COURSE (8") OR THICKNESS OF EXISTING GRAVEL, WHICHEVER IS GREATER.
(8) THICKNESS EQUALS EXISTING PAVEMENT DEPTH PLUS 2" OF CONCRETE OR PAVEMENT.
(9) LOCAL CUTBACK, ONLY IF REQUIRED.
(10) COMPACTED TRENCH BACKFILL AS PER SD–301 AND SECTION–306 OF THESE SPECIFICATIONS.
(11) ASPHALT TO EXISTING SHELF (MIN 2" THICK).
(12) PLACE NEW PAVEMENT FABRIC FULL WIDTH OF ASPHALT PATCH.
(13) 4' MINIMUM WIDTH FOR SURFACE RESTORATION.

4 / C1.10 STREET CUT & SURFACE REPAIR DETAILS
ISPWC – SD–303
NOT TO SCALE

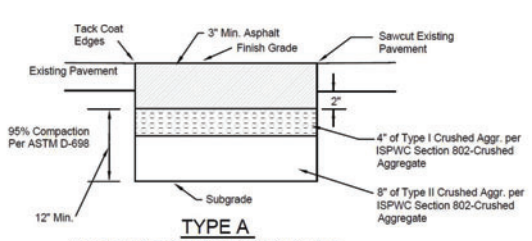


5 / C1.10 LANDSCAPE CATCH BASIN DETAIL
NOT TO SCALE



EXISTING STREET TYPICAL TRENCH SECTION

N.T.S.



TYPE A SURFACE REPAIR AND BASE

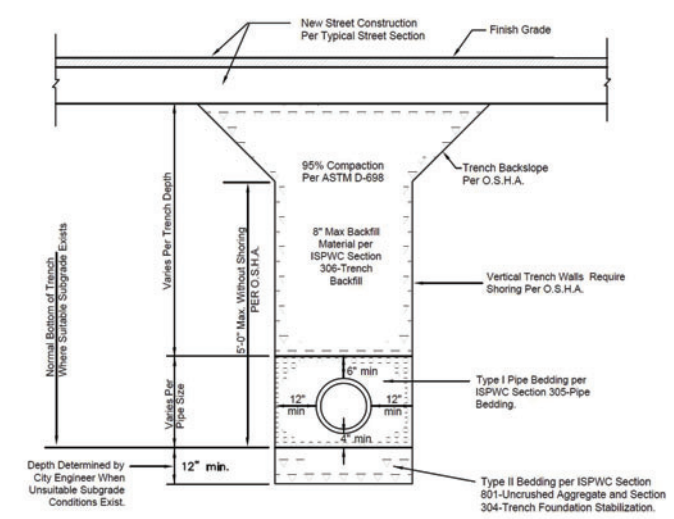
N.T.S.

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

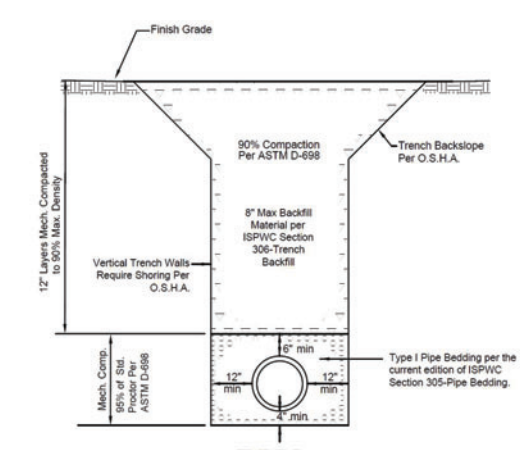
Coarse Aggregate (3/8" minus)	2,600 lbs
Sand	800 lbs
Cement	94 lbs (max)
Water	11 gals (max)

6 / C1.10 TRENCH & SURFACE REPAIR
CITY OF HAILEY – 18.14.010.A.1
NOT TO SCALE



TYPE A

N.T.S.



TYPE B

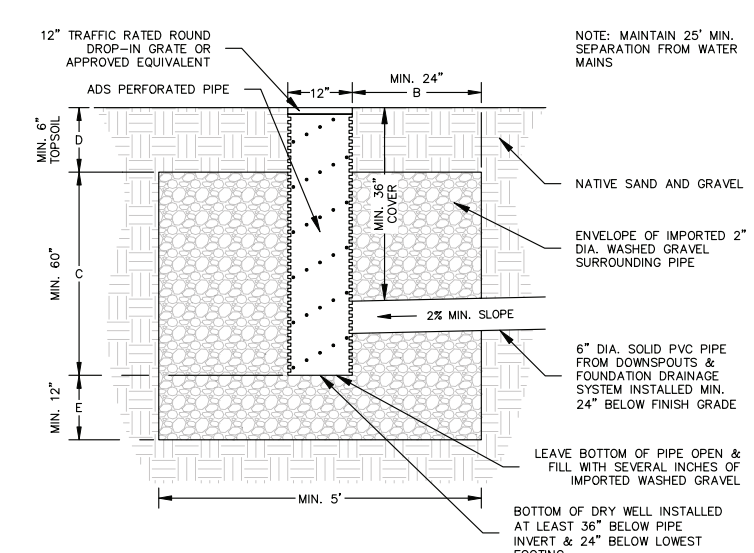
N.T.S.

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.

7 / C1.10 NEW DEVELOPMENT TYPICAL TRENCH SECTION
CITY OF HAILEY – 18.14.010.A.2
NOT TO SCALE



8 / C1.10 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE

DETAILS
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
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PROFESSIONAL ENGINEER LICENSED 19275 11MAR26 STATE OF IDAHO ALEX NELSON
PRELIMINARY

NO	DATE	BY	
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PRELIMINARY: NOT FOR CONSTRUCTION

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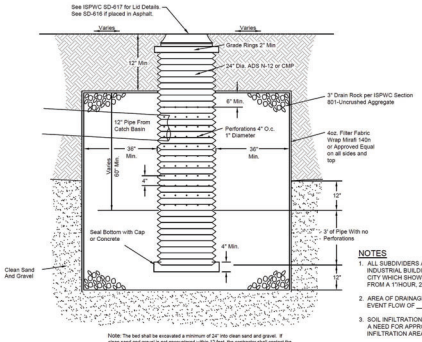
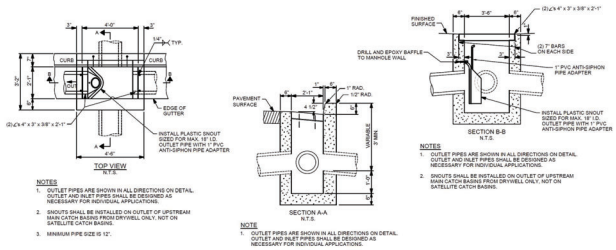


DRYWELL DETAIL
(FOR USE WITH PRIMARY CATCH BASINS ONLY)
NTS

NOTES

1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1 HOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____ cfs
3. SOIL INFILTRATION RATE ASSUMPTION IS ___" / MIN., RESULTING IN A NEED FOR APPROXIMATELEY _____ S.F. OF INFILTRATION AREA.
4. DRYWELLS MUST BE CONNECTED TO A CATCH BASIN. NO INLET GRATES ALLOWED.
5. CONTRACTOR / OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.

1 / C1.20 TYPICAL DRY WELL
CITY OF HAILEY – 18.14.010.D.4a
NOT TO SCALE



NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.
3. MINIMUM PIPE SIZE IS 12".

NOTE

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.

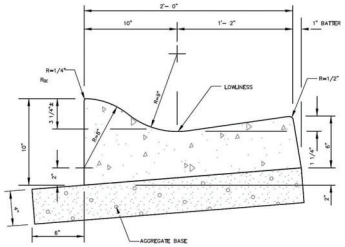
NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 1" SIDE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. SEE ISPWC SD-609 FOR GRATE DETAILS.

2 / C1.20 PRIMARY CATCH BASIN
CITY OF HAILEY – 18.14.010.D.1
NOT TO SCALE



NOTES:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC, COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
C. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING.)
E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
F. BACKFILL AS PER ISPWC SECTION-706.
G. SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
H. USE ROLLED CURB IN RESIDENTIAL AREAS. WHEN LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END. TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

3 / C1.20 3" ROLLED CURB & GUTTER
ISPWC – SD-702
NOT TO SCALE

PROJECT PATH AND PRINT DATE: U:\CarlsonProjects\2073_Woodside15_Manny\dwg\2073_Woodside15_Blk62_Lt18_Civil2026.dwg 03/11/2026 01:19:51 PM MST

NO	DATE	BY
PRELIMINARY- NOT FOR CONSTRUCTION		
1	11MAR26	AHN
DESIGN REVIEW SUBMISSION	11MAR26	

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
680 Bell Dr., Unit 8
Ketchum, ID 83340 USA
P.O. Box 2420
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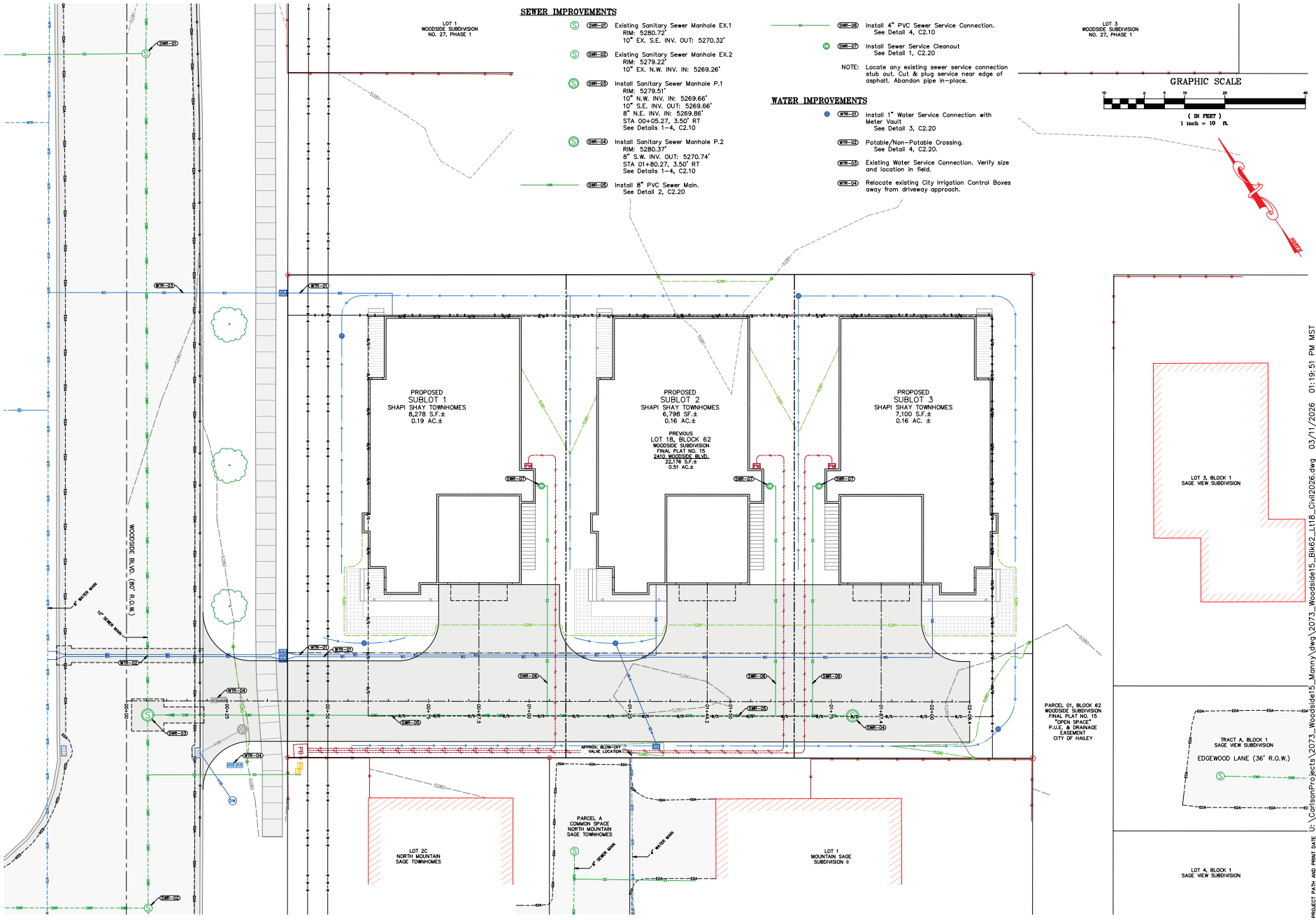
PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — HAILEY, NEVADA

DETAILS
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

C1.20



A UTILITY PLAN SHOWING
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

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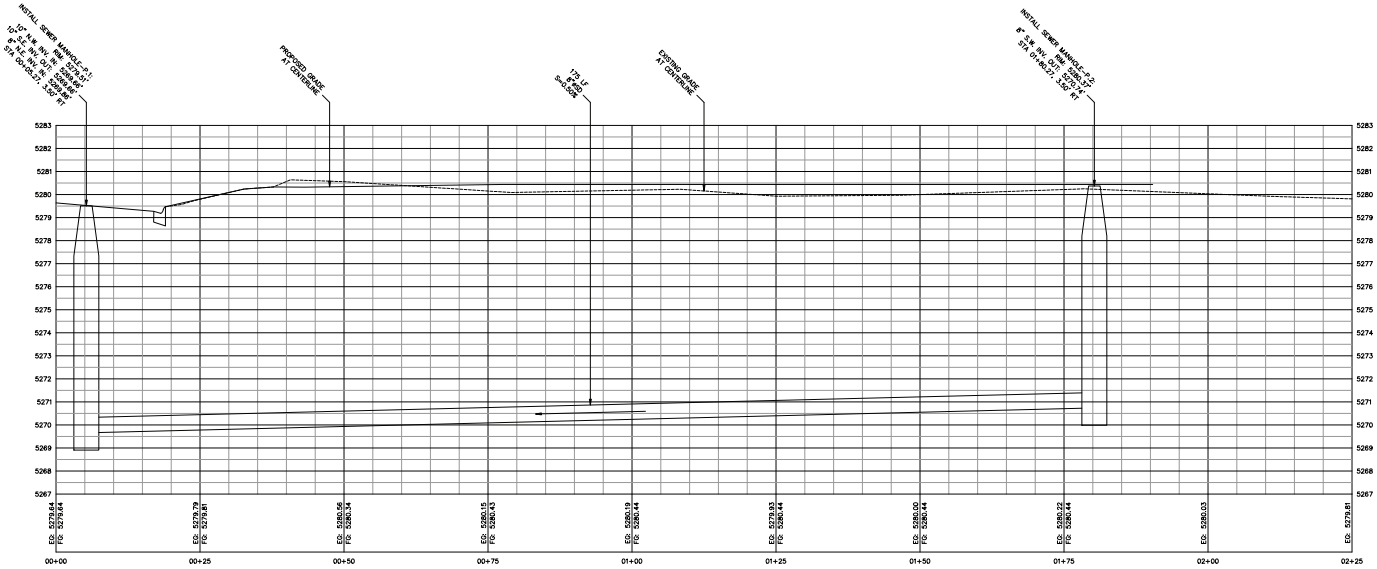
PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — VALLEY NEVADA

NO	DATE	BY
1	11MAR26	AHN

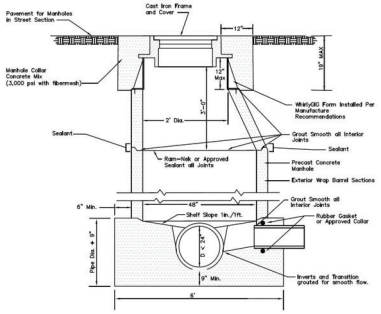
PRELIMINARY: NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMISSION

PROJECT PATH AND PRINT DATE: U:\CarlsonProjects\2073_Woodside15_Manny\dwg\2073_Woodside15_Blk62_Lt18_Civil2026.dwg 03/11/2026 01:19:51 PM MST

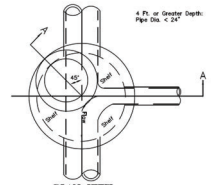
C2.00



1 C2.10 SEWER MAIN PROFILE
HORIZ: 1"=10'
VERT: 1"=4'



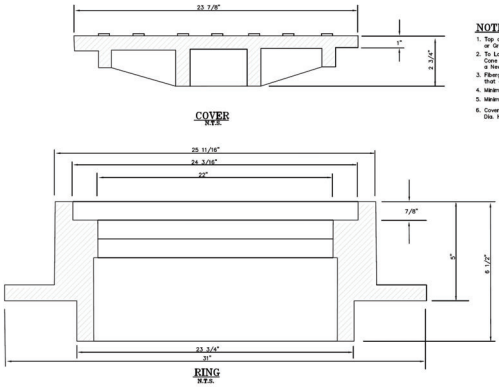
TYPICAL MANHOLE (TYPE A)
SECTION A-A
N.T.S.



PLAN VIEW
N.T.S.

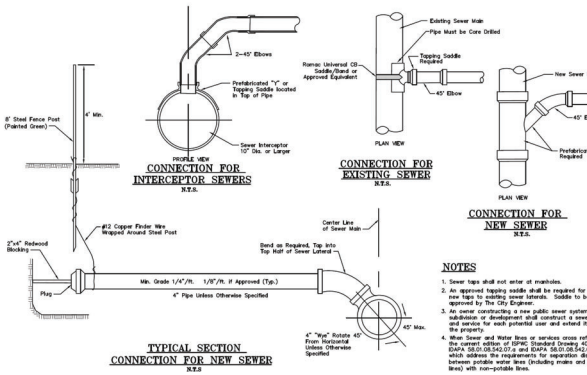
NOTES
1. Optional cast in place manhole base with approved pipe connections may be used with city approval.
2. Service lines shall not be connected to manholes.
3. Manhole frame and cover:
   A. See Drawing No. 18.14.010.C.3
   B. Frame, cover and concrete collar, shall be 0" to 1/4" below the grade of pavement
4. WhityGIGs allowed up to 12" height.
5. Where PVC is utilized, a rubber ring or gasket collar is to be installed where the pipe is in contact with manhole base and/or manhole channel, in order to insure a watertight seal.
6. See drawing No. 18.14.010.C.2 for shallow manhole Type B.
7. Frame and cover shall be adjusted to grade after paving. A steel plate shall cover the concrete cone prior to placing gravel and pavement, to assist in locating and removing the new pavement to install the grade rings, frame and concrete collar.
8. Manhole shall be located so that the Frame and Cover will be six (6) feet from the centerline for residential streets or per the Approved Construction Plans for other streets.
9. Fiberglass Dust Pan Required on all Manholes that are not on Paved Streets.
10. Exterior wrap material shall be EZ-Wrap Rubber or approved equal.
11. Concrete collar shall be provided for all manholes.
12. No steps are allowed. If steps are removed repair holes with grout.
13. Torque Boot to manufacturers specifications (60 in/lb typical).

2 C2.10 SEWER MANHOLE (TYPE A)
CITY OF HAILEY – 18.14.010.C.1
NOT TO SCALE



NOTES
1. Top of Cone Shall Not be Broken, Chipped, or Ground off to Lower the Ring and Cover.
2. To Lower the Ring and Cover, the Existing Cone Shall be Removed and Replaced With a New Cone.
3. Fiberglass Dust Pan Required on all Manholes that are not on Paved Streets.
4. Minimum Weight of Frame 147 lbs.
5. Minimum Weight of Cover 93 lbs.
6. Cover Shall Have 2 (Two) 1" (One Inch) Dia. Holes Spaced Equidistantly.

3 C2.10 MANHOLE COVER & FRAME
CITY OF HAILEY – 18.14.010.C.3
NOT TO SCALE



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 Idaho Administrative Code (IDAPA) 58.01.08.542.07 and 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.

4 C2.10 SEWER SERVICE CONNECTION
CITY OF HAILEY – 18.14.010.C.4
NOT TO SCALE

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PRELIMINARY: NOT FOR CONSTRUCTION
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DETAILS
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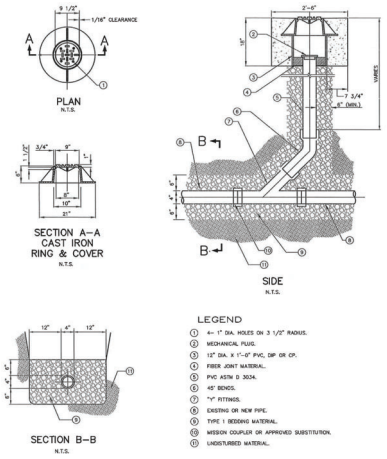
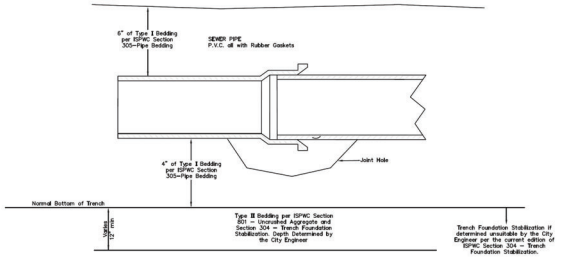
PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — BRIAN K. SMITH

C2.10



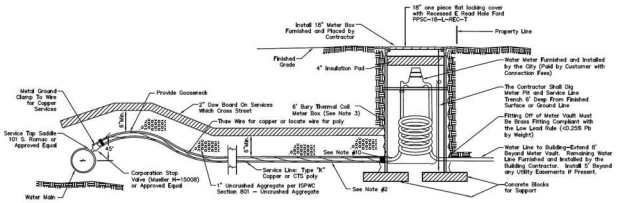
1 C2.20 STANDARD 4" TRAFFIC RATED CLEAN–OUT
ISPWC – SD–506A
NOT TO SCALE



SEWER PIPE LAYOUT SECTION
N.T.S.

NOTES
1. Trenching shall be in accordance with the current edition of ISPWC Division 300–Trenching.
2. Sewer Pipe shall be marked as 'Non–Potable Water' with the words
3. When Water and Sewer lines or services cross refer to the current e Standard Drawing 18.14.010.B.8, IDAPA 58.01.08.542.07.a a 58.01.08.542.07.b, which address the requirements for separation de between potable water lines (including mains and service lines) with non–potable lines.

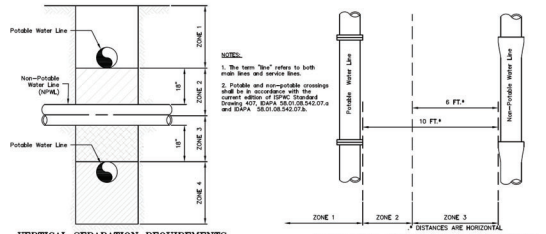
2 C2.20 SEWER PIPE LAYING
CITY OF HAILEY – 18.14.010.C.6
NOT TO SCALE



TYPICAL WATER SERVICE AND METER CONNECTION
N.T.S.

NOTES
1. Water Services shall be installed in accordance with the current edition of the ISPWC–Section 405–Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. 0.75" Meter vaults shall be Mueller 250CS1872PBHn or Ford FP12Hn–36b–1b–72–FF–WL. 1" Meter Vaults shall be Mueller 300CS1872PBHn. 1–1.5" Meter Vaults shall be Mueller 500CS2472PBHn or equal. 2" Meter Vaults shall be Muller 550VS2772PBHn or equal.
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 250 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with Insulation. Service pipe shall be connected to corporation stop to vault with ends wrapped with PASCO 10mil PVC #6052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 –Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H–15451 for 3/4" Copper or CTS poly. Mueller H15451 CTS x F.I.P. or Ford C14–33–NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

3 C2.20 RESIDENTIAL WATER SURFACE CONNECTION
CITY OF HAILEY – 18.14.010.B.3
NOT TO SCALE



VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) Potable Water and Non–Potable Mains and Service Lines must be seperated by at least 18 inches.

and B) One full, uncut length of Non–Potable pipe must be centered over the crossing so that the joints are as far as possible from the crossing.

ZONE 2: Potable line, 18" over top of Non–Potable line.
A) One full, uncut length of Non–Potable Water pipe must be centered on the crossing so that the joints are as far as possible from the Non–Potable line.

and Either B) Non–Potable line must be constructed to potable water pipe standards and pressure tested for water tightness for a horizontal distance of 10 feet on both sides of crossing.

or C) Non–Potable or potable line must be cased in a larger diameter carrier pipe for a horizontal distance of 10 feet on both sides of the crossing, with no joints.

ZONE 3: Same requirements as ZONE 2 except the Non–Potable line must also be supported above the crossing to prevent settling.

ZONE 4: Same requirements as ZONE 1 except the Non–Potable line must also be supported above the crossing to prevent settling.

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: (More than 10 feet apart):
A) No special requirements

ZONE 2: (From 6 to 10 feet apart):

A) No Special requirements for service lines.

B) Potable and Non–Potable mains separated by at least 6 feet at outside walls.

and C) Potable Mains at least 18 inches higher in elevation than the Non–Potable mains.

and D) Non–Potable mains constructed to Potable water class pipe and pressure tested for water tightness.

ZONE 3: (Closer than 6 feet apart):

A) For Mains and Services, Design Engineer to submit data to DEQ for review and approval that this installation will protect public health and environment and non–potable line constructed with potable water class pipe.

NOTE: Sanitary Sewer force mains must have min. 10' horizontal separation and 18" vertical separation. Zone 2 and zone 3 placements are not allowed.

4 C2.20 POTABLE AND NON–POTABLE WATER LINE (NPWL) SEPARATION
CITY OF HAILEY – 18.14.010.B.7
NOT TO SCALE

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PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — VALLEY NEVADA

C2.20

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 20, 2026

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development Planner

Overview: Consideration of a Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant is also proposing a 683 square-foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District.

Hearing: April 20, 2026

Applicant: Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture
Location: Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard)
Zoning/Size: General Residential (GR) Zoning District; 0.5 acres (22,176 square feet)

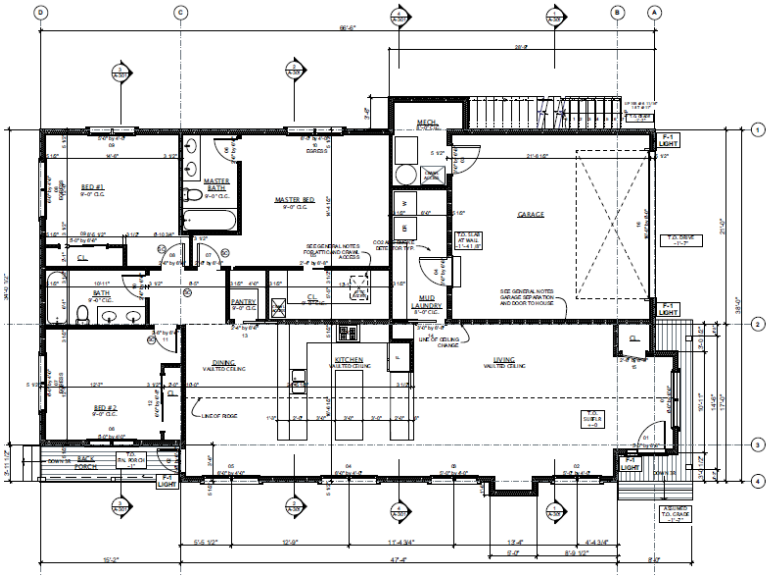
Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2026, and mailed to property owners and public agencies on April 1, 2026.

Application: The Applicant is proposing the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant is also proposing a 683 square foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit and is proposed to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District.

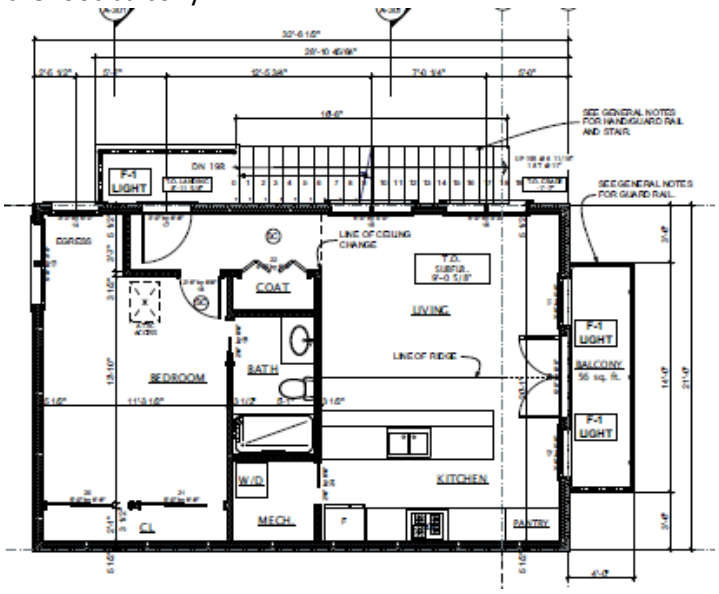
Three (3) townhouse sublots:

- Sublot 1: 8,278 square feet
- Sublot 2: 6,798 square feet
- Sublot 3: 7,100 square feet

- **First Floor:**
  - Total living space: 2,037 square feet
  - Double car garage: 472 square feet
  - Living room, kitchen, dining room, three (3) bedrooms and two (2) bathrooms
  - Covered porch



- **Second Floor- ADU:**
  - Total living space: 683 square feet per unit
  - Living room, kitchen, one (1) bedroom, one (1) bathroom
  - Laundry Area
  - 56 square foot balcony



Site access is located off the existing public street, Woodside Boulevard.

Design Review Preapplication: On November 17, 2025, the Hailey Planning and Zoning Commission heard a Design Review Pre-application or this project and made the following recommendations/suggestions:

1. The Applicant presented a building design that positions the garages of each townhouse along the front elevation of each home, and approximately three (3) feet behind the front door.
   - Per Hailey's Municipal Code, Title 17, Section 17.06.070. E. Detached Townhouse Developments, specific standards apply to the sitting of each garage. **In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:**
     - **Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten feet (10') behind the front façade of the residence**.
   - On January 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.
   - On March 23, 2026 the Hailey City Council approved a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.
     - E. Detached Townhouse Developments: In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:
       Driveway Access: Garages are preferred to be located near the rear of the primary residence, and behind its front façade.

2. The Commission suggested that the Applicant provide separate onsite parking for the ADU units, possibly between the townhouse buildings or towards the end of the western portion of the lot. The Commission requested that the proposed parking spaces be identified on the site plan when fully submitted. The Commission would also like to see, as suggested by staff, street trees planted along Woodside Boulevard as part of their full Design Review submittal. **The Applicant has complied with the Commission's request and provided both.**

3. The Commission suggested that the Applicant provide a variety of exterior colors to the townhouse buildings to differentiate them from each other. They also suggested adding more windows to the second floor of each ADU and to provide a more efficient roof overhang to cover the exterior stairs to help reduce the buildup of snow and rain on the stairs. **The Applicant has added these additional components to their building design.**

4. The Commission asked that the dimension of the second-floor balconies be included on the plans for submittal, as well as the square footage of the proposed outdoor space in the designated side yards. **The Applicant has incorporated both the dimensions of the second-floor balconies and the overall square footage for outdoor space.**

Procedural History: The Application was submitted on March 16, 2026, and certified complete on April 1, 2026. A public hearing for the project was scheduled before the Planning and Zoning Commission on April 20, 2026, in the Council Chambers and virtually via Microsoft Teams, 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: *All codes (Municipal, Building, Fire, and Energy) shall be met.*
				Water and Sewer:
				Building*: No comments*
				Streets, Landscaping, Other:
☐	☐	☒	**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, no signage is proposed.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, single family dwellings are required to provide at least two (2) onsite parking spaces and Accessory Dwelling Units are required to provide (1) onsite parking space. For the proposed subdivision, there will be three (3) single family dwelling units, as well as one (1) ADU per sublot; therefore, six (6) onsite parking spaces are required for the primary residences, as well as one (1) onsite space per ADU for each sublot (for a total of 9 onsite spaces)* *The site plan shows a total of three (3) two-car garages, for a total of six (6) interior parking spaces. As well as one (1) additional exterior parking space for each ADU unit, for a total of nine (9) onsite parking spaces. No off-street parking is proposed, and no guest parking is proposed, nor is it required, as there are no existing or proposed private streets. This standard has 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.** *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 is proposing downcast, Minka Kirkham Bronze 8 1/2" Wide Dark Sky LED Outdoor Wall Light,* ***F-1*** *Wall mounted fixture: 15 Watt, 3000K A-19 LED = 1600 Lumens in Dark Bronze dark sky compliant fixtures. Cut sheets are attached. The proposed fixtures are to be located at the front & rear of each townhouse building.*  Minka Kirkham Bronze 8 1/2" Wide Dark Sky LED Outdoor Wall Light **F-1** Wall mounted fixture: 15 Watt, 3000K A-19 LED = 1600 Lumens Dark Bronze Mounting Height 8'-0" • 8 1/2" wide x 8" high. Extends 10 1/2" from the wall. • Inspired by rustic industrial and farmhouse barn lights. From the Minka Lavery lighting collection. Aspen bronze finish. Metal shade. Hammered glass. • Dark sky approved for full cut off. California Title 24 compliant. Dark Sky regulations vary by region, so please check with your local municipality for requirements. • Wet location rated for outdoor use. Can also be used indoors. 1 EXTERIOR LIGHT FIXTURE
☒	☐	☐	**Bulk Requirements**	**Zoning District: General Residential (GR)** **Maximum Height: 35'** - **Front Yard: 20'** - **Side Yard (n) (s) 8'** o ***The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet it's n height, provided, however, no side or rear yard shall be less than ten (10) feet).*** - **Rear Yard: 10'** - **Lot Coverage: 40%**
			Staff Comments	*Zoning District(s): General Residential (GR)* *Proposed Height: 25'-8"*

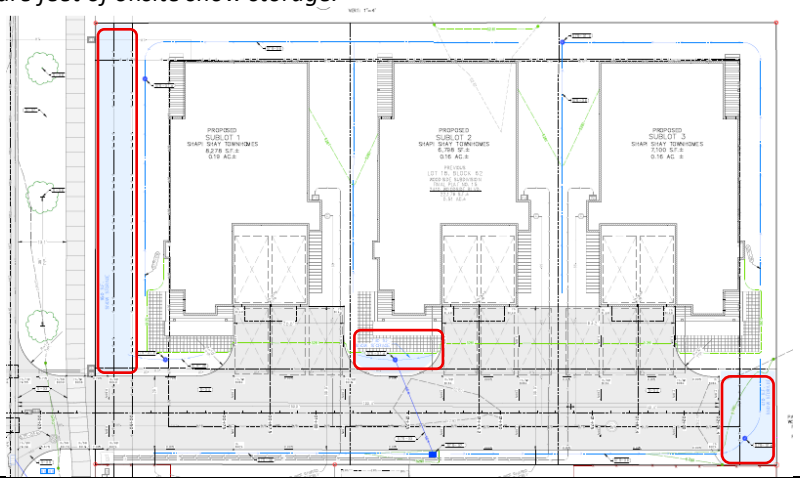
				Proposed Setbacks: - *Front: 20'* - *Rear: 10'* - *Side (n)10.33 (s) 40.52* - *In between Buildings: 7.59'* - *Proposed Lot Coverage: 36%*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*There is an existing five foot (5') wide sidewalk along the property frontage of Woodside Boulevard, with no proposed changes.*
☐	☐	☒	**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 – The lot is not located in TO and no alley access is proposed.*

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 proposed townhouse project follows the general grid pattern of the Woodside Subdivision. The townhomes are oriented north/south on the lot. Sun exposure is created by the separation of the units as well as the proposed landscaped open space between the units for the residents.*
☐	☐	☒	**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	*N/A, as the site does not contain any existing mature landscaping.*
☒	☐	☐	**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	*The proposed site circulation has been designed to keep vehicular traffic access and onsite parking to the 26' shared access lane. The onsite driveways lead to the entryways of each unit providing safe and convenient access. The existing sidewalk along Woodside Blvd. provides safe access and sufficient circulation to the parcel, as well as the greater surrounding 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	*Each unit will have individual trash cans and recycle containers, which will be walked to the curb along Woodside Boulevard for weekly pickup. A letter from Clear Creek Disposal shas been provided commenting on the adequacy of the proposed use of induvial trash receptacles, their locations during weekly refuse removal, and their accessibility of.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A -There is no existing alley to 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- No vending machines are proposed with this project.*
☒	☐	☐	**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	*All onsite parking for the primary units is proposed to be located within the garages, the proposed driveways, as well as the extra onsite parking spaces for the ADU units, which will be accessed from the shared access lane located off Woodside Boulevard.*
☐	☐	☒	**17.09.020.02**	**Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:** **a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.**
			Staff Comments	*N/A, as the proposed use is residential.*
☐	☐	☒	**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	*N/A, there is no existing alley, nor is one proposed. The site and onsite parking area can be accessed via the private drive off Winterhaven Drive.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site as follows: 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	*Onsite snow storage areas are proposed for this parcel in the amount of 1,500 square feet, including the access aisles and driveways.*

				The improved hardscape for the project is 5,250 square feet which requires 1,313 square feet of snow storage. The Applicant exceeds this requirement with 1,500 square feet of onsite snow storage. 
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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)1i for further information.*
☒	☐	☐	**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	*Plantings in snow storage areas to be salt tolerant and to be pruned and maintained to not interfere with snow storage.*

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), two-story townhouse buildings, comprising of three (3) residential units plus an ADU unit for each sublot. A variety of homes, single family and multifamily exist nearby, and within the greater Woodside Subdivision. The layout of the individual housing units, the articulation of the rooflines, and the materials complement the surrounding area.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the proposed building design is not a standardized corporate building 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 design, layout, and separation of the units, open space areas, and various exterior colors and materials emphasize human scale, are pedestrian oriented and encourage human activity.* *A variety of landscaping and plant material will also be utilized, which further encourages human activity and interaction. These include trees, shrubs, and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details.*
☒	☐	☐	**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	*Various colors, materials, exterior balconies and stairways reduce building mass and large building surfaces. The front elevation wall mass is broken up by various siding materials, various sized windows, and roof parapets.*
☐	☐	☒	**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 expansion is 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 and colors will be used on the exterior, as described in Section 17.06.080(A)2d above.*
☒	☐	☐	**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 are shown on the elevations. Colors are broken up on various buildings to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail.* *Lot 1: Vertical Board & Batten 6" Lap- Benjamin Moore Rever Pewter, custom built maple stained to match Benjamin Moore Branchport Brown, facia, trim beams Benjamin Moore Copley Grey, and Trex decking in toasted sand.*  *Lot 2: Vertical Board & Batten 6" Lap- Benjamin Moore Sweet Rosey Brown, custom built maple stained to match Benjamin Moore Branchport Brown, facia, trim beams Benjamin Moore Feather Down, and Trex decking in toasted sand.*

				 *Lot 3: Vertical Board & Batten 6" Lap- Benjamin Moore Louisburg Green, custom built maple stained to match Benjamin Moore Branchport Brown, facia, trim beams Benjamin Moore Castle Peak Grey, and Trex decking in toasted sand.* 
☒	☐	☐	**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 proposed buildings are two (2) stories in height. The variety of colors utilized, and various siding provide depth, and human scale to the building façades.*
☒	☐	☐	**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 building incorporates the following techniques that minimize its energy consumption:* - *All windows will be double glazed* - *All windows will have low emissivity* - *Proposing "stub outs" for EV charging stations be provided if needed for suture occupants.*
☒	☐	☐	**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 front pedestrian entrances have covered porches, as well as snow clips which will retain snow and keep pedestrian access points clear. The ADU entrance has a roof overhang with snow clips to retain and keep pedestrian access clear.*
☒	☐	☐	**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 from the building appear to be routed underground to a drywell. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.*
☐	☐	☒	**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	*NA, as no drive-through 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 a Master Signage Plan is not required of a single-tenant building.*

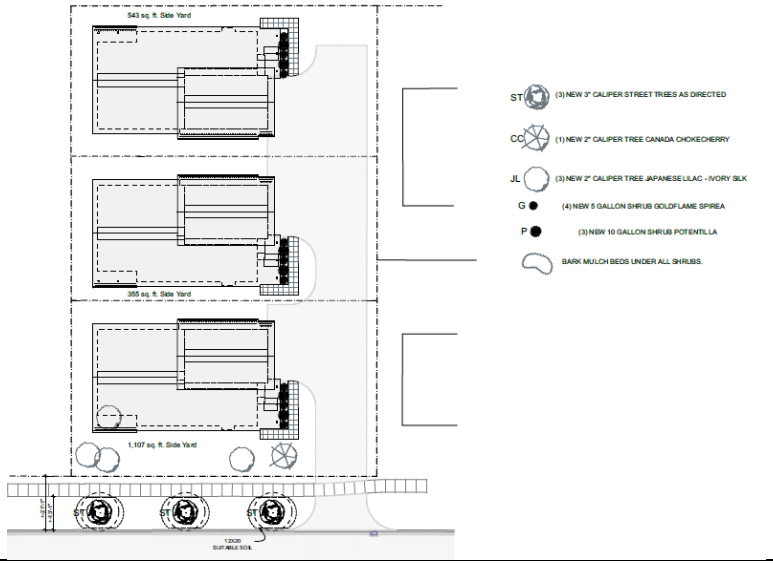
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

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 - No Accessory Structure is proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A - No Accessory Structure is proposed.*
☐	☐	☒	**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 - No Accessory structure is proposed.*
☐	☐	☒	**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	*No fence is proposed at this time. If the Applicant decides to add one at a later date, they will need to apply for Fence Permit Application to be reviewed for compliance.*
☐	☐	☒	**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 mechanical equipment is proposed with this project; however, if so, all roof projections shall be screened from view of onsite parking, adjacent public streets, and adjacent properties.*
☐	☐	☒	**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 with this project.*
☒	☐	☐	**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 service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. All trash receptacles are proposed to be kept in the garages and taken out to the curb for pick up.*
☒	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground**
			Staff Comments	*All service lines shall be installed underground. City Staff request that, if applicable, transformer locations be shown on the Building Permit drawings.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no additional appurtenances are proposed.*

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	*The Applicant is proposing drought tolerant native compatible plant materials. All new shrubs and trees are to be drought tolerant species and hardy to the zone 4 environment. All planted areas are to be professionally maintained.* - *One (1) new 2" caliper Canada Chokecherry tree* - *Three (3) new 2" caliper Japanese Lilac- Ivory Silk trees* - *Four (4) new 5-gallon Goldflame Spirea shrubs* - *Three (3) new 10-gallon Potentilla shrubs* - *Exact sub-species of trees and shrubs listed TBD based on availability and at the recommendation of the landscaper.* - *Bark beds to surround all shrubs.* - *Three (3) new 3" caliper street trees as directed. Sugar Maple (Ace saccharum) Class II - Recommended Street Tree List Listed as Moderately Drought Tolerant with a canopy of 15-30 ft. and a height of 40-45 ft. The Applicant is scheduled with the Tree Committee on April 9th.* - *All areas not paved or covered by planting beds to be grass. Landscaper to verify drought tolerant native mix suitable to zone 6.*

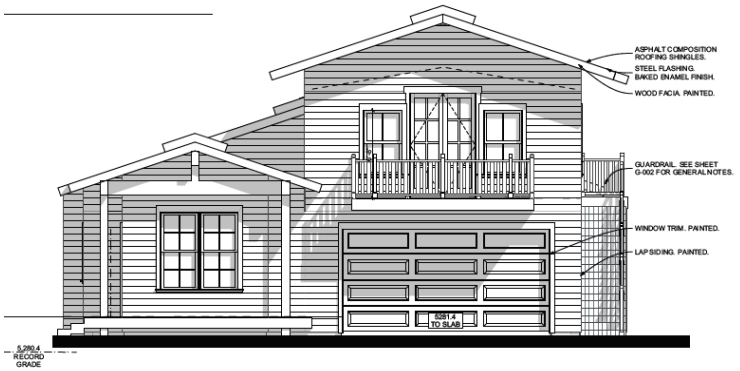
				
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plant materials will be appropriate for the Zone 4 environment.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing 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	*A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, are encouraged. The irrigation systems shall not be placed against the pavement; they shall be positioned in a way where they will not spray water on the pavement or other hard-scape areas.*
☒	☐	☐	**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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*Proposed landscaping is varied. A combination of trees and shrubs, to soften the site, as well as create visual interest.*
☐	☐	☒	**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 this parcel is not located within the LI or SCI Zoning 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	*N/A, as this parcel is not located in the B, LB, TN, SCI-O 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	*Storm water runoff is located within the landscaping beds, turf area, and/or drywells, as shown on the civil plans.*
☒	☐	☐	**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 shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.*
☐	☐	☒	**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, no new retaining wall is being proposed with this project.*
☐	☐	☒	**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, no new retaining wall is being proposed with this project.*
☐	☐	☒	**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, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**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, no new retaining wall is being proposed with this project.*

Additional Design Review Requirements for Multifamily Buildings 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 building complements the surrounding area and adjacent uses. The proposed residential use is within the General Residential (GR) Zoning District.* *Integration of the buildings into the surrounding site and landscape is an imperative facet of the project. As such, a variety of landscaping and features provide screening for both residents and neighbors alike.*

				
☒	☐	☐	**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	*There is an existing five foot (5') wide sidewalk along the property frontage of Woodside Boulevard providing connection to the pathways within the subdivision, providing safe access and sufficient pedestrian circulation.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*To ensure safe pedestrian access through the site as well as site maintenance, the Applicant has proposed to pave the site. The proposed site circulation has been designed to keep vehicular traffic access and onsite parking to the private access lane off of Woodside Boulevard. The onsite driveways lead to the entryways of each unit, providing safe and convenient access. The existing sidewalk provides safe access and sufficient circulation. The proposed exterior open space side yards encourage people to connect and enjoy the outdoors while reflecting on the curated surrounding land.*

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 proposed building design provides a design that responds to the varying character of the city.* - *The design of the building reflects the evolving style of Hailey. Importance has been placed on restrained and familiarity of the past and the warmth and nuance of contemporary design.* - *The proposed landscaping plan further separates the building from less intensive uses.* *The multifamily project creates a natural transition from single family use to higher-density residential use.*
☒	☐	☐	**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 buildings achieve human scale by prominent entrances, site circulation connections and various exterior materials. The landscaping also maximizes*

				human scale with the various trees shrubs, and groundcovers, as proposed provides screening for both residents and neighbors.

3. Parks, Pathways and other Green Space: 16.04.110 (D) (G)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.110 (D)**	**D. Minimum Requirements: Private Green Space or Common Open Space: Use and maintenance of any privately owned green or common open space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council. Common open space in a cottage development shall serve only the occupants of the development in which it is located and shall meet the requirements of subsection 16.04.110D3: Minipark, as well as subsection 17.06.080F: Design Standards, Cottage Development.**
			Staff Comments	*The Applicant and Staff have agreed that a park in-lieu fee would be most appropriate. The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey's Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(D)2b**	**G. Specific Green Space and Common Open Space Standards: If green space is required or offered as part of a subdivision, townhouse, cottage, or condominium developments, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):** **1. Shall meet the minimum applicable requirements required by subsection D of this section. 2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent green space (both existing and potential future space).3. The use of the private green space shall be restricted to parks, pathways, trails or other recreational purposes, unless otherwise allowed by the city.4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*The Applicant and Staff have agreed that a park in-lieu fee would be most appropriate. The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey's Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer. This has been made a Condition of Approval.*

General Requirements for Accessory Dwelling Units

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.08D.020**	**Applicability.** **A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.**
☒	☐	☐	**17.04D.030**	**General Provisions.** **A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the**

				floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			Staff Comments	*Each townhouse unit is proposing to incorporate a 632 square foot ADU, located within the primary residence and on the second floor. The proposed new asphalt driveway will service both the primary residence, as well as the ADU. Parking for the primary residence and the ADU are provided via the shared access lane located off Woodside Boulevard.* *Regarding setbacks, this parcel is located within the General Residential (GR) Zoning District. In said district, the **required minimum setback**s are as follows:* - ***Front:** 20'* - ***Sides: 8'** is the base setback plus an additional one (1) foot of setback for every two (2) feet of building height that exceeds 20' in height.* - ***Rear:** 10'.* - ***Building Height:** 35'* - ***Lot Coverage: 40%*** *The **proposed setbacks for the ADU** are as follows:* - *Front: 20'* - *Rear: 10'* - *Side (n)10.33 (s) 40.52* - *In between Buildings: 7.59'* - *Building Height: 28.5'* - *Proposed Lot Coverage: 36%* *The proposed ADU is a reflection of other ADU building types in Hailey, where a detached ADU unit creates a secondary dwelling with onsite parking. The ADU is positioned on the second floor of the townhouse unit and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code. Based on the above, the Chair and Administrator found that this standard has been met.*
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit is permitted on a lot.**
			Staff Comments	*One (1) ADU is proposed per townhouse sublot.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed ADU is in conjunction with a townhouse residence, and both are located within the General Residential (GR) Zone District.*
☐	☐	☒		**D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*The proposed ADU is not located within the Special Flood Hazard Area, this standard does not apply.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**

<table>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.08D.050: Occupancy Restrictions - Short Term Occupancy</td><td>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>At this time, the Applicant intends to utilize the ADU as a long-term rental, expressly for occupants other than those in the main house. This standard shall be met and has been made a Condition of Approval.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td></td><td>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>At this time, the Applicant intends to utilize the ADU as a long-term rental, expressly for occupants other than those in the main house. This standard shall be met and has been made a Condition of Approval.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.08D.060: Subordinate Scale and Size</td><td>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Pursuant Hailey's Municipal Code, Gross Floor Area is defined as:
- The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:
  - The basement of a single- or multiple-family dwelling is not included as floor area; and
  - The basement of any other building is included as floor area.

The gross floor area, excluding the garage for the principal building, is approximately 2,037 square feet in size, and sixty-six percent of this would be 1,344 square feet.

The lot size is 22,176 square feet, which would allow for a maximum gross floor area of 900-1,000 square feet based on the sublots ranging from 6,798-8,278 square feet in size.

That said, the Applicant is proposing a 683 square foot ADU per sublot which complies with this standard. .</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td></td><td>B. Maximum Floor Area:
<table>
<tr><th>Lot Size (square feet)</th><th>Minimum Gross Floor Area (square feet)[1]</th><th>Maximum Gross Floor Area (square feet)[1,]</th></tr>
<tr><td>Up to 7,000</td><td>300</td><td>900</td></tr>
<tr><td>7,001 – 8,000</td><td>300</td><td>950</td></tr>
<tr><td>Lots 8,001 and greater</td><td>300</td><td>1,000</td></tr>
<tr><td colspan="3">Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>Please refer to Section 17.08D.060A, noted above, for further details.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td></td><td>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>The proposed ADUs have one (1) bedroom.</td></tr>
</table>

☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**
			Staff Comments	*The Applicant is proposing a 56 square foot balcony for each ADU unit.*
Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09 020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*Access for the primary residence and the ADU is provided via the propsed new driveway. The new primary residence provides parking in the two car garage, as well as several onsite parking spaces within the driveway. The one (1) parking space required for the ADU is located onsite.*
☒	☐	☐	**17.09.020.05. D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**
			Staff Comments	*The proposed onsite parking for the ADU is located along the existing driveway.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*The one (1) parking space required for the ADU is located within the driveway/parking area in front of the primary residence.*

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 Hailey Municipal Code, 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 Hailey Municipal Code.**

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 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 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
    - **i. Life and Safety:**
        i. The building shall comply with IFC, IRC, and IBC code requirements.
    - **ii. Water and Wastewater:**
        i. All construction shall be to City Standards.
    - **iii. Streets:**
        i. Final design and construction plans shall be to City Standards.
d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
g) This Design Review approval is for the date the Findings of Fact are signed. The Planning and Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
h) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
i) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.

j) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
k) The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey's Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer.
l) The lots containing a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or utilized as a long-term rental (31 days or longer).

Motion Language:
Approval: Motion to approve the Design Review Application submitted by Guerra-Ori, LLC for the development of three (3) detached townhouses, each containing a 683 square-foot Accessory Dwelling Unit. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) 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 Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (l) are met.

Denial: Motion to deny the Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, 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].

LOT 18 BLOCK 62

VICINITY MAP



BUILDING DATA

LEGAL DESCRIPTION:
Lot 18 Block 62 Woodside Sub. #15

ADDRESS:
2410 Woodside Blvd.

PARCEL NUMBER
RPH04750620180

ZONING: _
General Residential (GR)

BLDG USE:
Single Family

OCC. GROUPS:
R-3

CONST. TYPE:
VB, Non rated

SQUARE FOOTAGE:
First = 2,037 sq. ft.
Second = 683 sq. ft.
Garage = 472 sq. ft.
TOTAL NEW = 3,192 sq. ft.

LOT AREA:
22,176 TOTAL
LOT 1 = 8,278 sq. ft.
LOT 2 = 6,798 sq. ft.
LOT 3 = 7,100 sq. ft.

MAX. HT.
35' Allowed
25'- 8" Actual

MIN. LOT SIZE
6,000 Sq. Ft.

LOT COVERAGE
40% Allowed
36% Actual

SETBACKS:
-Front Setback = 20'
-Rear Setback = 10'
-Side Setback = 8' Min. One Foot for Every Two and One Half Feet in Height Not Less Than 8'
*Applies to Lot but not Sublots

CLIMATE ZONE:
IECC 6 per 2018 IECC

BLDG. CODE:
2018 IBC
2018 IEEC
2018 IFC

JURISDICTION:
City of Hailey Idaho

CONSULTANTS

ARCHITECT:
Jay Cone Architecture PC
Jay Cone AIA
651 El Dorado Lane
Hailey, Idaho 83333
208-578-5226

STRUCTURAL ENGINEER:
Chavez Engineering PLLC
Chance Chavez P.E.
208-721-7341

CIVIL ENGINEERING / SURVEYING:
Alpine Enterprises
Bruce Smith PLS
PO Box 2037
Ketchum, Idaho 83340
208-727-1988

GENERAL CONTRACTOR:
Manny Construction
Manuel Guerra
PO Box 324
Hailey, Idaho 83333
208-720-6835

SHEET INDEX

GENERAL DRAWINGS
G-001 COVER SHEET

CIVIL DRAWINGS
C0.10 COVER SHEET
C1.00 GRADING PLAN
C1.10 DETAILS
C1.20 DETAILS
C2.00 UTILITY PLAN
C2.10 DETAILS
C2.20 DETAILS
1 OF 2 PRELIMINARY PLAT
2 OF 2 PRELIMINARY PLAT

SITE PLANS
AS-101 LANDSCAPE PLAN
AS-102 STAGING AND PARKING PLAN

FLOOR PLANS
A-100 FIRST FLOOR PLAN
A-101 SECOND FLOOR PLAN

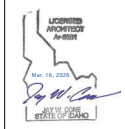
EXTERIOR ELEVATIONS
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-203 COLOR RENDERINGS

LIGHT FIXTURES
A-801 LIGHT FIXTURES

JAY CONE ARCHITECTURE PC AIA
208.578.5226
jcone@jayconearchitecture.com
www.jayconearchitecture.com

Date:
3/16/2026

Seal:



LOT 18 BLOCK 62

Issue:
DESIGN REVIEW

© JAY CONE ARCHITECTURE P.C. EXPRESSLY RESERVES COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS FOR THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT FROM JAY CONE ARCHITECTURE PC.

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Scale: AS NOTED
Drawn:
Job: 2026-1

G-001

LEGEND – EXISTING

- Subject Boundary
- Adjoining Lot–Lines
- Centerline Right–of–Way
- Easement, Type & Width As Shown*
- 5' Major Contour
- 1' Minor Contour
- Approximate Existing Structure
- Wooden Fence
- Edge of Asphalt
- Sidewalk
- 3" Rolled Concrete Curb & Gutter (ISPWC SD–702)
- Drainage Flowline
- 12" City Storm Drain Pipe (To Be Relocated)
- Water Main
- Water Service
- Sewer Main
- Sewer Service
- Blaine County G.I.S. Tie
- Found Brass Cap, As Shown
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Found Stainless Steel Rod in Sleeve
- Water Valve
- Water Meter Vault
- Fire Hydrant
- Sewer Manhole
- Stormwater City Catch Basin
- Stormwater City Dry Well (To Be Relocated)
- Irrigation Box (To Be Relocated)
- Power Box
- Phone Box
- CA/TV Box
- NC No Cap
- IC Illegible Cap
- [ ] Record Bearing & Distance Inst. No. 152510
- ( ) Record Bearing & Distance Inst. No. 610303
- * per. Inst. No. 152510

LEGEND – PROPOSED

- Sublot Line
- Easement, Type & Width As Shown
- Building Setbacks
- Structure
- Deck/Stairs
- Balcony
- 20' Wide Asphalt Driveway
- Concrete Paver Walkway
- 5' Major Contour
- 1' Minor Contour
- 1" Water Service
- 8" Sewer Main
- 4" Sewer Service
- Storm Drain Pipe
- Drainage Flowline
- Snow Storage (See Note 6)
- Underground Power Service
- Road & Curb Cut
- Fire Hose Pull Length
- Water Meter
- Sewer Manhole
- Sewer Cleanout
- City Dry Well
- Landscape Dry Well
- Landscape Catch Basin
- Irrigation Box
- Power Meter
- Onsite Parking Space (18'x9')
- Deciduous Tree (Size & Species TBD)
- TA No Cap
- GB Grade Break
- LIP Lip of Gutter
- TBC Top Back of Curb
- SW Sidewalk
- TA Top os Asphalt
- RIM Top of Dry Well/Catch Basin
- SLAB Garage Slab
- INV Pipe Invert Elevation

NOTES

1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Ground in US Survey Feet with a Project Combined Scale Factor of 1.00029661, scaled from the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°11'50" E. Vertical Datum is NAVD1988.

2) Boundary Information is from the Plats of:
   - Woodside Subdivision Final Plat No. 15, Instrument Number 152510;
   - North Mountain Sage Townhomes, Instrument Number 526745;
   - Lots 2C & 2D, North Mountain Sage Townhomes, Instrument Number 610303;
   - Mountain Sage Subdivision II, Instrument Number 530776;
   - Parcel 01 & 02, Block 62, Woodside Subdivision No. 15, Instrument Number 555656;

   Records of Blaine County, Idaho.

3) Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land–Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.

4) The Subject Property is within the City of Hailey General Residential District (GR). Please refer to the City of Hailey Code of Ordinances for more information about this zone including building setbacks and/or other use restrictions.

5) Utility Locations shown are based on visual surface evidence and City Maps. Utilities should be verified by Digline INC before any excavation.

6) The Shapi Shay Townhomes Sublots shall have Mutual Reciprocal Snow Storage Easements and Utility Easements for the Installation, Repair, Maintenance, and Replacement of Utilities.

7) Snow Storage Calculations:
   - Proposed Driveway = 5,250 S.F. of Hardscaping
   - Required Snow Storage (25%) = 1,313 S.F.
   - Provided Snow Storage
     = 950 S.F. + 410 S.F. + 140 S.F = 1,500 S.F.

8) Applicant/Owner:
   Guerra–Ori LLC.
   P.O. Box 324
   Hailey, ID 83333

GENERAL CONSTRUCTION NOTES

1) The location of existing underground utilities shown on plans are approximate. The contractor shall be responsible for locating the existing utilities prior to and during 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 Inc. to locate all existing utilities a minimum of 48–hours before excavation.

2) See the plans from Jay Cone Architecture PC AIA for the remainder of the design.

3) All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction (ISPWC), the Idaho Department of Environmental Quality (DEQ) Public Drinking Water Standards and Wastewater Collection Standards, and the City of Hailey, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of these Codes and Standards on site during construction.

4) The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Hailey for permits the owner may have already obtained.

5) 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 under the direction of a professional land surveyor.

6) 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, to include any and all landscape irrigation, vegetation, structures, and fixtures.

7) Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Plan at all times until permanent erosion control is established.

8) The proposed site disturbance is under 1 acre (0.38 Ac.) and thereby a SWPPP shall not be required. However, the contractor shall utilize erosion control Best Management Practices (BMP's) as needed to ensure the site and surrounding areas/waterways remain protected from contamination.

9) Existing topsoil shall be retained with vegetation and stockpiled for use in reestablishing revegetated areas.

10) All clearing and grubbing shall conform to ISPWC Section 201 and City of Hailey standards of excavation and backfill.

11) All excavation and embankment shall conform to ISPWC Section 202 and City of Hailey standards for excavation and backfill. Subgrade shall be excavated and shaped to line, grade, and cross–section shown on the plans. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPWC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by ASTM D–698, AASHTO T–99, or IDT T–91. 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 contractors 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.

12) All 2" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Hailey standards. 2" minus crushed aggregate material shall conform to ISPWC Section 802 Type II and to the City of Hailey specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T–99 or IDT T–91.

13) All 3/4" minus aggregate shall be placed in conformance with ISPWC Section 802. It shall be compacted per ISPWC Section 202 and the City of Hailey standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPWC Table 802 Type I and to the City of Hailey specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T–99 or IDT T–91.

14) All asphaltic concrete pavement work shall conform to ISPWC Section(s) 805, 810, and 811 for Class II pavement and to the City of Hailey standards. Asphalt aggregate shall be 1/2" 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.

15) All concrete work shall conform to ISPWC Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPWC Section 703, Table 1.C.

16) Asphalt saw cuts 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.

17) The contractor shall be responsible for hiring a materials testing company during construction to verify all City of Hailey construction Standards and Specifications are met.

18) Contractor shall assure positive drainage towards catch basins and dry wells.

19) All drainage is to be retained on–site.

20) 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).

21) All instructions and special conditions contained on this plan set shall be strictly adhered to. Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.

WATER MAIN CONSTRUCTION NOTES

1) Water main and service construction shall be in conformance with the City of Hailey standards. No water main or services shall be backfilled until they have been inspected and approved by the City.

2) Water mains and services shall have a minimum cover of six feet (6.0'), measured from finished grade.

3) All water main fittings shall be ductile iron conforming to the requirements of AWAA 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.

4) All tapping saddles shall be constructed from 1–304 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.

5) Potable/non–potable crossings shall comply with ISPWC Standard Drawings SD–407 and IDAPA section 58.01.08.542.07. All mains and 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. In addition, water services shall be constructed with at least 25 feet horizontal separation from infiltration trenches and dry wells.

6) 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".

7) 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, disinfected, and flushed prior to connecting the new main to the existing main. The maximum allowable service outage for any shutdown is 4 hours.

8) 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.

9) Extra fittings may be necessary in addition to those shown hereon to control elevation and avoid underground conflicts.

10) The contractor shall be responsible for initiating, maintaining, supervising, and complying with all federal safety and health regulations as determined by the State of Idaho and Bureau of Reclamation health and safety requirements. The contractor shall be required to comply with all regulations and requirements of local codes and ordinances.

SEWER MAIN CONSTRUCTION NOTES

1) The contractor shall pressure test all sewer mains and sewer service connections in accordance with the ISPWC standards and the City of Hailey standards. No sewer main or service shall be backfilled until they have been inspected and approved by the city and engineer. The contractor shall provide a minimum of twenty–four (24) hours notice to the city and engineer prior to testing.

2) All sewer mains shall be constructed of PVC pipe conforming to ASTM D–3034 SDR 35. Minimum pipe diameter for gravity sewer mains shall be 8–inches. Minimum slope for 8–inch sewer main shall be 0.4%. Install pipe at slopes indicated on plans.

3) Manholes shall be constructed in accordance with ISPWC SD–501. Minimum diameter shall be 48 inches, at all pipe intersection, changes in alignment, changes in grade, and at terminal ends.

4) 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.

5) All pipe shall be bedded with (ISPWC) Type I bedding material.

6) Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T–99.

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NO	DATE	BY
	PRELIMINARY: NOT FOR CONSTRUCTION	
1	DESIGN REVIEW SUBMISSION 11MAR26	AHN

PRELIMINARY 11MAR26 — PROFESSIONAL ENGINEER — STATE OF IDAHO

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
680 Bell Dr., Unit #3340
Ketchum, ID 83340 USA
P.O. Box 2021
(208) 727–1988 727–1987 fax
email: bsmith@alpineenterprisesinc.com

COVER SHEET
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA–ORI, LLC.

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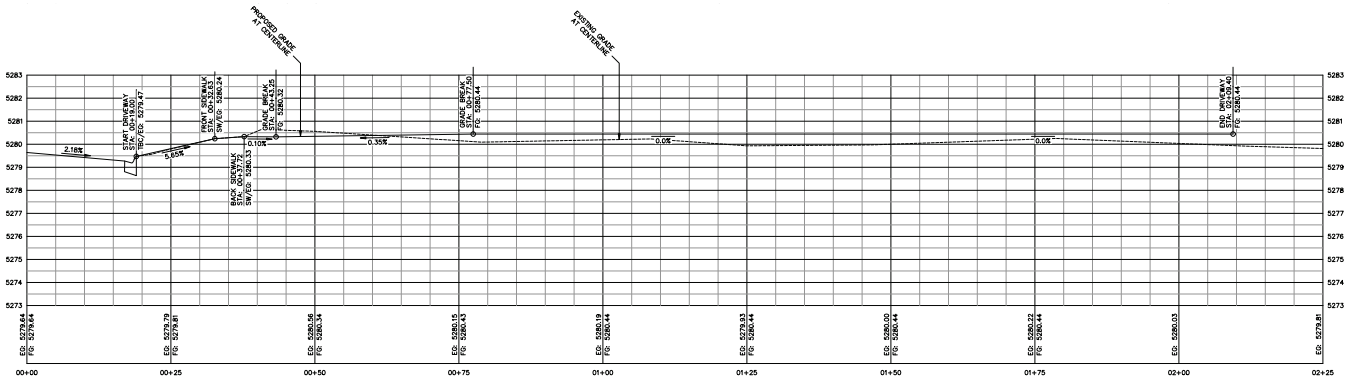


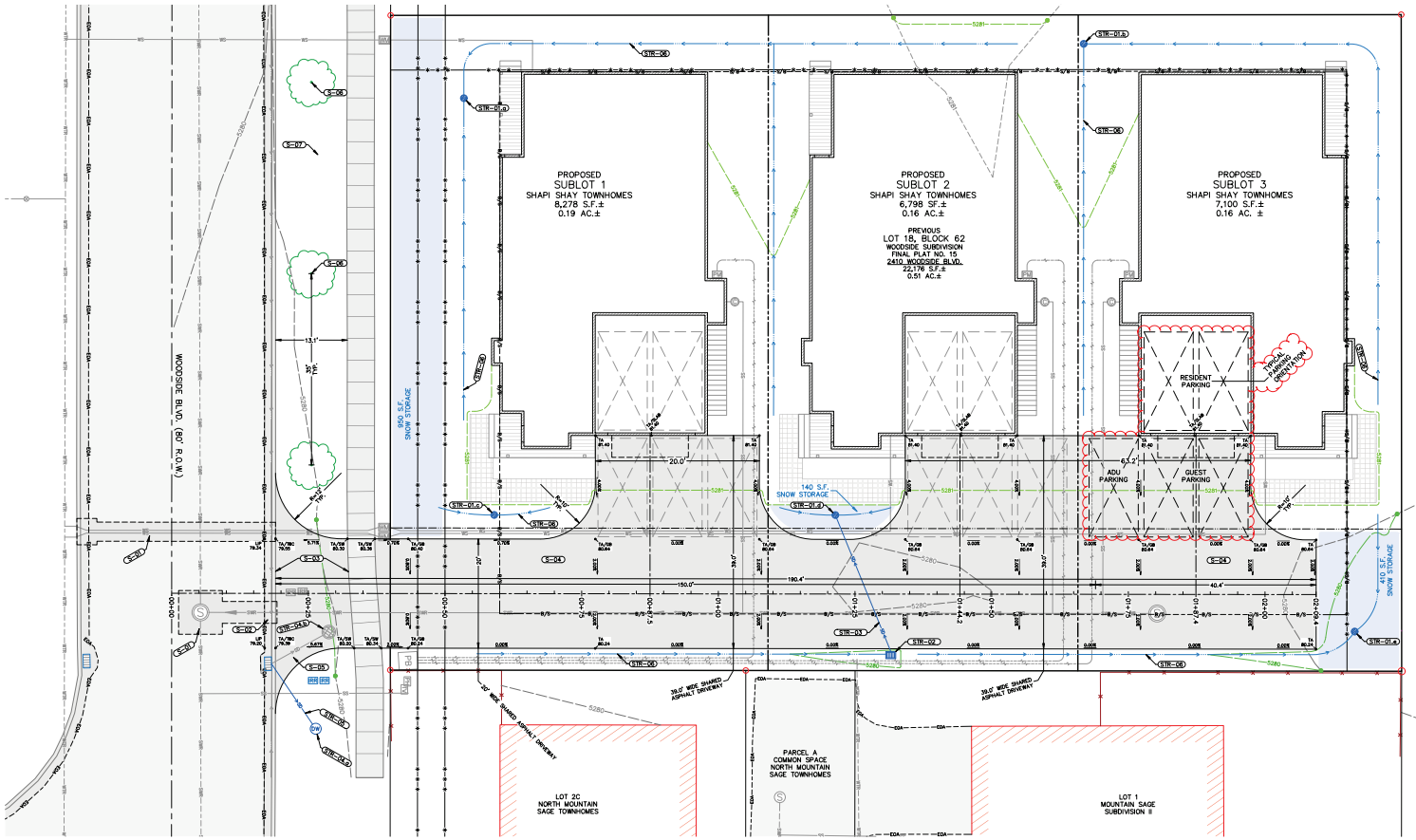
1 C3.10 DRIVEWAY PROFILE
HORIZ: 1"=10'
VERT: 1"=4'

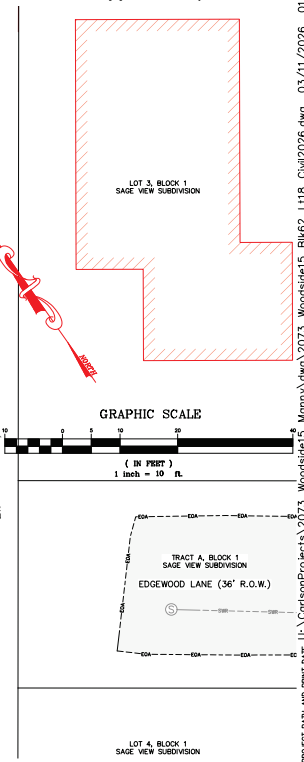
DRAINAGE IMPROVEMENTS

- STR-01 Install Landscape Dry Well See Detail 8, C1.10
  - a. Rim Elev. = 5280.60'
  - b. Rim Elev. = 5280.80'
  - c. Rim Elev. = 5280.50'
  - d. Rim Elev. = 5280.50'
  - e. Rim Elev. = 5279.33'
- STR-02 Install Landscape Catch Basin See Detail 5, C1.10
  - a. Rim Elev. = 5279.90'
- STR-03 Install 6" PVC Storm Drain Pipe. See Details 5 & 8, C1.10
- STR-04 Install City Dry Well See Detail 1, C1.20
  - a. Rim Elev. = 5279.66'
  - b. Relocate existing City Dry Well away from driveway approach.
- STR-05 Install 12" PVC Storm Drain Pipe. See Details 1 & 2, C1.20
- STR-06 Construct Drainage Swale. Ensure grade slopes towards drainage structures.

SITE IMPROVEMENTS

- S-01 Sawcut Asphalt & Repair. See Details 4 & 6, C1.10.
- S-02 Repair 3" Rolled Curb & Gutter See Detail 3, C1.20.
- S-03 Existing 3" Rolled Curb & Gutter and Concrete Sidewalk to remain. Driveway grades to match.
- S-04 Construct 20' Wide Shared Asphalt Driveway See Detail 3, C1.10.
- S-05 Construct Residential Driveway Approach See Detail 1, C1.10.
- S-06 Plant Deciduous Street Tree See Landscape Plan for details.
- S-07 Existing grasses within City R.O.W. to remain.





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A GRADING & DRIVEWAY PLAN SHOWING
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

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PROFESSIONAL ENGINEER 11MAR26 STATE OF IDAHO BLAINE COUNTY, IDAHO PRELIMINARY

NO	DATE	BY
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PRELIMINARY - NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMISSION

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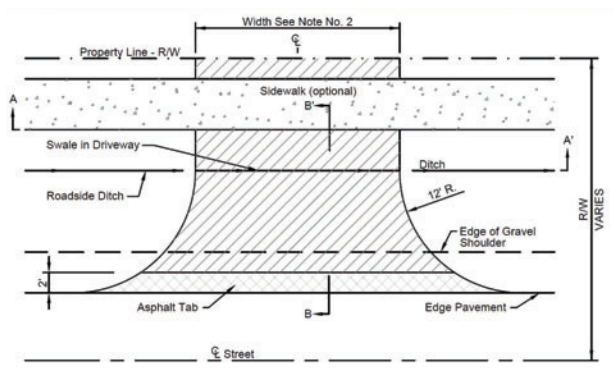


TYPICAL DRIVEWAY APPROACH

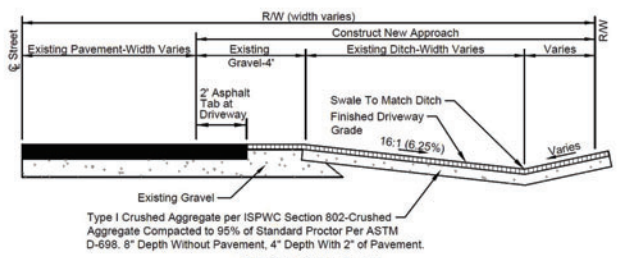
N.T.S.

NOTES

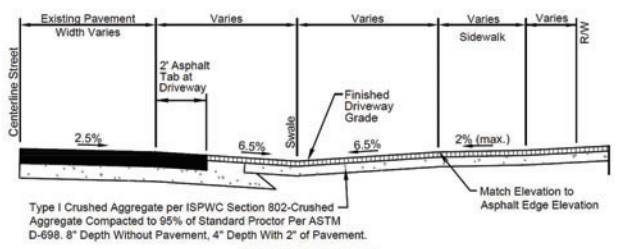
1. All driveway approaches require special approval of the City Engineer before construction. A culvert may be substituted for the swale with prior approval. Minimum culvert size shall be 12" diameter.
2. Minimum approach width for standard driveways:

Residential	12-20 feet
Joint use	30 feet
Other zones	20-40 feet

3. Driveway approaches to be the responsibility of the developer or lot owner.
4. Residential approaches shall not be constructed closer than 10 feet from extended Property lines, **UNLESS STORM DRAINAGE, INCLUDING DRIVEWAY SWALE, IS INFILTRATED ONSITE.**
5. Individual lot owners are responsible for maintenance of driveway and driveway shoulder. Any surface repair due to utility maintenance is at owner expense.
6. Crushed aggregate shall meet the requirements of the current edition of the ISPWC standards-section 802-crushed aggregate.



SECTION B-B'
(WITHOUT SIDEWALK)
N.T.S.



SECTION B-B'
(WITH SIDEWALK)
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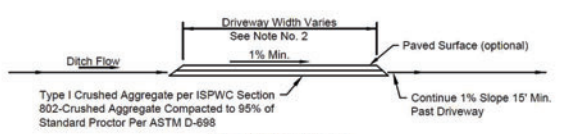
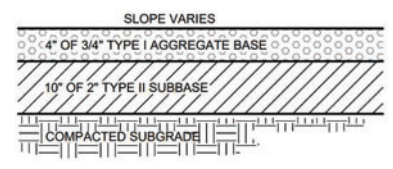


SECTION A-A'

N.T.S.

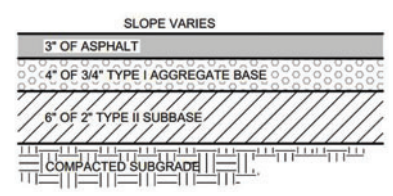
1 / C1.10 DRIVEWAY APPROACH
CITY OF HAILEY – 18.14.012.K
NOT TO SCALE



NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

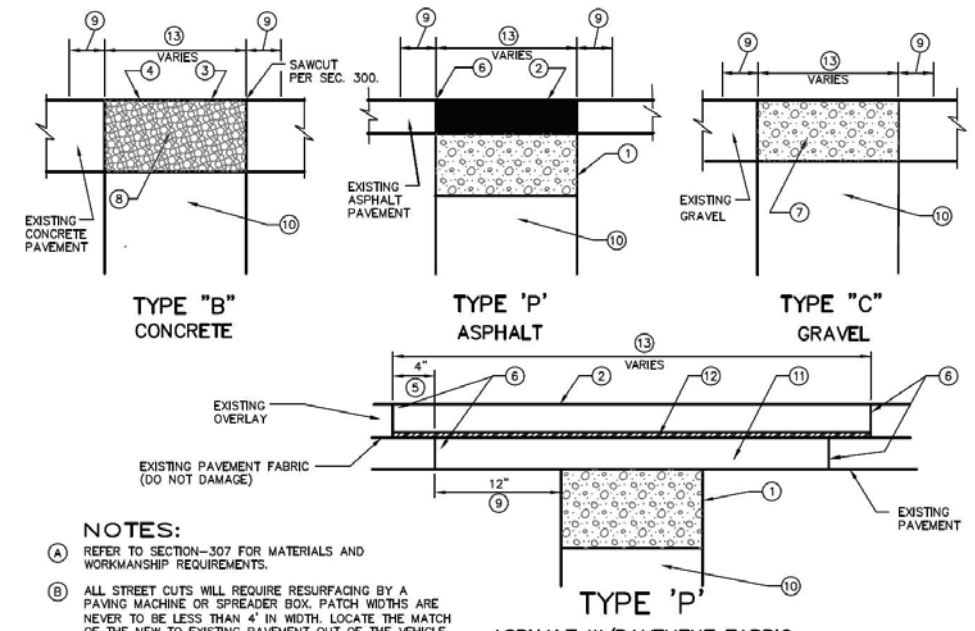
2 / C1.10 TYPICAL GRAVEL DRIVEWAY SECTION
NOT TO SCALE



NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

3 / C1.10 TYPICAL ASPHALT DRIVEWAY SECTION
NOT TO SCALE



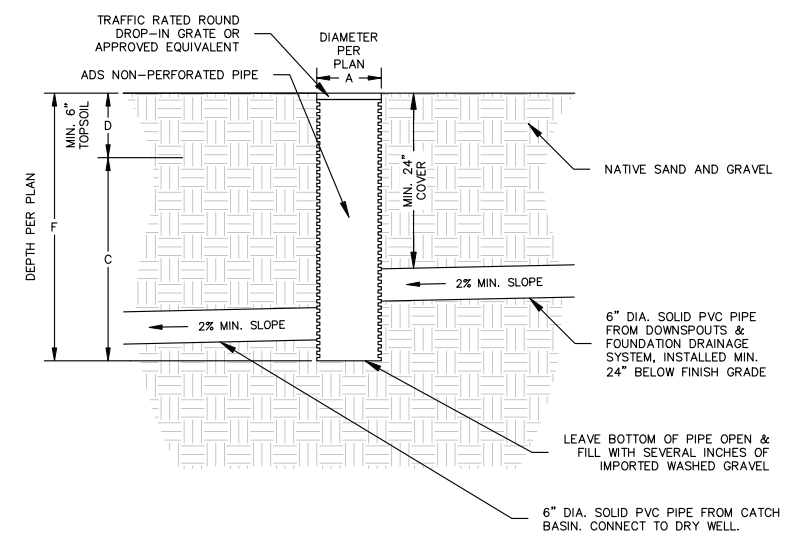
NOTES:

A. REFER TO SECTION–307 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.
B. ALL STREET CUTS WILL REQUIRE RESURFACING BY A PAVING MACHINE OR SPREADER BOX. PATCH WIDTHS ARE NEVER TO BE LESS THAN 4' IN WIDTH. LOCATE THE MATCH OF THE NEW TO EXISTING PAVEMENT OUT OF THE VEHICLE WHEEL PATH OF THE STREET.
C. WHERE THE STREET SURFACE INCLUDES AN OVERLAY WITH FABRIC, TAKE THE FOLLOWING ADDITIONAL STEPS:
   A. OVERLAY ABOVE FABRIC AN ADDITIONAL 4" ON EACH SIDE TO EXPOSE EXISTING FABRIC.
   B. INSTALL NEW ASPHALT TO GRADE FABRIC.
   C. INSTALL NEW FABRIC FULL WIDTH OF CUT, IN ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS.
   D. OVERLAY FABRIC WITH ASPHALT TO FINISH GRADE OF STREET.
D. TACK ALL COLD JOINT SURFACES WITH EMULSION WHICH HAS BEEN "BROKEN" PRIOR TO PATCHING.

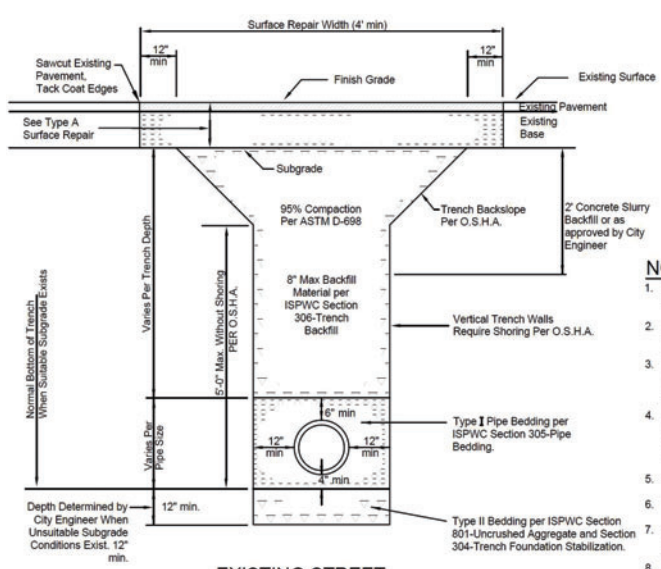
LEGEND

1. 8" OF 3/4" MINUS CRUSHED AGGREGATE BASE (MIN.) UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED.
2. MATCH EXISTING PAVEMENT DEPTH TO 6" UNLESS A GREATER DEPTH IS OTHERWISE SPECIFIED. USE A 2 1/2" (MIN.) MAT ON RESIDENTIAL STREETS AND 3" (MIN.) MAT ON COLLECTORS AND ARTERIALS.
3. PORTLAND CEMENT CONCRETE SHALL BE CLASS 3000 psi EARLY STRENGTH, AND COMPLY WITH SECTION–706. CUT ASPHALT MAT IN NEAT STRAIGHT LINE.
4. KEEP TRAFFIC OFF 72 HOURS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. MINIMUM DISTANCES. 4 OVERLAP APPLIES WHERE FABRIC IS BETWEEN ASPHALT LAYERS.
6. CUT ASPHALT IN NEAT STRAIGHT LINE.
7. 3/4" MINUS AGGREGATE SURFACE COURSE (8") OR THICKNESS OF EXISTING GRAVEL, WHICHEVER IS GREATER.
8. THICKNESS EQUALS EXISTING PAVEMENT DEPTH PLUS 2" OF CONCRETE OR PAVEMENT.
9. LOCAL CUTBACK, ONLY IF REQUIRED.
10. COMPACTED TRENCH BACKFILL AS PER SD–301 AND SECTION–306 OF THESE SPECIFICATIONS.
11. ASPHALT TO EXISTING SHELF (MIN 2" THICK).
12. PLACE NEW PAVEMENT FABRIC FULL WIDTH OF ASPHALT PATCH.
13. 4' MINIMUM WIDTH FOR SURFACE RESTORATION.

4 / C1.10 STREET CUT & SURFACE REPAIR DETAILS
ISPWC – SD–303
NOT TO SCALE

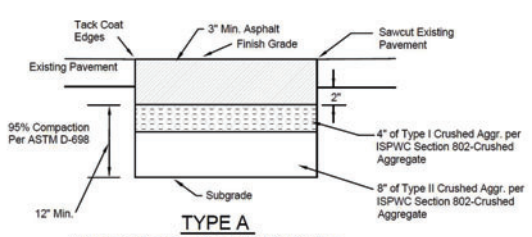


5 / C1.10 LANDSCAPE CATCH BASIN DETAIL
NOT TO SCALE



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



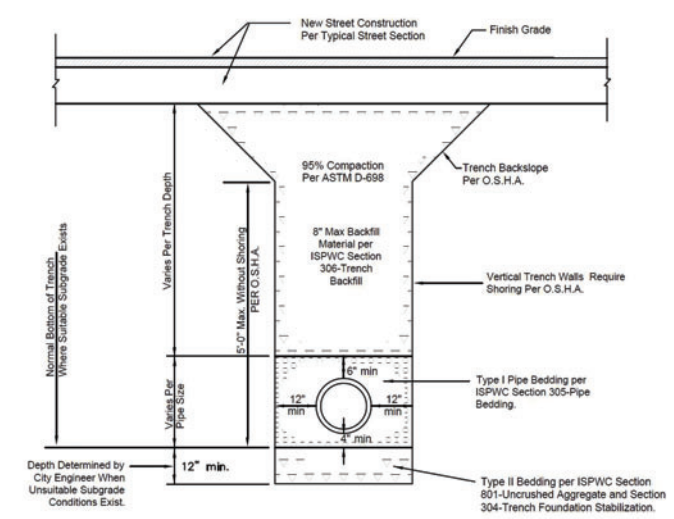
TYPE A
SURFACE REPAIR AND BASE
N.T.S.

NOTES

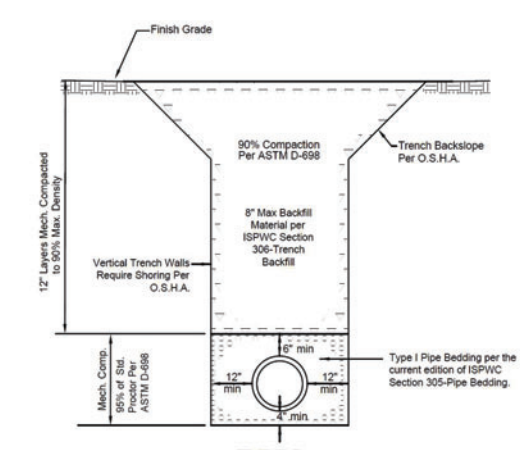
1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Where 25% or more of any portion 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)

6 / C1.10 TRENCH & SURFACE REPAIR
CITY OF HAILEY – 18.14.010.A.1
NOT TO SCALE



TYPE A
N.T.S.



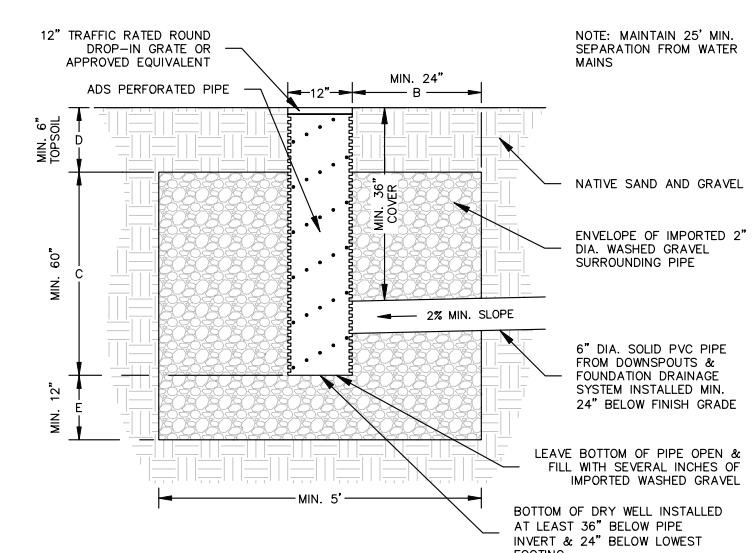
TYPE B
N.T.S.

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.

7 / C1.10 NEW DEVELOPMENT TYPICAL TRENCH SECTION
CITY OF HAILEY – 18.14.010.A.2
NOT TO SCALE



8 / C1.10 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE

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DETAILS
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PROFESSIONAL ENGINEER LICENSED 19275 11MAR26 STATE OF IDAHO ALEX NELSON
PRELIMINARY

NO	DATE	BY	
1	11MAR26	AHN	PRELIMINARY: NOT FOR CONSTRUCTION DESIGN REVIEW SUBMISSION

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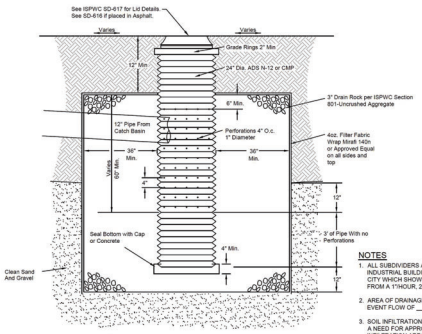
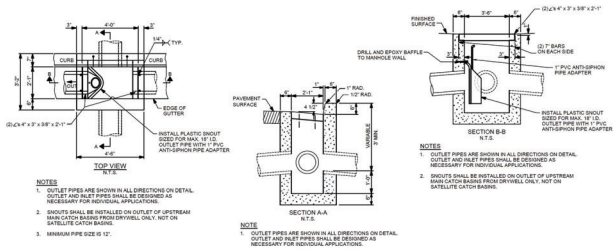


DRYWELL DETAIL
(FOR USE WITH PRIMARY CATCH BASINS ONLY)
NTS

NOTES

1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1 HOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____ cfs
3. SOIL INFILTRATION RATE ASSUMPTION IS ___" / MIN., RESULTING IN A NEED FOR APPROXIMATELEY _____ S.F. OF INFILTRATION AREA.
4. DRYWELLS MUST BE CONNECTED TO A CATCH BASIN. NO INLET GRATES ALLOWED.
5. CONTRACTOR / OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.

1 / C1.20 TYPICAL DRY WELL
CITY OF HAILEY – 18.14.010.D.4a
NOT TO SCALE



NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.
3. MINIMUM PIPE SIZE IS 12".

NOTE

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.

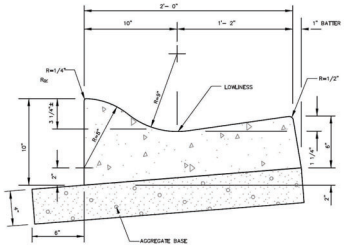
NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 1" SIDE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. SEE ISPWC SD-609 FOR GRATE DETAILS.

2 / C1.20 PRIMARY CATCH BASIN
CITY OF HAILEY – 18.14.010.D.1
NOT TO SCALE



NOTES:

A. GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC, COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
C. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
D. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING.)
E. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
F. BACKFILL AS PER ISPWC SECTION-706.
G. SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
H. USE ROLLED CURB IN RESIDENTIAL AREAS. WHEN LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END. TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

3 / C1.20 3" ROLLED CURB & GUTTER
ISPWC – SD-702
NOT TO SCALE

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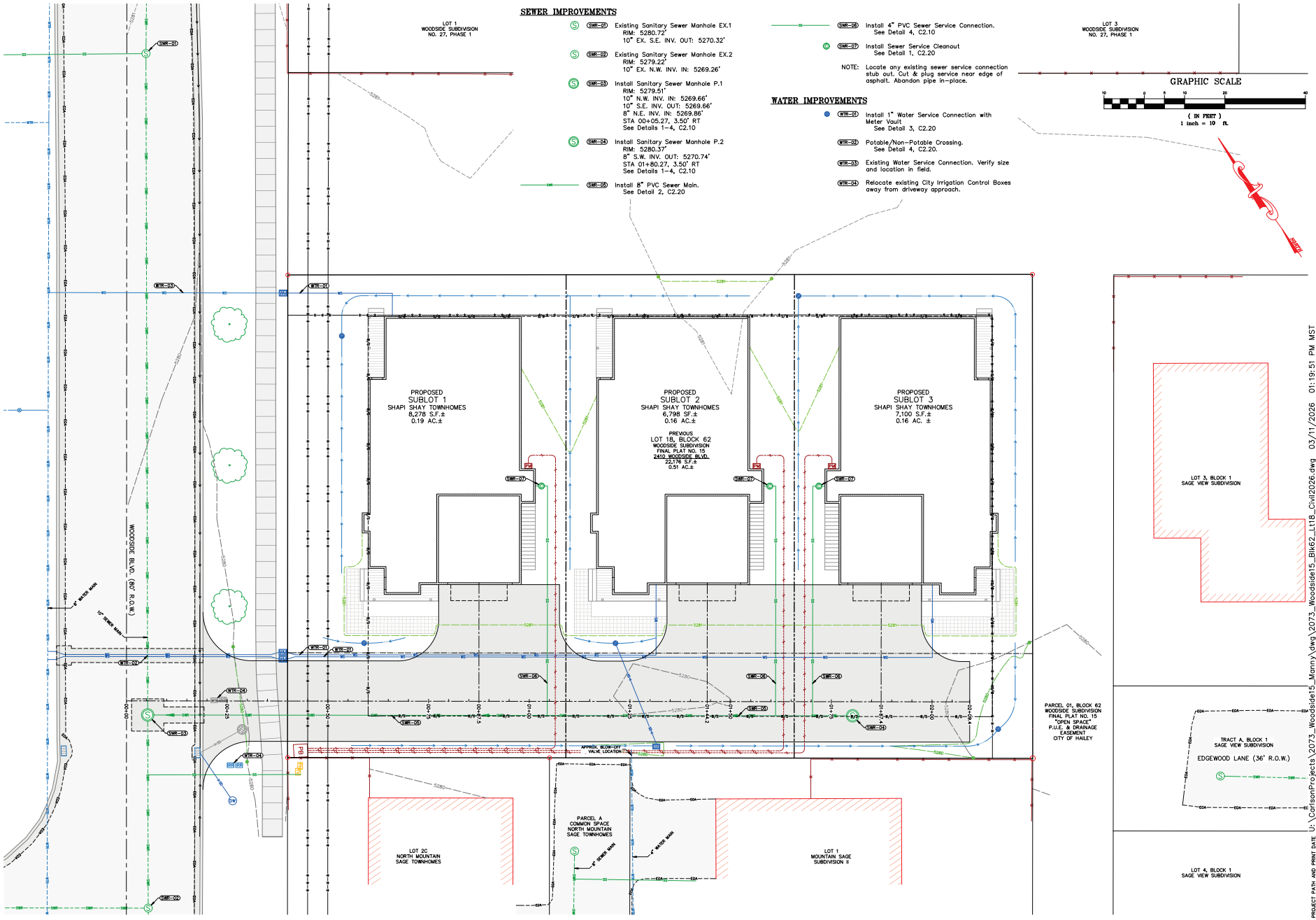
NO	DATE	BY
1	11MAR26	AHN
PRELIMINARY- NOT FOR CONSTRUCTION		
DESIGN REVIEW SUBMISSION		

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
680 Bell Dr., Unit 1, Ketchum, ID 83340 USA
P.O. Box 2420, Ketchum, ID 83340
(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com

PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — BRADLEY SMITH

DETAILS
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

C1.20



A UTILITY PLAN SHOWING
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

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660 Bell Dr., Unit 1
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(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com

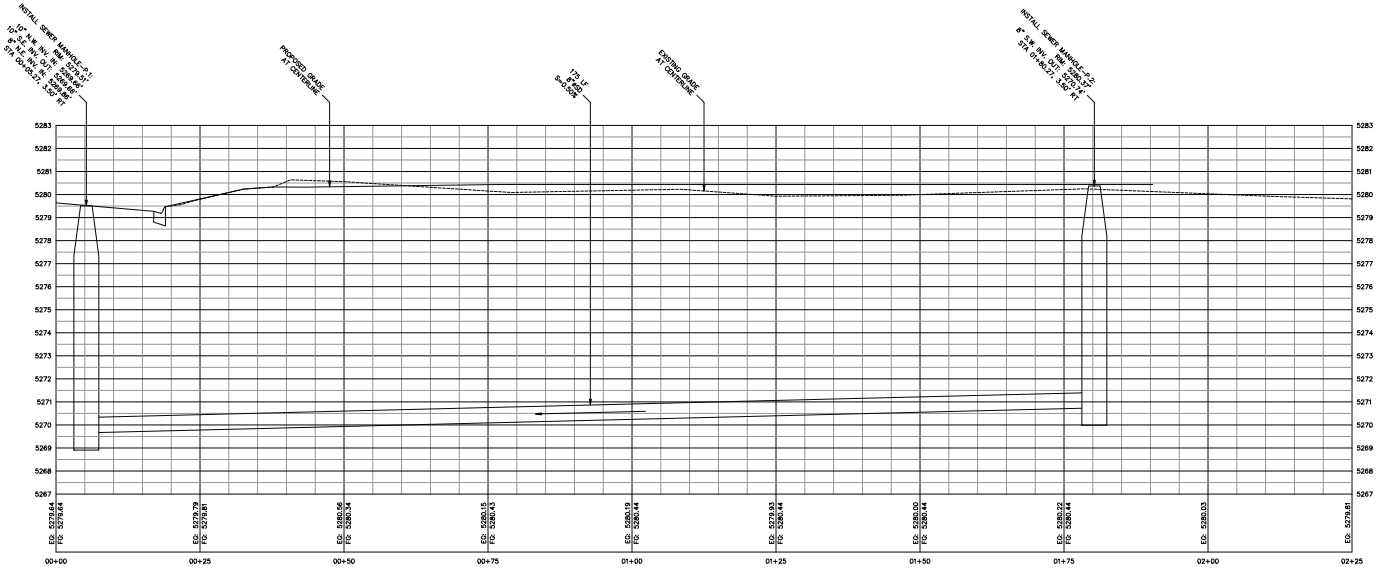
PROFESSIONAL ENGINEER LICENSED 19215 11MAR26 STATE OF IDAHO ALEX NELSON
PRELIMINARY

NO	DATE	BY
1	11MAR26	AHN

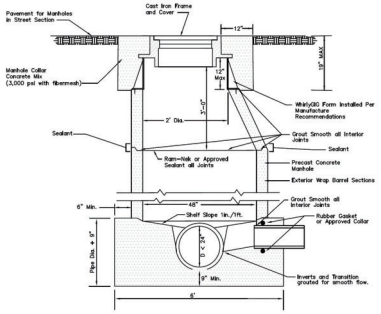
PRELIMINARY: NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMISSION

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\2073_Woodside15_Manny\dwg\2073_Woodside15_Blk62_Lt18_Civil2026.dwg 03/11/2026 01:19:51 PM MST

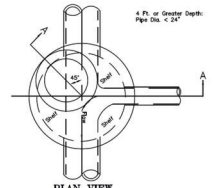
C2.00



1 C2.10 SEWER MAIN PROFILE
HORIZ: 1"=10'
VERT: 1"=4'



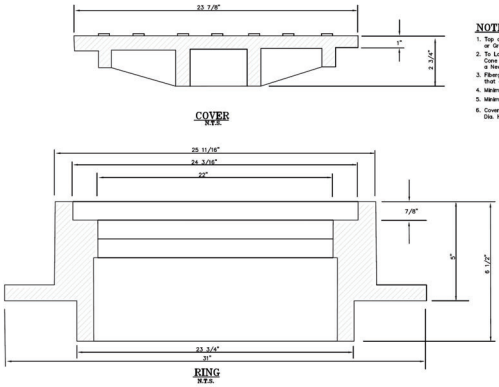
TYPICAL MANHOLE (TYPE A)
SECTION A-A
N.T.S.



PLAN VIEW
N.T.S.

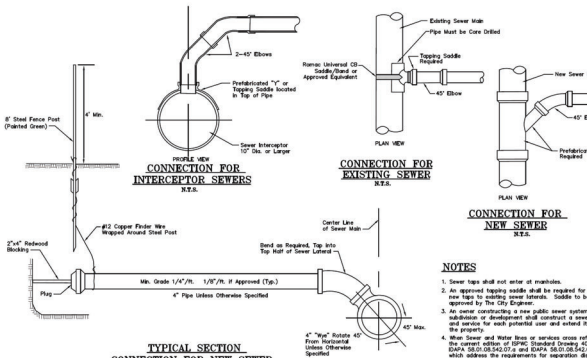
NOTES
1. Optional cast in place manhole base with approved pipe connections may be used with city approval.
2. Service lines shall not be connected to manholes.
3. Manhole frame and cover:
   A. See Drawing No. 18.14.010.C.3
   B. Frame, cover, and concrete collar, shall be 0" to 1/4" below the grade of pavement
4. WhityGIGs allowed up to 12" height.
5. Where PVC is utilized, a rubber ring or gasket collar is to be installed where the pipe is in contact with manhole base and/or manhole channel, in order to insure a watertight seal.
6. See drawing No. 18.14.010.C.2 for shallow manhole Type B.
7. Frame and cover shall be adjusted to grade after paving. A steel plate shall cover the concrete cone prior to placing gravel and pavement. At least one course of asphalt over the new pavement to install the grade rings, frame and concrete collar.
8. Manhole shall be located so that the Frame and Cover will be six (6) feet from the centerline for residential streets or per the Approved Construction Plans for other streets.
9. Fiberglass Dust Pan Required on all Manholes that are not on Paved Streets.
10. Exterior wrap material shall be EZ-Wrap Rubber or approved equal.
11. Concrete collar shall be provided for all manholes.
12. No steps are allowed. If steps are removed repair holes with grout.
13. Torque Boot to manufacturers specifications (60 in/lb typical).

2 C2.10 SEWER MANHOLE (TYPE A)
CITY OF HAILEY – 18.14.010.C.1
NOT TO SCALE



NOTES
1. Top of Cone Shall Not be Broken, Chipped, or Ground off to Lower the Ring and Cover.
2. To Lower the Ring and Cover, the Existing Cone Shall be Removed and Replaced With a New Cone.
3. Fiberglass Dust Pan Required on all Manholes that are not on Paved Streets.
4. Minimum Weight of Frame 147 lbs.
5. Minimum Weight of Cover 93 lbs.
6. Cover Shall Have 2 (Two) 1" (One Inch) Dia. Holes Spaced Equidistantly.

3 C2.10 MANHOLE COVER & FRAME
CITY OF HAILEY – 18.14.010.C.3
NOT TO SCALE



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 Pipe or services cross refer to Idaho Administrative Code (IDAPA) 58.01.08.542.07 and 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.

4 C2.10 SEWER SERVICE CONNECTION
CITY OF HAILEY – 18.14.010.C.4
NOT TO SCALE

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DETAILS
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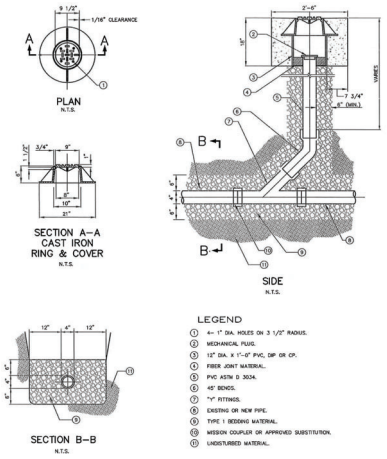
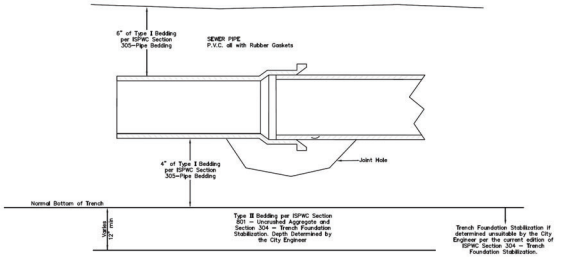
PROFESSIONAL ENGINEER — PRELIMINARY — 11MAR26 — STATE OF IDAHO — BRIAN K. SMITH

C2.10



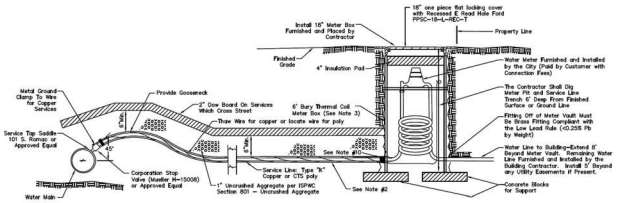
1 C2.20 STANDARD 4" TRAFFIC RATED CLEAN–OUT
ISPWC – SD–506A
NOT TO SCALE



SEWER PIPE LAYOUT SECTION
N.T.S.

NOTES
1. Trenching shall be in accordance with the current edition of ISPWC Division 300–Trenching.
2. Sewer Pipe shall be marked as 'Non–Potable Water' with the words
3. When Water and Sewer lines or services cross refer to the current e Standard Drawing 18.14.010.B.8, IDAPA 58.01.08.542.07.a a 58.01.08.542.07.b, which address the requirements for separation de between potable water lines (including mains and service lines) with non–potable lines.

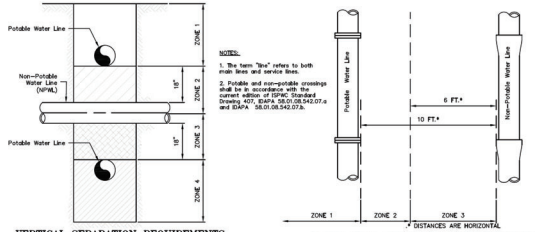
2 C2.20 SEWER PIPE LAYING
CITY OF HAILEY – 18.14.010.C.6
NOT TO SCALE



TYPICAL WATER SERVICE AND METER CONNECTION
N.T.S.

NOTES
1. Water Services shall be installed in accordance with the current edition of the ISPWC–Section 405–Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. 0.75" Meter vaults shall be Mueller 250CS1872FBRN or Ford FF12RH–36B–1B–72–FF–WL. 1" Meter Vaults shall be Mueller 350CS1872FBRN. 1–1.5" Meter Vaults shall be Mueller 500VS2472FBRN or equal. 2" Meter Vaults shall be Muller 550VS2772FBRN or equal.
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 250 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with Presco 10mil PVC #6052 pipe tape. Use a corporation stop to vault with ends wrapped with PASCO 10mil PVC #6052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 –Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H–15451 for 3/4" Copper or CTS poly. Mueller H15451 CTS x F.I.P. or Ford C14–33–G–WL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

3 C2.20 RESIDENTIAL WATER SURFACE CONNECTION
CITY OF HAILEY – 18.14.010.B.3
NOT TO SCALE



VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) Potable Water and Non–Potable Mains and Service Lines must be seperated by at least 18 inches.

and B) One full, uncut length of Non–Potable pipe must be centered over the crossing so that the joints are as far as possible from the crossing.

ZONE 2: Potable line, 18" over top of Non–Potable line.
A) One full, uncut length of Non–Potable Water pipe must be centered on the crossing so that the joints are as far as possible from the Non–Potable line.

and Either B) Non–Potable line must be constructed to potable water pipe standards and pressure tested for water tightness for a horizontal distance of 10 feet on both sides of crossing.

or C) Non–Potable or potable line must be cased in a larger diameter carrier pipe for a horizontal distance of 10 feet on both sides of the crossing, with no joints.

ZONE 3: Same requirements as ZONE 2 except the Non–Potable line must also be supported above the crossing to prevent settling

ZONE 4: Same requirements as ZONE 1 except the Non–Potable line must also be supported above the crossing to prevent settling.

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: (More than 10 feet apart):
A) No special requirements

ZONE 2: (From 6 to 10 feet apart):

A) No Special requirements for service lines.

B) Potable and Non–Potable mains separated by at least 6 feet at outside walls.

and C) Potable Mains at least 18 inches higher in elevation than the Non–Potable mains.

and D) Non–Potable mains constructed to Potable water class pipe and pressure tested for water tightness.

ZONE 3: (Closer than 6 feet apart):

A) For Mains and Services, Design Engineer to submit data to DEQ for review and approval that this installation will protect public health and environment and non–potable line constructed with potable water class pipe.

NOTE: Sanitary Sewer force mains must have min. 10' horizontal separation and 18" vertical separation. Zone 2 and zone 3 placements are not allowed.

4 C2.20 POTABLE AND NON–POTABLE WATER LINE (NPWL) SEPARATION
CITY OF HAILEY – 18.14.010.B.7
NOT TO SCALE

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PROFESSIONAL ENGINEER
PRELIMINARY
11MAR26
STATE OF IDAHO
VALLEY NEVADA

DETAILS
SHAPI SHAY TOWNHOMES
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA–ORI, LLC.

C2.20

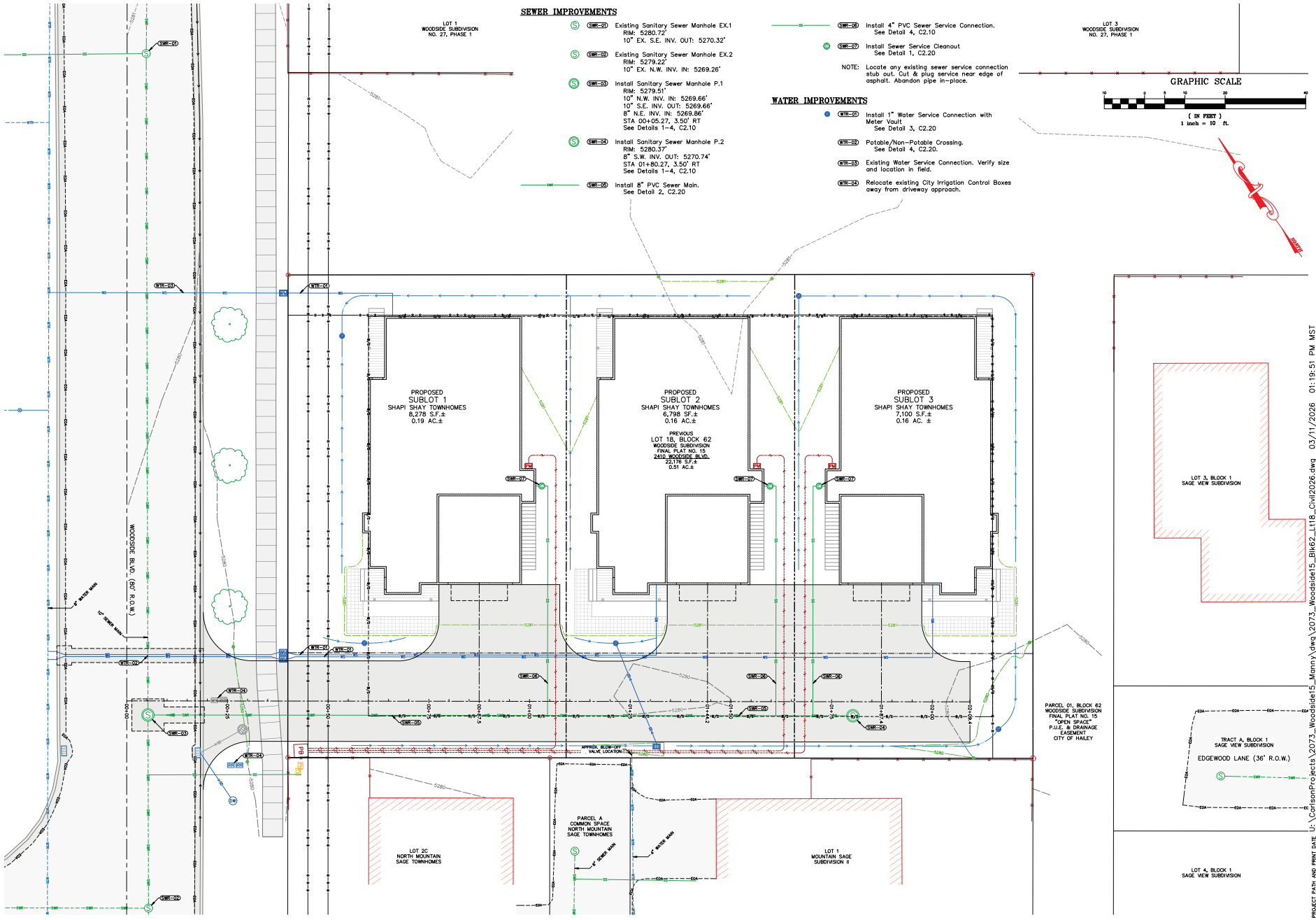
SEWER IMPROVEMENTS

- SWR-01 Existing Sanitary Sewer Manhole EX.1
  RIM: 5280.72'
  10" EX. S.E. INV. OUT: 5270.32'
- SWR-02 Existing Sanitary Sewer Manhole EX.2
  RIM: 5279.22'
  10" EX. N.W. INV. IN: 5269.26'
- SWR-03 Install Sanitary Sewer Manhole P.1
  RIM: 5279.51'
  10" N.W. INV. IN: 5269.66'
  10" S.E. INV. OUT: 5269.66'
  8" N.E. INV. IN: 5269.86'
  STA 00+05.27, 3.50' RT
  See Details 1-4, C2.10
- SWR-04 Install Sanitary Sewer Manhole P.2
  RIM: 5280.37'
  8" S.W. INV. OUT: 5270.74'
  STA 01+80.27, 3.50' RT
  See Details 1-4, C2.10
- SWR-05 Install 8" PVC Sewer Main.
  See Detail 2, C2.20
- SWR-06 Install 4" PVC Sewer Service Connection.
  See Detail 4, C2.10
- SWR-07 Install Sewer Service Cleanout
  See Detail 1, C2.20

NOTE: Locate any existing sewer service connection stub out. Cut & plug service near edge of asphalt. Abandon pipe in-place.

WATER IMPROVEMENTS

- WTR-01 Install 1" Water Service Connection with Meter Vault
  See Detail 3, C2.20
- WTR-02 Potable/Non-Potable Crossing.
  See Detail 4, C2.20.
- WTR-03 Existing Water Service Connection. Verify size and location in field.
- WTR-04 Relocate existing City Irrigation Control Boxes away from driveway approach.



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PROFESSIONAL ENGINEER LICENSED 19215 11MAR26 STATE OF IDAHO ALEX NELSON
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LEGEND – EXISTING

- Subject Boundary
- Adjoining Lot-Lines
- Centerline Right-of-Way
- Easement, Type & Width As Shown*
- 5' Major Contour
- 1' Minor Contour
- Approximate Existing Structure
- Wooden Fence
- Edge of Asphalt
- Sidewalk
- 3" Rolled Concrete Curb & Gutter (ISPWC SD-702)
- Drainage Flowline
- 12" City Storm Drain Pipe (To Be Relocated)
- Water Main
- Water Service
- Sewer Main
- Sewer Service
- Blaine County G.I.S. Tie
- Found Brass Cap, As Shown
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Found Stainless Steel Rod in Sleeve
- Water Valve
- Water Meter Vault
- Fire Hydrant
- Sewer Manhole
- Stormwater City Catch Basin
- Stormwater City Dry Well (To Be Relocated)
- Irrigation Box (To Be Relocated)
- Power Box
- Phone Box
- CA/TV Box
- ×5290.9 Ground Shot/Spot Elevation
- NC No Cap
- IC Illegible Cap
- COR Corner
- TA Top of Asphalt
- TBC Top Back of Curb
- GB Gate
- [ ] Record Bearing & Distance Inst. No. 152510
- ( ) Record Bearing & Distance Inst. No. 610303
- * per. Inst. No. 152510

LEGEND – PROPOSED

- Sublot Line
- Easement, Type & Width As Shown
- Building Setbacks
- Structure
- Deck/Stairs
- Balcony
- 20' Wide Asphalt Driveway
- Concrete Paver Walkway
- 5' Major Contour
- 1' Minor Contour
- 1" Water Service
- 8" Sewer Main
- 4" Sewer Service
- Storm Drain Pipe
- Drainage Flowline
- Snow Storage (See Note 6)
- Underground Power Service
- Road & Curb Cut
- Fire Hose Pull Length
- Water Meter
- Sewer Manhole
- Sewer Cleanout
- City Dry Well
- Landscape Dry Well
- Landscape Catch Basin
- Power Meter
- Onsite Parking Space (18'x9')
- Deciduous Tree (Size & Species TBD)

NOTES

1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Ground in US Survey Feet with a Project Combined Scale Factor of 1.00029661, scaled from the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°11'50" E. Vertical Datum is NAVD1988.

2) Boundary Information is from the Plats of:
   - Woodside Subdivision Final Plat No. 15, Instrument Number 152510;
   - North Mountain Sage Townhomes, Instrument Number 526745;
   - Lots 2C & 2D, North Mountain Sage Townhomes, Instrument Number 610303;
   - Mountain Sage Subdivision II, Instrument Number 530776;
   - Parcel 01 & 02, Block 62, Woodside Subdivision No. 15, Instrument Number 555656;

   Records of Blaine County, Idaho.

3) Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land-Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.

4) The Subject Property is within the City of Hailey General Residential District (GR). Please refer to the City of Hailey Code of Ordinances for more information about this zone including building setbacks and/or other use restrictions.

5) Utility Locations shown are based on visual surface evidence and City Maps. Utilities should be verified by Digline INC before any excavation.

6) The Shapi Shay Townhomes Sublots shall have Mutual Reciprocal Snow Storage Easements and Utility Easements for the Installation, Repair, Maintenance, and Replacement of Utilities.

7) Snow Storage Calculations:
   - Proposed Driveway = 5,250 S.F. of Hardscaping
   - Required Snow Storage (25%) = 1,313 S.F.
   - Provided Snow Storage
     = 950 S.F. + 410 S.F. + 140 S.F = 1,500 S.F.

8) Applicant/Owner:
   Guerra-Ori LLC.
   P.O. Box 324
   Hailey, ID 83333

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\2073_Woodside15_Manny\dwg\2073_Woodside15_Blk62_Lt18_PrePlat2025.dwg 03/11/2026 01:14:17 PM MST

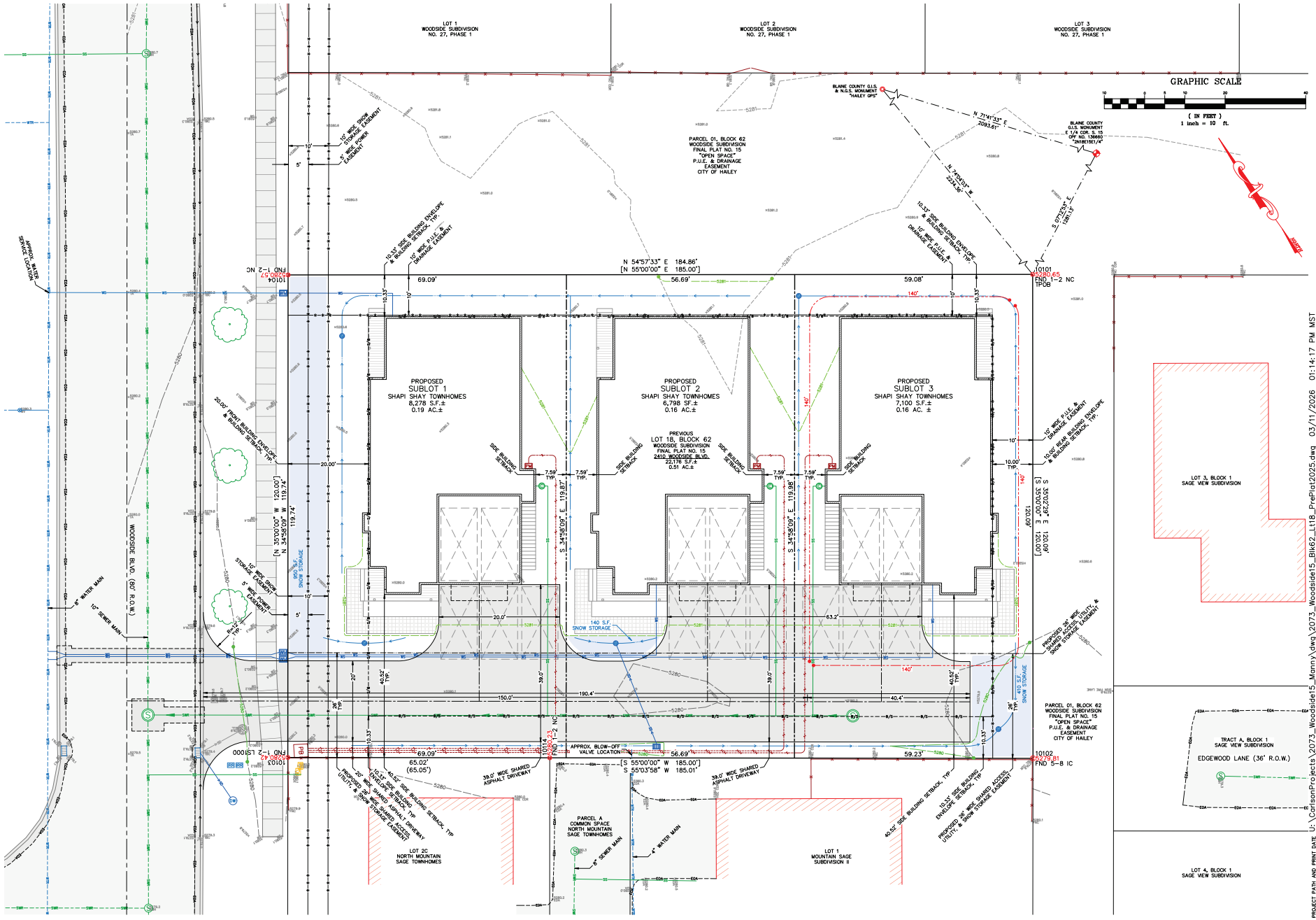
REVISIONS	NO	DATE	BY
SITE SURVEY CONDUCTED	1	01APR24	AHN

PROFESSIONAL LAND SURVEYOR LICENSED 7048 11MAR26 STATE OF IDAHO BRUCE SMITH

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
SHAPI SHAY TOWNHOMES
A RESUBDIVISION & RENUMBERING OF LOT 18, BLOCK 62, WOODSIDE SUBDIVISION FINAL PLAT NO. 15
WITHIN S.14, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR MANNY CONSTRUCTION & GUERRA-ORI, LLC.

SHEET 1 OF 2



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SHEET 2 OF 2

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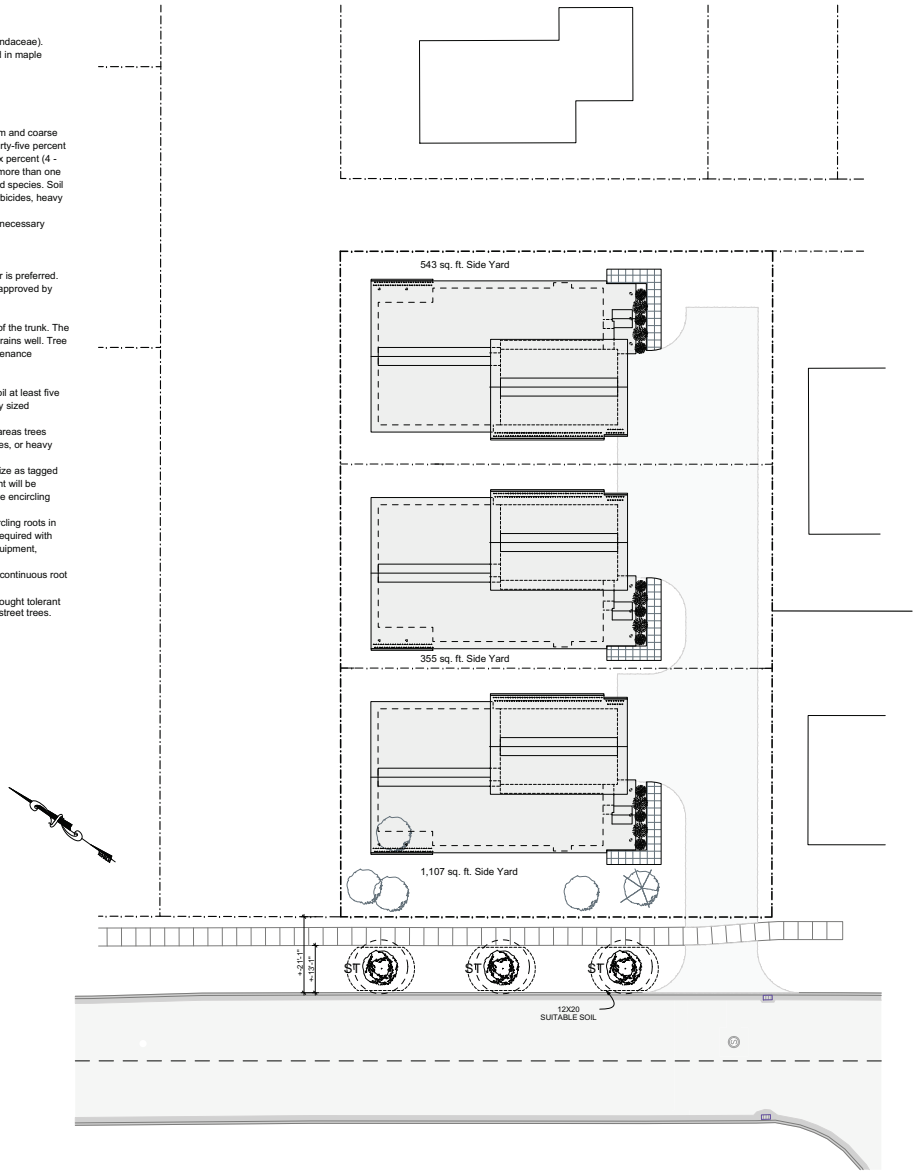
***STREET TREE NOTES:**

1. Sugar Maple (Ace saccharum) Class II - Recommended Street Tree List
Listed as Moderately Drought Tolerant with a canopy of 15-30 ft. and a height of 40-45 ft.
2. The scientific name for the sugar maple is a deciduous tree species in the soapberry family (Sapindaceae). Native to the hardwood forests of eastern North America, it is primarily known for its sweet sap used in maple syrup, high-quality wood, and brilliant fall foliage.
Scientific Name: *Acer saccharum*
Family: Sapindaceae (formerly Aceraceae)
Other Names: Hard maple, rock maple
Characteristics: Known for 5-pointed leaves, dense, rounded crown, and winged samaras.
3. SUITABLE SOIL: Soil should be a "sandy loam" soil with fifty to eighty percent (50 - 80%) medium and coarse sand (less than twenty-five percent (25%) fine sand), five to twenty percent (5 - 20%) clay, five to thirty-five percent (5-35%) silt, contain a minimum of one to three percent (1 - 3%) organic matter by weight (four to six percent (4 - 6%) for the top twelve (12) inches), be free draining at one to two (1-2) inches per hour, contain no more than one thousand two hundred and eighty (1,280) ppm soluble salt, and have a pH appropriate to the planted species. Soil should have a density of sixty-two to eighty-eight (62 - 88) pounds per cubic foot and contain no herbicides, heavy metals, or hydrocarbons that will impact growth.
4. New Plantings: New plantings shall be planned with consideration for the mature crown size and necessary clearance to other conflicts.
Additional tree placement criteria are as follows:
(1) Trees shall be no closer to the face of curb than shown in the standard drawings.
(4) Class II and III trees shall have a minimum planting strip width of three (3) feet but wider is preferred.
(5) Trees shall not be located within any designated snow storage area unless specifically approved by the Public Works Department.
5. Infrastructure Requirements:
a. Tree wells: The top 4 inches of a tree well shall consist of organic mulch except within 6" of the trunk. The remainder of the tree well shall be filled with suitable soil not susceptible to compaction and which drains well. Tree wells may have non-invasive grasses, ground cover, bulbs & perennials, annuals or other low maintenance plantings located a minimum of two feet from trunk or as shown on the standard drawings.
b. Root barriers are encouraged as needed to prevent damage to hardscape.
6. Tree plantings adjacent to any sidewalk or hardscape areas: An uncompacted area of suitable soil at least five feet (5') wide with a length that is equivalent to the diameter of the mature canopy, or an equivalently sized uncompacted area, shall be provided.
7. Tree plantings greater than five feet (5') from any sidewalk or hardscape areas: In open planting areas trees should be protected from compaction that may occur as a result of parking, movement of automobiles, or heavy equipment.
8. Trees shall be no less than two and half (2.5) inches and no greater than four (4) inches caliper size as tagged by a local nursery. Only trees with one dominant stem and no visible fungal or insect damage evident will be allowed. Balled and burlapped stock is generally preferred over containerized stock which often have encircling roots.
9. Trees should be planted in spring or fall when possible, using proper tree planting methods. Encircling roots in container stock should be cut to a straight root or removed before planting. Permanent irrigation is required with higher application rates provided during the first season. Protection from traffic, compaction, and equipment, including snow removal equipment, must be provided. Electrical and soil standards must be met.
10. Planting areas should connect, either on the surface or within the subsurface space to allow for continuous root development and increase usable soil volumes.
11. Areas in the right of way adjacent to the sidewalk and curb to be grass. Landscaper to verify drought tolerant native mix suitable to zone 6 and coordinate with City of Hailey. No turf within 3' of the trunk of all street trees.



***LANDSCAPE NOTES:**

1 A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, are encouraged.
2 Bark beds to surround all shrubs.
3 All new shrubs and trees to be drought tolerant species.
4 All plant species shall be hardy to the zone 4 environment.
5 Planted areas to be professionally maintained.
6 Exact sub-species of trees and shrubs listed TBD based on availibility and at the recommendation of the landscaper.
7 Plantings in snow storage areas to be salt tolerant and to be pruned and maintained to not interfere with snow storage.
8 All areas not paved or covered by planting beds to be grass. Landscaper to verify drought tolerant native mix suitable to zone 6.

ST (3) NEW 3" CALIPER STREET TREES AS DIRECTED
CC (1) NEW 2" CALIPER TREE CANADA CHOKECHERRY
JL (3) NEW 2" CALIPER TREE JAPANESE LILAC - IVORY SILK
G (4) NEW 5 GALLON SHRUB GOLDFLAME SPIREA
P (3) NEW 10 GALLON SHRUB POTENTILLA
BARK MULCH BEDS UNDER ALL SHRUBS.

1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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www.jayconearchitecture.com

Date: 3/16/2026

Seal:
LICENSED ARCHITECT AA-8888
Mar. 16, 2026
JAY W. CONE
STATE OF IDAHO

LOT 18 BLOCK 62

Issue:
DESIGN REVIEW

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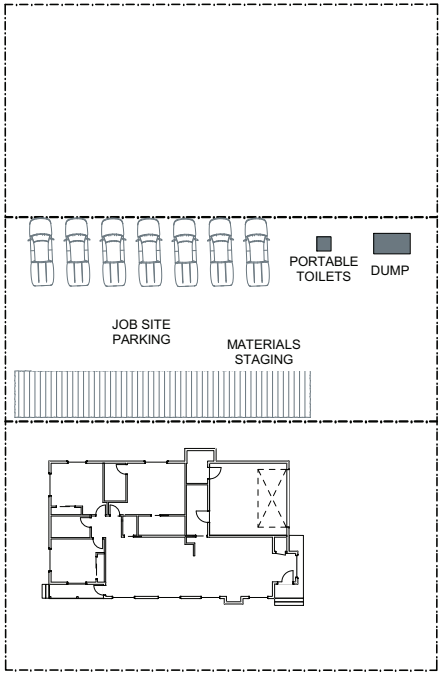
SHEET 13 OF 23



CONSTRUCTION MANAGEMENT PLAN:
1. MAINTAIN CLEAR AREA IN FRONT OF DUMPSTER AND PORTBLE TOILETS FOR SERVICE.
2. MATERIALS STAGING NEAR CONSTRUCTION TO PRESERVE SITE.
3 ALL CONSTRUCTION VEHICLES TO PARK ON EAST SIDE OF PROPERTY TO REDUCE VISIBILITY FROM STREET.
4. ALL ACTIVITIES SHALL CONFORM TO APPLICABLE HAILEY ORDINANCE INCLUDING NOISE, MANAGEMENT OF ANIMALS, WORKING HOURS ETC.

1 CONTRACTOR STAGING PLAN
SCALE: 1/16" = 1'-0"

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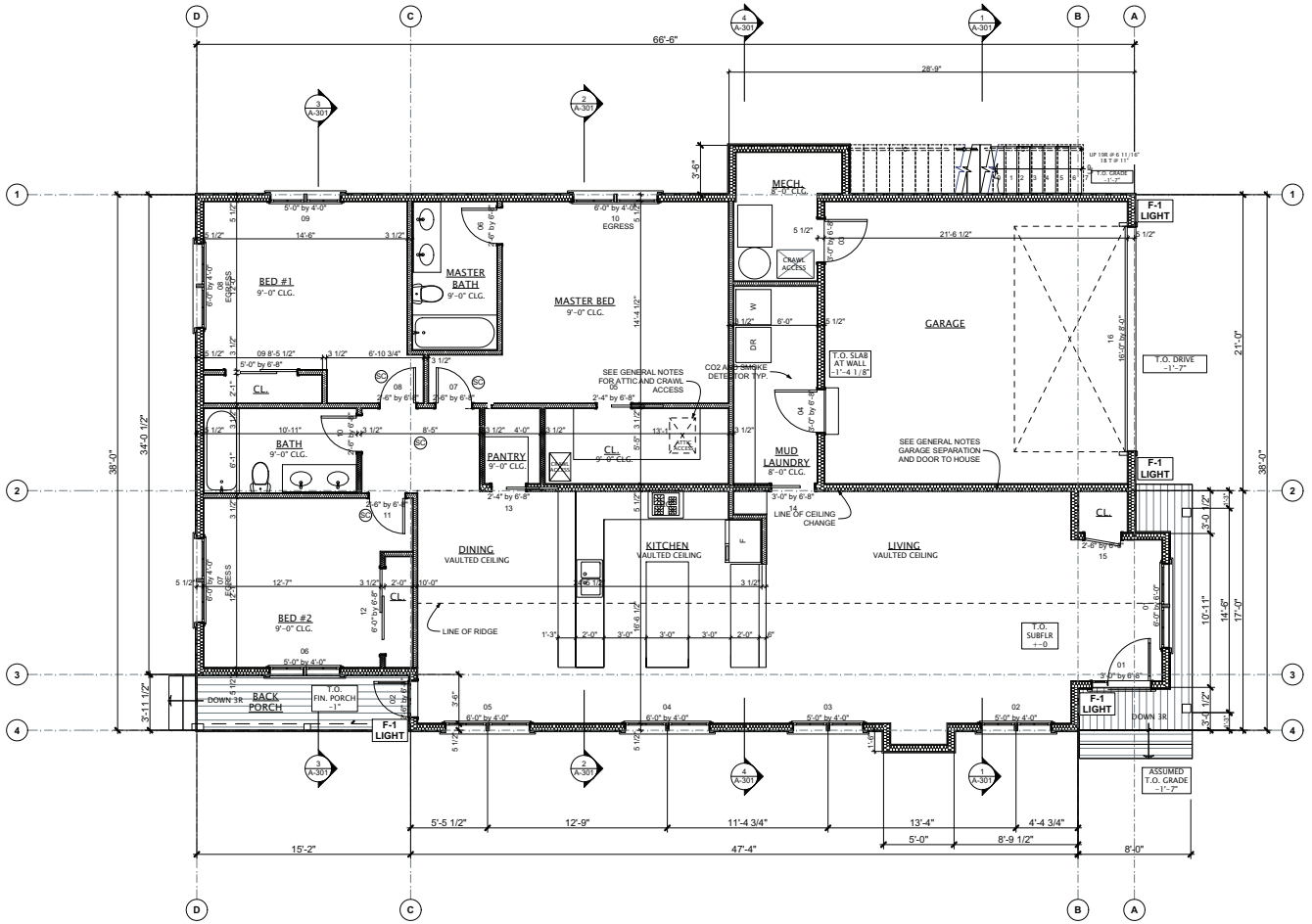

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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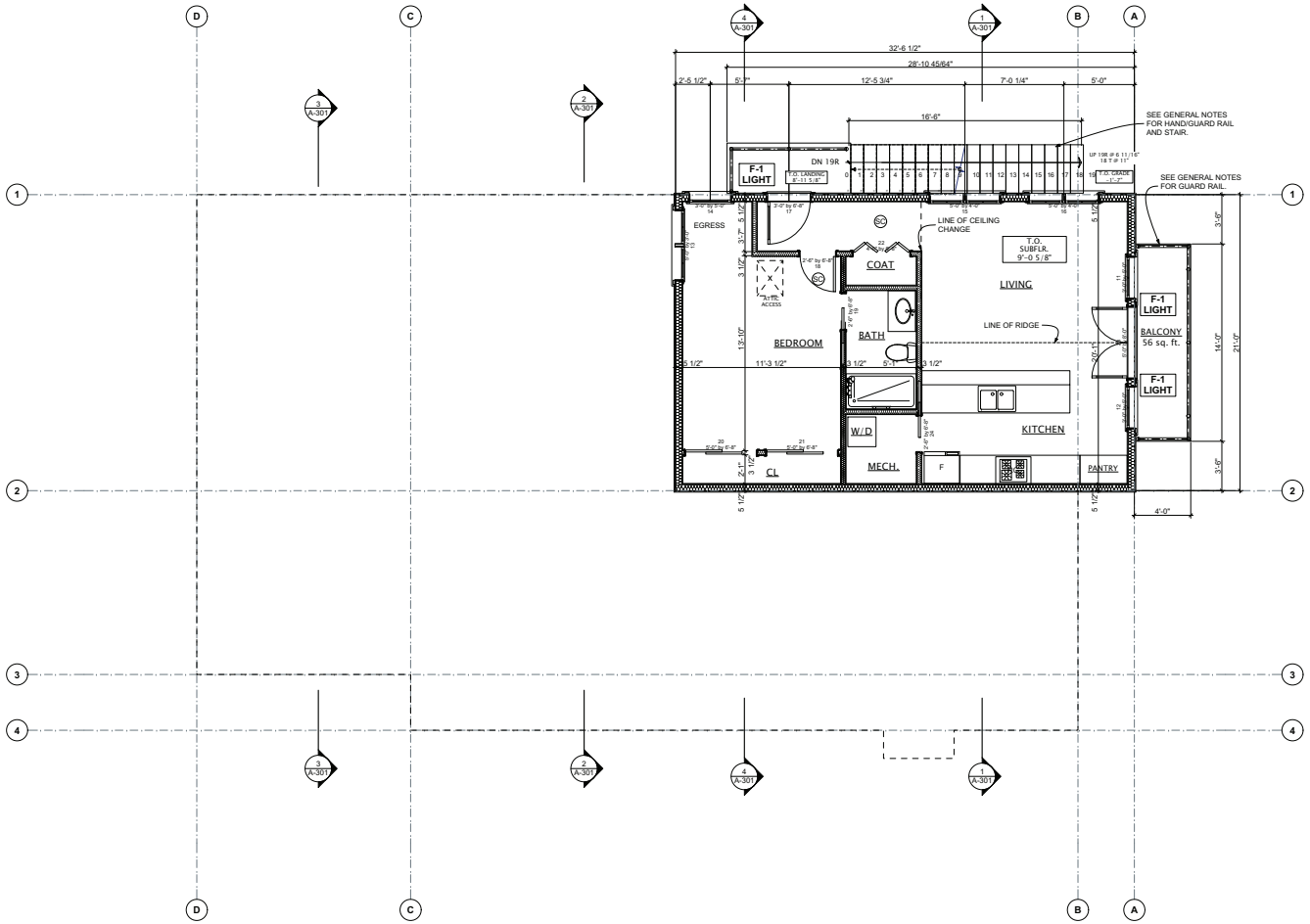

1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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A-101



1 West Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"

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Mar. 16, 2026
JAY W. CONE
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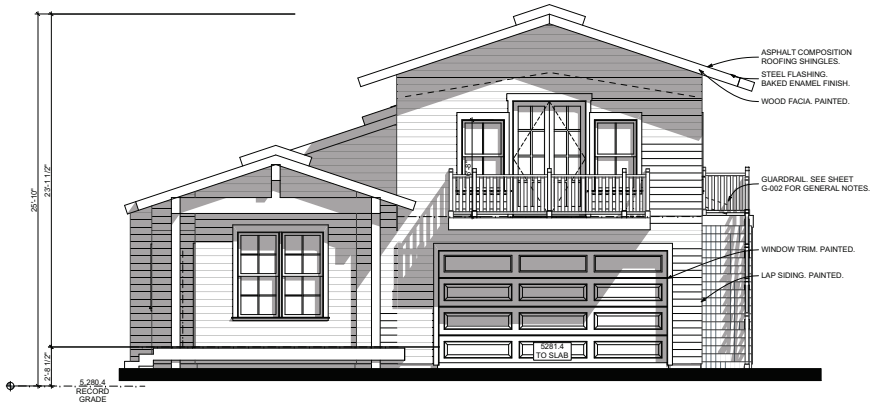
A-201



1 East Elevation
SCALE: 1/4" = 1'-0"



2 South Elevation
SCALE: 1/4" = 1'-0"

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A-202



*COLORS / FINISHES
1) Windows: Windsor Pinnacle Clad Color black powder coated exterior (LT843)

2) Roofing: Malarkey Product, 30-year Shingle Black

3) Flashing: Black

4) Decking: Trex Composite Decking, Naturals, Color Toasted Sand

5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown.

6) Siding: 6" Horizontal Lap, Painted Benjamin Moore Sweet Rosy Brown

7) Facia, Trim, Beams, Railing: Benjamin Moore Feather Down

2 Lot 2
SCALE: 3/16" = 1'-0"



*COLORS / FINISHES
1) Windows: Windsor Pinnacle Clad Color black powder coated exterior (LT843)

2) Roofing: Malarkey Product, 30-year Shingle Black

3) Flashing: Black

4) Decking: Trex Composite Decking, Naturals, Color Toasted Sand

5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown.

6) Siding: 6" Horizontal Lap, Painted Benjamin Moore revere Pewter

7) Facia, Trim, Beams, Railing: Benjamin Moore Copley Grey

1 Lot 1
SCALE: 3/16" = 1'-0"



*COLORS / FINISHES
1) Windows: Windsor Pinnacle Clad Color black powder coated exterior (LT843)

2) Roofing: Malarkey Product, 30-year Shingle Black

3) Flashing: Black

4) Decking: Trex Composite Decking, Naturals, Color Toasted Sand

5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown.

6) Siding: 6" Horizontal Lap, Painted Benjamin Moore Louisburg Green

7) Facia, Trim, Beams, Railing: Benjamin Moore Castle Peak Grey

3 Lot 3
SCALE: 3/16" = 1'-0"

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SHEET 20 OF 23



Minka Kirkham Bronze 8 1/2" Wide Dark Sky LED Outdoor Wall Light

F-1 Wall mounted fixture: 15 Watt, 3000K A-19 LED = 1600 Lumens Dark Bronze Mounting Height 8'-0"

- 8 1/2" wide x 6" high. Extends 10 1/2" from the wall.

- Inspired by rustic industrial and farmhouse barn lights. From the Minka Lavery lighting collection. Aspen bronze finish. Metal shade. Hammered glass.
- Dark sky approved for full cut off. California Title 24 compliant. Dark Sky regulations vary by region, so please check with your local municipality for requirements.
- Wet location rated for outdoor use. Can also be used indoors.

1 EXTERIOR LIGHT FIXTURE

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STATE OF IDAHO

LOT 18 BLOCK 62

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