

Agenda
Hailey Planning and Zoning Commission
Monday, October 20, 2025
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](tel:+14692068535): [602369677#](tel: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

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Planned Unit Development (PUD) Application by Hailey Airport Inn, LLC, to convert the existing Hailey Airport Inn motel/short-term rental units into twenty-five (25) long-term rental units, to comprise of both studio units and one-bedroom units, with seven (7) of the proposed forty-six (46) total residential units on-site to be perpetually dedicated rent-restricted housing at 50-120% area median income (AMI) as the project's community benefit, located at 804 South 4th Avenue (Lot 1B, Block 137, Townsite) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, and to be known as Skyway Apartments. **ACTION ITEM**

- **CA 2** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, represented by Dave Hennessy, wherein Block 5, Quigley Farms Subdivision (Fox Acres Road and Quigley Farm Road) is subdivided to create Lots 1-4, 7 and 8, ranging in size from 10,491 square feet to 13,141 square feet, and Sublots 1-6, ranging in size from 4,429 square feet to 5,407 square feet. This parcel is located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts. **ACTION ITEM**

- **CA 3** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Conditional Use Application by The Friedman Memorial Airport Authority for the approval and placement of a temporary airline office trailer and ground service electrical infrastructure (GSE), all located at 1610 Airport Circle (FR SEC 10,15 & 22 TL 8151 AIRPORT LAND FRIEDMAN MEMORIAL AIRPORT AUTHORITY), a parcel within the Airport (A) Zoning District.

Public Hearing - ACTION ITEM

- **PH 1.** Consideration of a Preliminary Plat Application by Arch Community Trust, Inc., represented by Galena-Benchmark Engineering, wherein Lot 6, Block 3 (1411 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) Community Housing lots; Lot 6A comprising of 6,317 square feet in size and Lot 6B comprising of 6,319 square feet in size. This project is located within the General Residential (GR) Zoning District.

ACTION ITEM

- **PH 2.** Commissioner Discussion and Staff updates on Food Truck/Mobile Vending Public Outreach Activities, to include a Public Hearing. No decisions are proposed at this time.

NO ACTION ITEM.

Administrative Review – NO ACTION ITEM

- **AR 1** Design Review Exemption by Alturas Construction, represented by Mark Gasenica to exempt from Design Review, minor modifications to the existing 820 square foot single family residence located at 417 S. 4th Avenue (Lots 9-10, Block 13, Hailey Townsite) within the Limited Residential (LR-1) and Downtown Residential Overlay (DRO), Zoning Districts.
- **AR 2** Design Review Exemption by Alturas Construction, represented by Mark Gasenica, to exempt from Design Review minor modifications to the existing 440 square foot commercial building located at 512 N. Main Street (Lots S 5' of 13 All od 14-16, Block 64, Hailey Townsite) within the Business (B) Townsite overlay (TO) and Downtown Residential Overlay (DRO), Zoning Districts.

Staff Reports and Discussion

- **SR 1** Monday November 3rd, 2025 Cancelled
- **SR2** Meeting: Monday, November 17, 2025:
 - Design Review Pre-Application for Shapi Shay

Adjourn by 8:00 PM - ACTION ITEM

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 6, 2025, the Hailey Planning and Zoning Commission recommended approval by the Hailey City Council for the Planned Unit Development (PUD) Application by Hailey Airport Inn, LLC, to convert the existing Hailey Airport Inn motel/short-term rental units into twenty-five (25) long-term rental units, to comprise of both studio units and one-bedroom units, with seven (7) of the proposed forty-six (46) total residential units on-site to be perpetually dedicated rent-restricted housing at 50-120% area median income (AMI) as the project's community benefit, located at 804 South 4th Avenue (Lot 1B, Block 137, Townsite) in the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, and to be known as Skyway Apartments.

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

FINDINGS OF FACT

Notice and Procedure: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on August 30, 2025. Onsite Notice was posted on the property on September 11, 2025. The Applicant's first public hearing with the Hailey Planning and Zoning Commission was held in the Hailey City Council chambers and virtually via Microsoft Teams on September 15, 2025. The Commission and the Applicant agreed to a continuation of the public hearing to a date certain; this continuation was held on October 6, 2025.

Background: The Skyway Apartments PUD was proposed as a motel conversion that included the current establishments of the Skyway Motel and the Airport Inn Apartments. Both establishments are located on the 804 S 4th Avenue property, reflecting a history of Hailey business, development, and building repurposing that spans from the 1960s (original one-story motel building) to the year 2021 (Airport Inn Apartments building). The property currently hosts 68 long and short-term dwelling units combined.

No square footage increase was proposed with this PUD. Interior remodeling and retrofitting will facilitate the conversion from motel units to full residential apartments, and all necessary building permits will be obtained by the Applicant, prior to remodeling and construction. All existing buildings are compliant with the Hailey Municipal Code bulk requirements for setbacks, height, and lot coverage, and all existing buildings are proposed to be retained. Sufficient infrastructure to service the proposed conversion currently exists. Parking requirements for the proposed conversion are met with the current parking area design – no changes are proposed. Drywells, landscaping, and the majority of frontage improvements in the right-of-way already exist for the property. Snow removal from hardscape areas will be addressed through the hauling of snow off-site by contracted property managers, which is the current arrangement.

First Hearing: At the Skyway Apartments' first PUD Application public hearing on September 15, 2025, the Applicant proposed a community benefit of five (5) deed-restricted residential units, of the twenty-nine (29) newly proposed long-term residential units. The total unit density for this initial proposal was fifty (50) units, including both converted units and existing apartments that will be retained.

The Planning and Zoning Commissioners supported the Applicant’s proposal, noting its increased density near downtown, essential services, and multi-modal transit resources as a strong example of sustainable, efficient land-use planning. The potential for 100% long-term residential units and a deed-restricted community housing element further strengthened the Applicant’s proposal.

However, the Commissioners expressed desire for a greater proportion of deed-restricted units in the Applicant’s proposal, specifically in the income-restriction categories that are more challenging to meet. These can include area median income (AMI) Categories 2-4, which often over-qualify for federal housing assistance, yet are difficult to finance at scale for developers. As a result, residential rental units that are deed-restricted in these income categories are not often developed, leaving a gap in Hailey’s housing need portfolio. The Commissioners noted that this particular PUD Application presents an exceptional opportunity for addressing this gap in Hailey’s housing portfolio, as the structures and site are already developed – only interior remodeling will need to occur to create the new units. Costs for the developer/property owner are dramatically reduced as a result, providing greater opportunity for permanent deed restrictions and mutually beneficial project outcomes.

The Commissioners and the Applicant could not agree on an increased unit count for the deed-restricted units at the September 15, 2025, public hearing, although the Applicant remained receptive to the Commission’s requests. A decision was made to continue the Skyway Apartments PUD Application to a date certain, which was determined to be October 6, 2025.

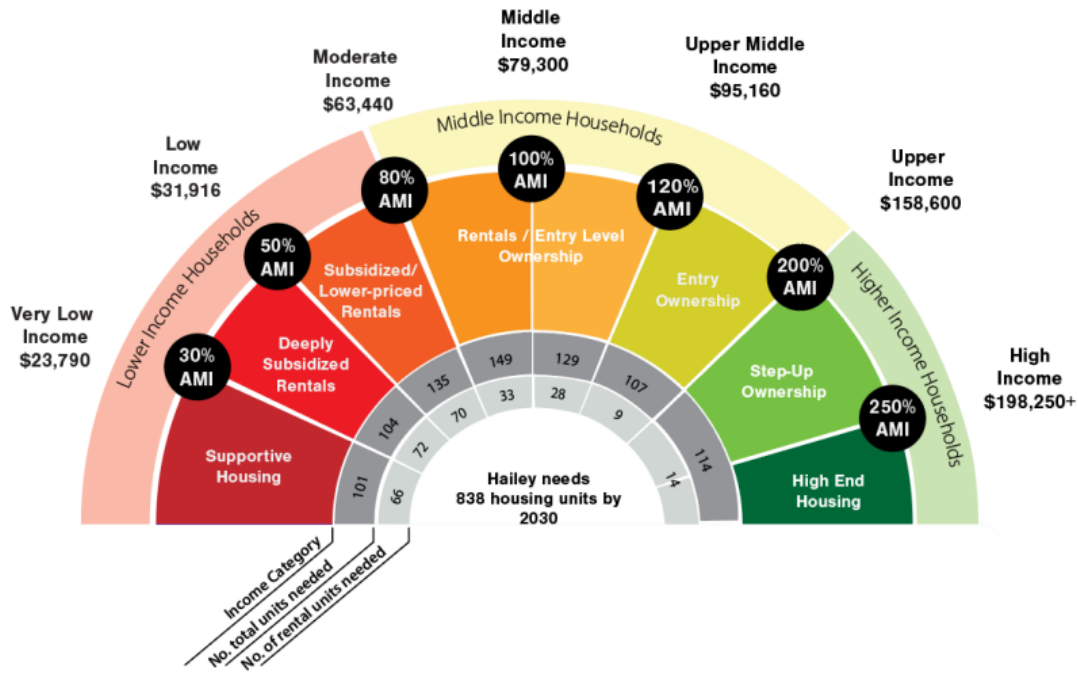
Second Hearing: The continuation of the Skyway Apartments PUD Application was held on October 6, 2025. The Applicant approached this second Public Hearing with a revised proposal, reducing the overall final residential unit count to forty-six (46) units and increasing the number of proposed deed-restricted units, from five (5) units to seven (7) units at 50-120% AMI. These deed-restricted units represent the Applicant’s proposed community benefit, in exchange for a waiver to the maximum allowable residential density of 32 units. Put another way, the Applicant is proposing to deed-restrict 50% of the fourteen (14) proposed units that put this proposal above the maximum allowable density. The proposed AMI range represents Categories 2-5, according to Blaine County Housing Authority guidelines. The proposed unit breakdowns are as follows:

- **Three (3) units proposed as Category 2 studio units (\$840/month maximum)**
- **Two (2) units proposed as Category 4 one-bedroom units (\$1,439/month maximum)**
- **Two (2) units proposed as Category 5 one-bedroom units (\$1,799/month maximum)**

This proposal responded to both Staff and Commissioner recommendations that the Applicant provide the designated units at a variety of AMI levels, as opposed to a uniform AMI designation across all seven (7) units. The final AMI designations may be further discussed and decided upon by the Hailey City Council.

The following information is provided for reference and is of relevance to this PUD Application.

Hailey’s Housing Need (2025 Hailey Housing Report)



- 80%-100% AMI: 33 rental units needed by 2030
- 100%-120% AMI: 28 rental units needed by 2030

Blaine County Housing Authority (BCHA) Income Limits*


Household Size	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% of Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median	Category 6 120% to 140% of Median	Category Local No Income Limit
1	\$ 35,150	\$ 42,180	\$ 56,240	\$ 70,300	\$ 84,360	\$ 98,420	Full-time, exclusive resident of or employed in Blaine County, Idaho
2	\$ 40,200	\$ 48,240	\$ 64,320	\$ 80,400	\$ 96,480	\$ 112,560	
3	\$ 45,200	\$ 54,240	\$ 72,320	\$ 90,400	\$ 108,480	\$ 126,560	
4	\$ 50,200	\$ 60,240	\$ 80,320	\$ 100,400	\$ 120,480	\$ 140,560	
5	\$ 54,250	\$ 65,100	\$ 86,800	\$ 108,500	\$ 130,200	\$ 151,900	
6	\$ 58,250	\$ 69,900	\$ 93,200	\$ 116,500	\$ 139,800	\$ 163,100	
Allowable Net Worth (retirement accounts excluded)	\$258,160						\$516,320

BCHA Maximum Housing Costs (inclusive of all utilities)*

Unit Size	Category 1 up to 50% of Median	Category 2 50% to 60% of Median	Category 3 60% to 80% Median	Category 4 80% to 100% of Median	Category 5 100% to 120% of Median & Category Local
Studio	\$ 504	\$ 840	\$ 1,008	\$ 1,344	\$ 1,680
1	\$ 540	\$ 900	\$ 1,080	\$ 1,439	\$ 1,799
2	\$ 612	\$ 1,019	\$ 1,223	\$ 1,631	\$ 2,038
3	\$ 683	\$ 1,139	\$ 1,367	\$ 1,822	\$ 2,278
4	\$ 777	\$ 1,295	\$ 1,554	\$ 2,072	\$ 2,590

*Information provided by BCHA, adopted by BCHA Board on 5/21/2025

Standards of Evaluation	
17.10.030: General Requirements:	
A.	The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.
Staff Comments	<i>The proposed PUD site – located within the Limited Business Zoning District - is 70,515 square feet (1.62 acres) Findings: Compliance. This standard has been met.</i>
B.	A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.
Staff Comments	<i>The parcel is in one ownership. Findings: Compliance. This standard has been met.</i>
C.	Area Development Plan:
	C.1
	When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:
Staff Comments	<i>This PUD proposal only involves one (1) parcel. Findings: Compliance. This standard has been met.</i>
	C.1.a
	Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.
Staff Comments	<i>South 4th Avenue can accommodate the anticipated vehicular and pedestrian traffic, and the site is also very close in proximity to State Highway 75. The Wood River Trail is also located directly behind the proposed PUD site, adding further pedestrian connectivity capacity. Findings: Compliance. This standard has been met.</i>
	C.1.b
	Non-vehicular circulation routes shall provide safe pedestrian and bicycle paths and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
Staff Comments	<i>The proposed PUD is located within an established development containing a motel as well as an apartment building. Non-vehicular circulation routes and sidewalks exist both within the site and adjacent to the site, along the S 4th Avenue right-of-way. Additional right-of-way linkages on the property's S 4th Avenue frontage will also be required of the</i>

	<p><i>Applicant, completing the sidewalk network from the project site to sidewalks along State Highway 75. The Wood River Trail is also located directly behind the proposed PUD site, offering extensive connectivity to Hailey parks, schools, businesses, and other green spaces.</i></p>  <p><i>Aerial imagery of existing site conditions and missing sidewalk linkage.</i></p> <p><i>The Applicant shall coordinate with Hailey Public Works Director and Streets Division Manager to install the final connection of public sidewalk between 804 S 4th Avenue and 910 S 4th Avenue. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard will be met.</i></p>
C.1.c	Water main lines and sewer main lines shall be designed in the most effective layout feasible.
Staff Comments	<p><i>According to the Applicant, all water and sewer lines are existing, and no new lines are proposed with this PUD Application. Feedback from the Wastewater Division Manager did not indicate any concerns or needs for new sewer/water lines.</i> <i>Findings: Compliance. This standard has been met.</i></p>
C.1.d	Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
Staff Comments	<p><i>The proposed PUD constitutes a motel conversion/retrofit. No new building structures are proposed, and all conversion activity will take place within the existing buildings. No new utilities are anticipated or proposed.</i> <i>Findings: Compliance. This standard has been met.</i></p>
	C.1.e Park land shall be most appropriately located on the Contiguous Parcels.
Staff Comments	<i>N/A - This PUD proposal only involves one (1) parcel.</i>
C.1.f	Grading and drainage shall be appropriate to the Contiguous Parcels.
Staff Comments	<p><i>No new grading or drainage is proposed with this PUD Application. All drywells are existing and have proven to be effective at handling runoff over the course of the property's development, according to the Applicant.</i> <i>Findings: Compliance. This standard has been met.</i></p>
C.1.g	Development shall avoid easements and hazardous or sensitive natural resource areas.
Staff Comments	<p><i>N/A</i> <i>Findings: Compliance. This standard does not apply.</i></p>
C.2	Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting

	and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.								
Staff Comments	<i>N/A - This PUD proposal only involves one (1) parcel. Findings: Compliance. This standard does not apply.</i>								
D.	Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide solar access to all south roofs and walls to the maximum extent feasible to promote energy efficiency.								
Staff Comments	<i>The proposed PUD constitutes a motel conversion/retrofit. No new building structures are proposed, and all conversion activity will take place within the existing buildings. Findings: Compliance. This standard has been met.</i>								
E.	Access: Access shall be provided according to standards in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.								
Staff Comments	<i>The proposed PUD constitutes a motel conversion/retrofit. No new building structures or access points are proposed, and all conversion activity will take place within the existing buildings. The Hailey Fire Marshall has reviewed this PUD proposal and shared no concerns with emergency vehicle access. Findings: Compliance. This standard has been met.</i>								
F.	Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.								
Staff Comments	<i>The proposed PUD constitutes a motel conversion/retrofit. No new building structures are proposed, and all conversion activity will take place within the existing buildings. No new utilities are anticipated or proposed. Findings: Compliance. This standard has been met.</i>								
G.	Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public access to public lands must be preserved.								
Staff Comments	<i>N/A Findings: Compliance. This standard does not apply</i>								
H.	Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.								
Staff Comments	<i>N/A. No new pathways are proposed within the property of the proposed PUD. Findings: Compliance. This standard does not apply.</i>								
I.	Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:								
	<table border="1"> <tr> <td>I.1</td> <td>Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</td> </tr> <tr> <td></td> <td> <table border="1"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table> </td> </tr> </table>	I.1	Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:		<table border="1"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
I.1	Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:								
	<table border="1"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.				
For residential PUDs	A minimum of .05 acres per residential unit.								
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.								
Staff Comment	<i>N/A – The Applicant proposes a community housing amenity.</i>								

		<i>Findings: Compliance. This standard does not apply.</i>
	1.2	Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.
Staff Comment		<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply</i>
	1.3	Public Transit Facilities: Public transit facilities include a weather-protected transit stop or station and must be on a designated transit route.
Staff Comment		<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply</i>
	1.4	Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.
Staff Comment		<i>N/A – The Applicant proposes a community housing amenity. No vegetation is proposed for removal. Findings: Compliance. This standard does not apply</i>
	1.5	Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.
Staff Comment		<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply</i>
	1.6	River Enhancement: Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.
Staff Comment		<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply</i>
	1.7	Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.
Staff Comment		<i>The Applicant proposes to apply perpetual rental restrictions on seven (7) of the proposed apartment units, with rental rates capped at 50-120% of area median income (AMI). This constitutes fifteen percent (15%) of the proposed forty-six (46) residential units. This community housing amenity is being offered in exchange for a waiver to the maximum allowable unit density for the property (32 units permitted by Code, 46 units proposed). Findings: Compliance. This standard has been met</i>
	1.8	Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County, Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.
Staff Comment		<i>See Application Background Section of this Staff Report, as well as Standard 17.10.030 (I)7 above. The proposed community housing amenity meets the waiver standard. Findings: Compliance. The waiver standard has been met</i>
	1.9	Real Property: Dedication or conveyance of real property or an interest in real property to the city.

Staff Comment	<i>N/A - The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply.</i>					
	I.10	<p>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">For residential PUDs</td> <td style="width: 50%; padding: 5px;">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td style="padding: 5px;">For non-residential or mixed-use PUDs</td> <td style="padding: 5px;">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
For residential PUDs	A minimum of 100 linear feet per residential unit.					
For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment	<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply.</i>					
	I.11	Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.				
Staff Comment	<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply.</i>					
	I.12	<p>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">For residential PUDs</td> <td style="width: 50%; padding: 5px;">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> <tr> <td style="padding: 5px;">For non-residential or mixed-use PUDs</td> <td style="padding: 5px;">Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.	For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.
For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.					
For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.					
Staff Comment	<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply.</i>					
	I.13	Other Amenities: Other project amenities and/or community benefits found, by recommendation of the commission and council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.				
Staff Comment	<i>N/A – The Applicant proposes a community housing amenity. Findings: Compliance. This standard does not apply.</i>					
17.10.040: Developer Benefits:						
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.						
Staff Comment	<p><i>In exchange for the proposed community housing amenity, the Applicant is requesting a waiver to the maximum allowable unit density for the property (32 units permitted by Code, 46 units proposed). As outlined in the Land Use Chapter of the Hailey Comprehensive Plan Update (2024), the City’s vision and goals for new development seeks to direct higher density residences towards Hailey’s core, and/or adjacent to multi-modal transportation facilities. The proposed PUD achieves both aspects of this vision, given the site’s existing location and surrounding infrastructure. Findings: Compliance. This standard has been met.</i></p>					
17.10.040.01: DENSITY BONUS:						
A.	The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:					

	A.1	Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy sources will provide at least fifty percent (50%) of the total energy needs of the PUD.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.2	Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is in the floodplain and no development occurs within the floodplain.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.3	Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.4	Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.5	Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.6	Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.7	Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
Staff Comment		<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
	A.8	Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Commission and Council.
Staff Comment		<i>N/A – While the Applicant is pursuing a waiver to the maximum allowable density, they have not presented their Application as a specific “density bonus” request. Both Staff and the Applicant are considering this Skyway Apartments PUD Application – and the proposed community benefits within – as sufficient response to Standard 17.10.030 (l)7 of the Hailey PUD Code. Findings: Compliance. This standard does not apply.</i>
B.		Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a

	recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)
Staff Comment	<i>N/A – A density bonus is not requested. Findings: Compliance. This standard does not apply.</i>
17.10.040.02: Density Transfer:	
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.	
Staff Comment	<i>N/A - A density transfer is not requested. Findings: Compliance. This standard does not apply.</i>
17.10.040.05: Phased Development Allowed:	
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:	
A.	Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.
Staff Comment	<i>N/A – No new exterior building construction is proposed, and all interior remodeling will occur within existing building and on a singular parcel. Findings: Compliance. This standard does not apply.</i>
B.	Number of Units: The number of units to be built in each submission.
Staff Comment	<i>N/A</i>
C.	Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.
Staff Comment	<i>N/A Findings: Compliance. This standard does not apply.</i>
D.	Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.
Staff Comment	<i>N/A Findings: Compliance. This standard does not apply.</i>
17.10.040.06: Modifications to the Subdivision Standards:	
Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.	
Staff Comment	<i>N/A - Modifications to the Subdivision Standards are neither requested nor proposed. Findings: Compliance. This standard does not apply.</i>
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.	
A.	Standards of Evaluation
	A.1
	The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;
Staff Comment	<i>The project can be completed within a typical building permit timeline of 548 days. Findings: Compliance. This standard will be met.</i>

	A.2	The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;
Staff Comment		<i>South 4th Avenue and State Highway 75 can accommodate the anticipated vehicular and pedestrian traffic, providing connections to both arterial and major/minor collector streets. A direct connection to the multi-modal Wood River Trail also exists from the property's rear boundary. Findings: Compliance. This standard has been met.</i>
	A.3	The PUD will not create excessive additional requirements at public cost for public facilities and services;
Staff Comment		<i>No excessive costs are anticipated from this project. Development in the downtown core makes efficient use of existing facilities and services. Findings: Compliance. This standard has been met.</i>
	A.4	The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;
Staff Comment		<i>Utility services are existing for the site and are adequate. Findings: Compliance. This standard has been met.</i>
	A.5	The development plan incorporates the site's significant natural features;
Staff Comment		<i>The site does not contain any natural features worthy of protection. Findings: Compliance. This standard does not apply.</i>
	A.6	Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;
Staff Comment		<i>N/A - The project is not phased. Findings: Compliance. This standard does not apply.</i>
	A.7	One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;
Staff Comment		<i>Please refer to Section I of this report for further details. Findings: Compliance. This standard has been met.</i>
	A.8	All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and
Staff Comment		<i>All exterior lighting will comply with the standards in Section 17.08C, per the Design Review Approval granted on May 1, 2023. Findings: Compliance. This standard will be met.</i>
	A.9	The proposed PUD Agreement is acceptable to the applicant and the city.
Staff Comment		<i>Staff support this PUD Application. The City Attorney has drafted the PUD Agreement, which will be brought to the City Council for further discussion and consideration. Findings: Compliance. This standard has been met.</i>

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

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

The project shall receive Planned Unit Development approval subject to the following conditions:

1. The project shall receive Planned Unit Development approval subject to the Conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
 - i. Waiver to the Maximum Density for Multifamily Developments: Increase the maximum dwelling unit per acre allowance from thirty-two (32) units to forty-six (46) units.
3. The Applicant shall designate seven (7) of the forty-six (46) residential dwelling units at the Skyway Apartments as rent-restricted community housing at rates within 50-120% of area median income (AMI), as defined by the Blaine County Housing Authority, and in accordance with the terms of the Skyway Apartments Planned Unit Development Agreement, and a deed covenant approved by the Hailey City Council. The specific unit income category breakdown shall be as follows:
 - a. Three (3) units proposed as Category 2 studio units
 - b. Two (2) units proposed as Category 4 one-bedroom units
 - c. Two (2) units proposed as Category 5 one-bedroom units
4. The Applicant shall coordinate with Hailey Public Works Director and Streets Division Manager to install the final connection of public sidewalk between 804 S 4th Avenue and 910 S 4th Avenue.
5. A Maintenance Plan shall be developed for any infrastructure (i.e., sidewalks, landscaping) within the public right-of-way and shall be recorded prior to issuance of a Certificate of Occupancy.

Approved this _____ day of _____, 2025.

Janet Fugate, Chair

Attest:

Kayme Backstrom, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 6, 2025, the Hailey Planning and Zoning Commission considered and approved a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, represented by Dave Hennessy, wherein Block 5, Quigley Farms Subdivision (Fox Acres Road and Quigley Farm Road) is subdivided to create Lots 1-4, 7 and 8, ranging in size from 10,491 square feet to 13,141 square feet, and Sublots 1-6, ranging in size from 4,429 square feet to 5,407 square feet. This parcel is located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts.

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

FINDINGS OF FACT

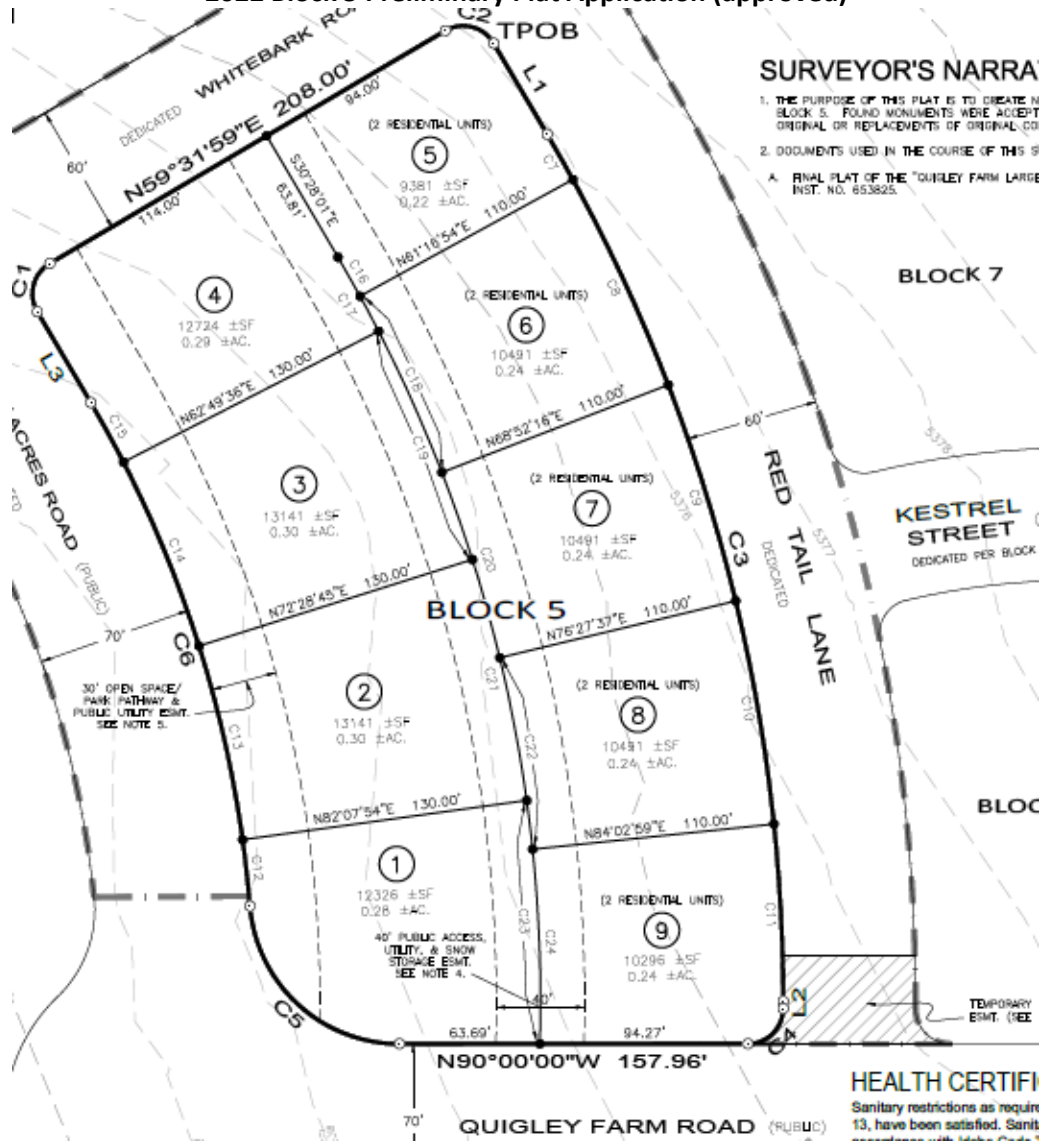
Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 17, 2025, and mailed to adjoining property owners on September 17, 2025.

Background and Application: The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. Block 1 was reconfigured via a Lot Line Adjustment Application and received Administrator approval on May 12, 2021. Blocks 2, 3 and 4 received Final Plat approval on November 9, 2020. Block 10 was deeded to the Blaine County Recreation District on November 6, 2018, and Blocks 11 and 15 received Final Plat approval on January 8, 2024.

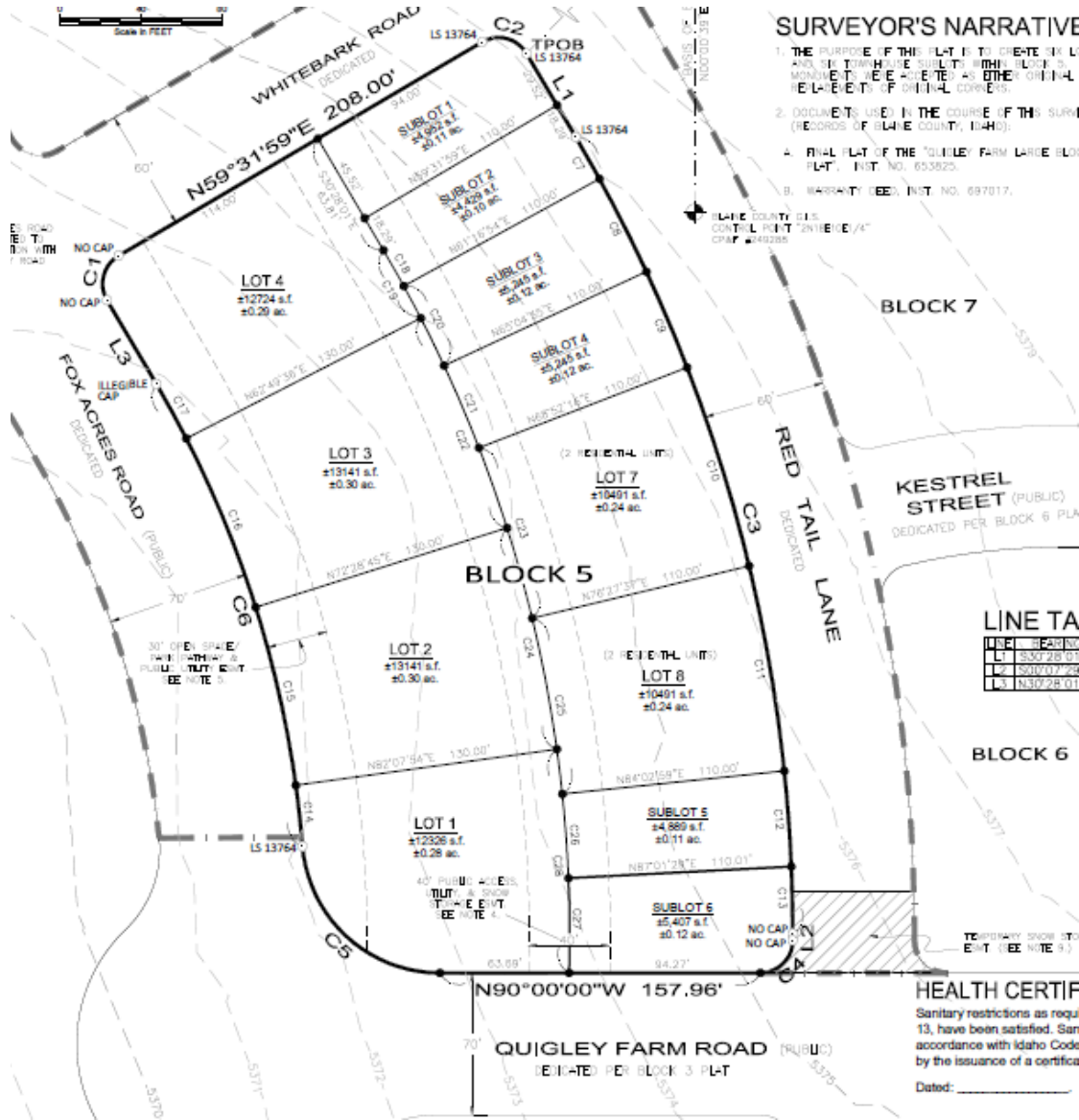
Now, the Applicant is working on subdividing the blocks within Phase II. Phase II consists of Blocks 5, 6, and 7. Block 6 received Preliminary Plat approval on July 25, 2022, and Block 7 received Preliminary Plat approval on August 12, 2024. Block 5 – the parcel associated with this Preliminary Plat Application – was first considered for an initial Preliminary Plat Application in 2022. After receiving Preliminary Plat Approval alongside Block 6 (July 25, 2022), the Applicant is now returning to the Planning and Zoning Commission for consideration of a second iteration of a replat on the same parcel.

Regarding this 2025 development proposal for Block 5, the Applicant is proposing six (6) single-family residential lots and six (6) townhouse sublots. The townhouse sublots will occupy the previously approved Lots 5, 6, and 9, which were originally proposed to each host two (2) residential units. The original approved density for Block 5 was fourteen (14) units, with two (2) residential units approved for Lots 5-9. The Applicant is still proposing a density of fourteen (14) units, with eight (8) units proposed for the single-family residential lots (2 units proposed for both Lots 7 and 8, as originally proposed and approved), and six (6) units proposed for townhouse sublots. The townhouse sublots proposed with this 2025 Preliminary Plat Application are clustered, with four (4) sublots proposed for the northeast corner of Block 5 (previously Lots 5 and 6), and two (2) sublots proposed for the southeast corner (previously Lot 9).

2022 Block 5 Preliminary Plat Application (approved)



2025 Revised Block 5 Preliminary Plat Application



Procedural History: The Application was submitted on August 28, 2025, and certified complete on the same day. Public Notices were mailed to adjoiner properties and published in the Idaho Mountain Express on September 17, 2025. A public hearing with the Hailey Planning and Zoning Commission was held on October 6, 2025, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams, at which time the Commission unanimously voted in approval of the Preliminary Plat Application.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i> Finding: <i>Compliance. This standard will be met.</i>
Life/Safety: No comments				
Water and Wastewater: 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. These have been made Conditions of Approval. Finding: <i>Compliance. This standard will be met.</i>				
Building: No comments				
Streets: No comments				
City Arborist: No comments				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<i>Please refer to the specific standards as noted herein. Finding: Compliance. This standard has been met.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<i>The project will connect to Fox Acres Road, Quigley Farm Road, Whitebark Road, Red Tail Lane, and Kestrel Street. These streets are public streets, and all are 60-feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. The proposed streets were contemplated in the Large Block Plat approval for the Quigley Farms Subdivision with careful attention to safe and efficient access from and to adjacent developments and properties, and for further integration within the existing street pattern.</i> <i>A 10-foot wide Public Snow Storage and Public Utility Easement is also proposed adjacent to all public and private streets, according to the Preliminary Plat.</i> <i>A 30-foot-wide Public Open Space/Park, Pathway, and Utility Easement is also proposed within Lots 1-4 (as shown on Preliminary Plat Map) to further</i>

				<p>support safe and sufficient access to and from the development where needed.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p> <p><i>Staff Comments</i> N/A, as no cul-de-sac or dead-end streets are proposed. <i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p> <p><i>Staff Comments</i> Access to the parcels can be achieved from a 40'-wide Public Access, Utility, and Snow Storage Easement within the middle of Block 5, of which will connect to Whitebark Road and Quigley Farm Road. Other surrounding public streets include Fox Acres Road and Red Tail Lane. No additional access points are required nor requested by Staff at this time. <i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, 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.</p> <p><i>Staff Comments</i> All streets located near/around Block 5 appear to intersect at 90-degree angles. Additionally, existing streets are separated by the recommended distances, and traffic calming measures include short street sections (Kestrel Street, Whitebark Road). Street signage will be reviewed for compliance by the City Engineer at final design. <i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>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.</p> <p><i>Staff Comments</i> All streets within the subdivision are proposed as public streets. Each street varies in length and alignment in order to best serve Block 5 and integrate with other existing, adjacent blocks and access points. Deflections and curve radii will be further analyzed by the City Engineer at final design. <i>Finding: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			<i>Staff Comments</i>	<i>The public streets proposed (Appaloosa Road, Whitebark Road, Red Tail Lane, and Kestrel Street) meet the minimum City Standards of 60' in width. , which is consistent with Title 18 of the Hailey Municipal Code.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			<i>Staff Comments</i>	<i>The public streets proposed (Fox Acres Road, Whitebark Road, Red Tail Lane, and Kestrel Street) meet the minimum City Standards of 60' in width.</i> <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Staff Comments</i>	<i>The subject Block is relatively flat. It appears that this standard has been met, but will be further reviewed for compliance at final design.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction. This has been made a Condition of Approval.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>This standard will be met and will be reviewed for compliance at final design.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>Upon approval of the Quigley Large Block Plat, dedication of street names and/or alleys have been achieved and approved by the City, as well as the Blaine County Assessor's Office.</i>

				<i>Finding: Compliance. This standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Finding: Compliance. This standard does not apply</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no private street are proposed. Finding: Compliance. This standard does not apply</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Finding: Compliance. This standard does not apply</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. That said, a 40-foot wide Public Access, Utility, and Snow Storage Easement is proposed within Lots 1-4, 7, and 8, and sublots 1-6 to further support safe and sufficient access to and from the development where needed, as well as adequate snow storage for the block. A 10-foot wide public snow storage easement is also proposed adjacent to all public and private streets.</i> <i>Additionally, via the Annexation Agreement, snow storage areas were contemplated therein as a requirement for all streets and roads within the annexed property. Snow storage requirements, as proposed, comply with the Annexations Agreement.</i> <i>Finding: Compliance. This standard does not apply</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10’x20’) if angle parking, or ten

				feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Finding: Compliance. This standard does not apply</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. This will be reviewed for compliance at final design. All driveways will meet City Standards and further details will be provided at the time of Building Permit submittal. Driveways accessing more than one (1) residential dwelling unit shall be maintained by a Homeowner's Association, or in accordance with a plat note. This has been made a Condition of Approval. Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. This will be reviewed for compliance at final design. Additionally, no driveway materials are proposed at this time, but shall conform to this standard. Lastly, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions. Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time. Please refer to Section 16.04.020(M) for further details. Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>This is preferred by the City; however, more details are needed with regard to driveways. Details and compliance of City Standards will be reviewed during the development of construction drawings. Please refer to Section 16.04.020(M) for further details. Finding: Compliance. This standard will be met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details. Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and should be compatible with existing and planned residential units; however, further details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details. Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A Finding: Compliance. This standard does not apply.</i>

16.04.030: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>All proposed streets have adjacent sidewalks or multiuse paths. Of note to this Preliminary Plat Application is the proposed 10-foot multiuse pathway connector (labeled "bike path" on Plat Map), which seeks to establish a permanent, non-vehicular pathway connection from Quigley Road to existing multiuse pathway facilities on Fox Acres Road. This critical linkage fulfills priority actions for Hailey that were identified in the Blaine County Bicycle and Pedestrian Master Plan (adopted 2024), providing multi-modal connectivity between existing and developing residential neighborhoods, schools, public transit facilities, recreation resources, and public lands. Additional sidewalks and pathways also occur throughout the development. The width of all sidewalks shall comply with the standards noted in Section 18.06.012.C: Mobility Design. This will be further reviewed for compliance at final design. Additionally, A Right-of-Way Maintenance was approved, which addressed maintenance of sidewalks within the City's Right-of-Way and/or other public infrastructure. To summarize, the agreement notes that:</i>

				<p>1) <i>The Association shall clear snow from all paved sidewalks in the Development which are located within the City’s Right-of-Way.</i></p> <p>2) <i>The Association shall cause all sidewalks to be swept and cleared of debris at least once each spring after the snow melts, and as reasonably requested by the City.</i></p> <p><i>The Association shall be solely responsible for all Maintenance Obligations associated with sidewalks, at a level consistent with the maintenance of the remained of the Common Area. The Association shall replace the sidewalks at the end of their lifecycle.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. <i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. <i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>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.</p> <p><i>Staff Comments</i> N/A. Please refer to Section 16.04.030(A) for further details. <i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p><i>Staff Comments</i> N/A <i>Finding: Compliance. This standard does not apply.</i></p>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	<p>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</p> <p><i>Staff Comments</i> While the proposed subdivision is not within the Business or Limited Business Districts, a 40’-wide Public Access, Utility, and Snow Storage Easement is proposed to service Lots 1-4, 7, and 8, and sublots 1-6, within Block 5. Submitted engineering plans indicate this 40-foot-wide easement as “Block 5 Alley”. Staff assume that this 40-foot-wide easement shall function as such, providing vehicular access to the residential parcels and preserving public street lot frontages for pedestrian travel.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>The minimum width of an alley shall be twenty-six (26’) feet.</p> <p><i>Staff Comments</i> The proposed alley is 40 feet in width.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
			A. 3.	All alleys shall be dedicated to the public or provide for public access.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<p>According to the Preliminary Plat Map, the Block 4 alley area is proposed to be dedicated as a Public Access, Utility, and Snow Storage Easement to service Lots 1-4, 7, and 8, and sublots 1-6.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	<p>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</p> <p>Staff Comments Underground utilities will be installed in the platted alley; see Section 16.04.040A.1 for details.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 5.	<p>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.</p> <p>Staff Comments While the proposed subdivision is not in a commercial area, the Applicant is aware of drainage design and capacity regulations. State permits for drywells shall be required at time of building permit submittal for individual lots. At this time, the City Engineer has reviewed the proposed drainage plans and has not expressed any concerns.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	<p>Dead-end alleys shall not be allowed.</p> <p>Staff Comments N/A, as no dead-end alleys are proposed.</p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	<p>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.</p> <p>Staff Comments A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-4, 7, and 8 and sublots 1-6 within Block 5, and engineering plans indicate this easement as an alley. Utility needs will be met with the proposed easements.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p>

			Staff Comments	<p>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</p> <ol style="list-style-type: none"> 1. A 10-foot-wide Public Snow Storage Easement, adjacent to all public and private streets and centered on all side property lines. 2. A 10-foot-wide Public Utility Easement, adjacent to all public and private streets and centered on all side property lines. 3. A 40'-wide Public Access, Utility and Snow Storage Easement, proposed within Lots 1-4, 7, and 8, and sublots 1-6. 4. A 30-foot-wide Public Open Space/Park, Pathway, and Public Utility Easement, proposed within Lots 1-4. <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>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.</p>
			Staff Comments	<p>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</p> <p><u>Finding:</u> Compliance. This standard does not apply.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			Staff Comments	<p>Snow storage easements have been delineated on the Plat Plans. The plat shows a 40'-wide Public Access, Utility, and Snow Storage Easement within all of the proposed lots, as well as a 30-foot-wide Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement within Lots 1-4.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>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.</p>
			Staff Comments	<p>All proposed blocks are shown on the Preliminary Plat.</p>

				<i>Finding: Compliance. This standard has been met.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision. <i>Staff Comments</i> <i>The proposed lots meet the minimum size required by the General Residential (GR) Zoning District.</i> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s). <i>Staff Comments</i> <i>N/A, as no double frontage lots are proposed.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat. <i>Staff Comments</i> <i>N/A, as no unbuildable lots are proposed.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way. <i>Staff Comments</i> <i>N/A, as no flag lot is proposed at this time.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.

			Staff Comments	<p>Block 5 includes six (6) lots and six (6) townhouse sublots, which all have frontage on a public street. However, it appears that vehicular access will be granted via the 40-foot-wide access easement within Lots 1-4, 7, and 8 and sublots 1-6. No driveway widths have been proposed at this time.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>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.</p>
			Staff Comments	<p>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</p>
			Staff Comments	<p>No Phasing Plan has been developed for Block 5 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</p> <p>Phase II includes the subdivision of Blocks 5, 6, and 7. Each of these blocks shall be fully served by all necessary infrastructure in order to consider and issue a Final Plat for the associated blocks. In accordance with the Annexation Agreement, the future subdivision of blocks, such as this, is anticipated and permitted by the Agreement.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p>
			Staff Comments	<p>No Phasing Plan has been developed for Block 5 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements.

				<p>c) Dedications and/or public improvements on property frontages.</p> <p>d) Dedication or provision of parks or green space.</p> <p>e) Provision of public service facilities.</p> <p>f) Construction of flood control canals or devices.</p> <p>g) Provisions for ongoing maintenance.</p>
			<i>Staff Comments</i>	<p>a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i></p> <p>b) Provision of other off-site improvements. <i>Several off-site improvements have and will be made, which include, but are not limited to: vehicular/bike lane improvements and Fox Acres Pathway Connections.</i></p> <p>c) Dedications and/or public improvements on property frontages. <i>N/A</i></p> <p>d) Dedication or provision of parks or green space. <i>Please refer to Section 16.04.110 for further details.</i></p> <p>e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i></p> <p>f) Construction of flood control canals or devices. <i>The construction and/or incorporation of roads and drywells are anticipated to improve drainage conditions onsite.</i></p> <p>g) Provisions for ongoing maintenance. <i>A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 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

				<p>designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<p>These issues have been covered in the full development of the project through the Annexation Agreement, as well as Large Block Plat.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			<i>Staff Comments</i>	<p>N/A, as it appears no perimeter walls, gates or landscape berms are proposed within Block 5.</p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>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.</p>
			<i>Staff Comments</i>	<p>No floodplain exists and the parcel is currently vacant.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <p>a) Proposed contours at a maximum of two (2) foot contour intervals;</p> <p>b) Cut and fill banks in pad elevations;</p>

				<p>c) Drainage patterns;</p> <p>d) Areas where trees and/or natural vegetation will be preserved;</p> <p>e) Location of all street and utility improvements including driveways to building envelopes; and</p> <p>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</p>
			<i>Staff Comments</i>	<p><i>Preliminary grading has been developed for the proposed streets within the subdivision. Preliminary grading, drainage, and street and utility improvements will be further analyzed by the City Engineer at final design.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The grading has been developed for the proposed streets within the subdivision. Grading for dwelling units shall meet this standard.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as none exist within Block 5. However, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement has been designated on the preliminary plat map, encompassing the area between the identified western easement line and Fox Acres Road. This area shall benefit future property owners within the subdivision.</i></p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Erosion control and re-vegetation shall be included in final design.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <p>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway</p>

				<p>Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).</p> <p>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
			<i>Staff Comments</i>	<p><i>Grading and drainage review shall take place during final design.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. Additionally, the Applicant will complete all applicable EPA permitting prior to construction.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i></p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i></p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p>

			Staff Comments	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i> <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i> <i>Finding: Compliance. This standard does not apply.</i>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff Comments	<i>Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision, and of note to this Preliminary Plat Application is the proposed asphalt pathway connection between Fox Acres Road and Quigley Road.</i> <i>Finding: Compliance. This standard has been met.</i>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula: 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.
			<i>Staff Comments</i>	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: .0277 x 176 = 4.8752 acres</p> <p><i>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds the required amount. Furthermore, Block 5 is within the Large Block Plat of the Quigley Farm Subdivision, and as an individual plat, is not required to provide separate park space.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District.</i></p> <p><i>Finding: Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision, and of note to this Preliminary Plat Application is the proposed asphalt pathway connection between Fox Acres Road and Quigley Road.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <p>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</p> <p>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),</p>

				<p>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			Staff Comments	<p><i>N/A, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</i></p> <p><u>Finding:</u> <i>Compliance. This standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			Staff Comments	<p><i>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</i></p> <p><i>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</i></p> <ol style="list-style-type: none"> <i>1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD;</i> <i>2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and</i> <i>3) Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins.</i> <p><i>These conditions were covered in the full development of the project through the Large Block Plat. They are a work in progress and will see completion through the ongoing development of Quigley Farm Subdivision.</i></p> <p><u>Finding:</u> <i>Compliance. This standard will be met.</i></p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in

				<p>favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.</p> <p><i>Staff Comments</i></p> <p>No private green space specifically for Block 5 is being proposed at this time. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner’s Association.</p> <p>However, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement has been designated on the preliminary plat map, encompassing the area between the identified western easement line and Fox Acres Road. This area shall benefit future property owners within the subdivision</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<p>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.</p> <p><i>Staff Comments</i></p> <p>N/A, as no neighborhood park is proposed within Block 5 at this time. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. The block, when fully developed, will satisfy this standard.</p> <p><u>Finding:</u> Compliance. This standard does not apply.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>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.</p> <p><i>Staff Comments</i></p> <p>N/A, as no mini park is proposed within Block 5 at this time.</p> <p><u>Finding:</u> Compliance. This standard does not apply. ,</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<p>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.</p> <p><i>Staff Comments</i></p> <p>N/A, as no park/cultural space is proposed within Block 7 at this time.</p> <p><u>Finding:</u> Compliance. This standard does not apply.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	<p>Pathway: Pathways shall have a minimum twenty-foot (20’) right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a</p>

				<p>Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.</p>
			<i>Staff Comments</i>	<p>Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision, and of note to this Preliminary Plat Application is the proposed asphalt pathway connection between Fox Acres Road and Quigley Road.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<p>Shall provide safe and convenient access, including ADA standards.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<p>Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.</p>
			<i>Staff Comments</i>	<p>No gates or restricted access are proposed.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<p>Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p>Shall require low maintenance or provide for maintenance or maintenance endowment.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.D for further details.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.A for further details.</i>
				<i>Finding: Compliance. This standard has been met.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.</i>
				<i>Finding: Compliance. This standard will be met.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A</i>
				<i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the

				development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A <i>Finding: Compliance. This standard does not apply.</i>

16.05: Improvements Required:

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

				departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>Finding: Compliance. This standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>New water, sewer, and pressure irrigation service lines are proposed for Block 5, which will require street cuts. Any and all proposed street cuts shall be per this standard approved by the Streets Division prior to construction. Street cuts will be further analyzed at final design.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>Street names and signage have been reviewed and approved by the City and the Assessor's Office.</i> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as no streetlights are shown and/or proposed.</i> <i>Finding: Compliance. This standard does not apply.</i>
16.05.030: Sewer Connections				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p>Sewer services are shown at this time and will be further reviewed by Staff at final design. Currently, Staff and the Applicant are working to formalize a Water and Wastewater Discharge Agreement, as outlined by the Annexation, Development, and Services Agreement. In the meantime, 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.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p>Sewer services are shown at this time and will be further reviewed by Staff at final design. Currently, Staff and the Applicant are working to formalize a Water and Wastewater Discharge Agreement, as outlined by the Annexation, Development, and Services Agreement. In the meantime, 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.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<p>N/A, as this project is not within the Townsite Overlay (TO) District.</p> <p><i>Finding: Compliance. This standard does not apply,</i></p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>

			Staff Comments	<p>Review of drainage calculations will take place during final design. Design concepts must conform to City of Hailey standard drawings, specifications and procedures.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			Staff Comments	<p>Utilities will be constructed and installed underground. Additional utility company comment, and engineering details will be required at final design.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>
			Staff Comments	<p>Please refer to Section 16.04.110 for further detail.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>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.</p>
			Staff Comments	<p>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. This has been made a Condition of Approval.</p> <p>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p>
			Staff Comments	<p><i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p>

			Staff Comments	N/A, as completion of all major infrastructure by the Developer is preferred over bonding. <i>Finding: Compliance. This standard will be met.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	<i>Finding: Compliance. This standard will be met.</i>
16.08: Townhouses:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			Staff Comments	<i>This Standard shall be met, prior to Final Plat approval.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			Staff Comments	<i>No garages have been shown on the plat. That said, it is expected that all garages be located on the same lot as the principal dwelling. This standard shall be met upon further development of the parcel.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			Staff Comments	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			Staff Comments	<i>If townhouse development construction occurs, this standard shall be met.</i>

				<i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>If townhouse development construction occurs, this standard shall be met.</i> <i>Finding: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>This standard will be met.</i> <i>Finding: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A</i> <i>Finding: Compliance. This standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The proposed parcel is zoned General Residential (GR), which allows for ten (10) units per one (1) acre. Block 5 is 2.35 acres. Lots 5-9 were originally approved to include two residential units each for a total of fourteen (14) units for Block 5 on the Quigley Farm Large Block Plat. Six (6) lots and six (6) townhouse sublots are proposed (Lots 7 and 8 proposed for two (2) units on each), for a total of fourteen (14) units. The density requirements have been met.</i> <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>N/A</i> <i>Finding: Compliance. This standard does not apply.</i>

CONCLUSIONS OF LAW

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

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

DECISION

The Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, represented by Dave Hennessy, wherein Block 5, Quigley Farms Subdivision (Fox Acres Road and Quigley Farm Road) is subdivided to create Lots 1-4, 7 and 8, ranging in size from 10,491 square feet to 13,141 square feet, and Sublots 1-6, ranging in size from 4,429 square feet to 5,407 square feet and located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts, has been approved, and meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (1) through (9), as noted below:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.

Streets and Right-of-Ways:

- 7) 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. Driveways accessing more than one (1) residential dwelling unit shall be maintained by a Homeowner's Association, or in accordance with a plat note.
 - ii. Drywell and other construction details shall be provided for at final design.
 - iii. To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit

for Stormwater Discharge from Construction Activity prior to the commencement of construction.

Water and Wastewater:

- 8) 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.
 - i. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code.

Other:

- 9) All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2017, the Large Block Plat Conditions of Approval dated July 9, 2018, and Phase II of the Final Plat for Blocks 5-7 dated November 23, 2020, still apply.
 - i. The payable amount of \$196,077 for Phase II (Blocks 5, 6, and 7) shall be due and payable as a condition of the City's execution of the first subdivision plat after the subdivision plat created Phase I.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Kayme Backstrom, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 6, 2025, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Application by The Friedman Memorial Airport Authority for the approval and placement of a temporary airline office trailer and ground service electrical infrastructure (GSE), all located at 1610 Airport Circle (FR SEC 10,15 & 22 TL 8151 AIRPORT LAND FRIEDMAN MEMORIAL AIRPORT AUTHORITY), a parcel within the Airport (A) Zoning District.

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

Applicant: Friedman Memorial Airport Authority
Location: 1610 Airport Circle (FR SEC 10,15 & 22 TL 8151 AIRPORT LAND)
Zoning: Airport (A) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 17, 2025, and mailed to adjoining property owners on September 17, 2025. The onsite notice was posted to the property on October 1, 2025.

Background and Project Overview: The Applicant proposed the placement of a temporary airline office trailer onsite to provide American Airlines employees with office and breakroom facilities and ground service electrical (GSE) infrastructure, which would allow the airlines to operate appropriately during winter operations. American Airlines plans to begin service in the Wood River Valley this winter and currently, there is no space available in the terminal building for their employee facilities, nor additional infrastructure for their GSE.

The Airport is currently planning and collaborating with the Federal Aviation Administration (FAA) on future terminal improvements. Until this planning process is complete, the Airport is unable to move forward with an expansion to the terminal building. As such, the proposed facilities via this Conditional Use Permit Application will allow American Airlines to begin operating at the Airport as soon as the temporary structure has been approved and installed. The office trailer will be located on Airport property until the terminal improvements are complete. The duration for the temporary office trailer is unknown but is anticipated to be between 18 and 36 months. The GSE infrastructure may remain in place indefinitely.

The purpose of the Airport district is to provide an area that would allow regularly scheduled commercial passenger aircraft services to be used by the general public. The airport district is also intended to allow other general aviation services for private aircraft and private aircraft charters only in conjunction with regularly scheduled commercial passenger aircraft services. (Ord. 1191, 2015).



The proposed use complements the purpose of the Airport District by providing for additional general aviation services through the integration of American Airlines. Via this CUP Application, American Airlines employees would have a temporary office and breakroom facilities, as well as GSE electrical infrastructure to operate effectively until terminal expansion can occur. The use and characteristics of this use may be permitted via this Conditional Use Permit Application, of which, details are further described herein.

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below

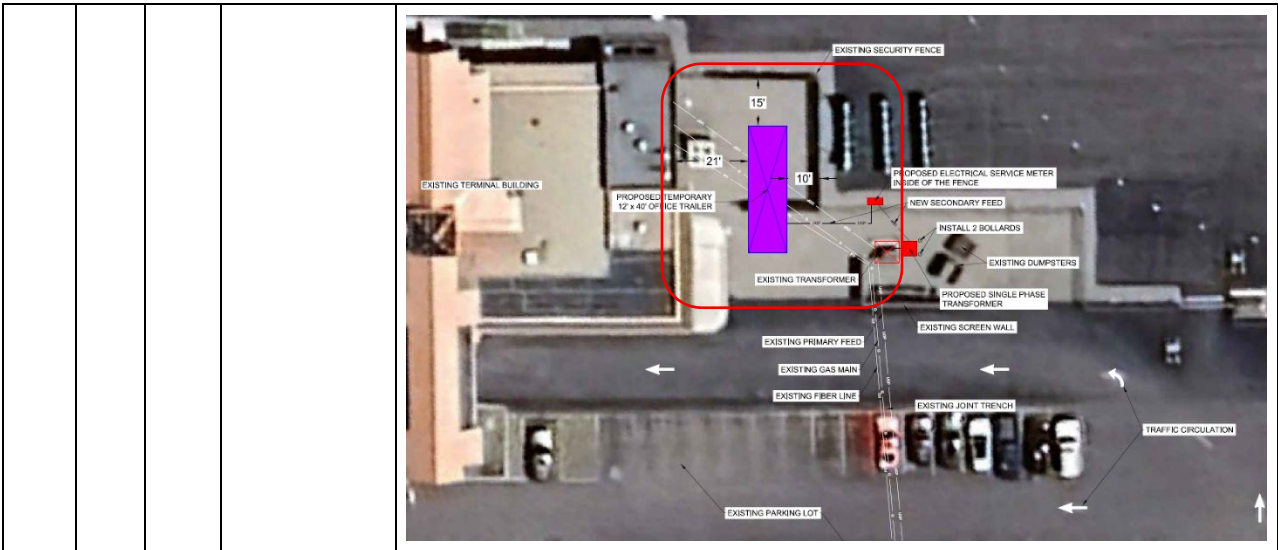
On October 6, 2025 the Commission discussed and unanimously approved the Conditional Use Application by The Friedman Memorial Airport Authority for the approval and placement of a temporary airline office trailer and ground service electrical infrastructure (GSE), all located at 1610 Airport Circle (FR SEC 10,15 & 22 TL 8151 AIRPORT LAND FRIEDMAN MEMORIAL AIRPORT AUTHORITY), a parcel within the Airport (A) Zoning District.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <ol style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council.
				Engineering: <i>No comments</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer:</p> <p>Building: <i>No comments</i></p> <p>Streets: <i>No comments</i></p> <p>Parks: <i>No comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>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.</p>
			Staff Comments	<p><i>N/A, the Applicant is not proposing any signage with this Application; the proposed use is dedicated to American Airline Employees and won't be accessible to the public.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>e. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ul style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. <p>f. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.</p> <p>h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.</p>
			Staff Comments	<p><i>N/A, the Applicant is not proposing to install any additional exterior lighting for the proposed temporary trailer.</i></p> <p><i>The Commission discussed whether additional exterior lighting should be required for the temporary trailer. The Applicant explained that there was plenty of ambient lighting onsite; however, they would research and ensure that all Building Code requirements were met with regard to lighting as it relates to the temporary office trailer.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p>
			Staff Comments	<p><i>The proposed project is located in the Airport (A) Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial/Industrial use. The project is approximately 480 square feet in size. While not required to provide an additional space based on its small</i></p>


			<p>size, the proposed onsite parking for the temporary trailer utilizes the existing parking facilities onsite for the Airport Authority. <i>Findings: Compliance. This standard has been met.</i></p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.09.020.08(B) B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.</p> <p><i>Staff Comments</i> <i>N/A, as the site is not serviced by an alley.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.020.08(C) C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p><i>Staff Comments</i> <i>The proposed site access is from a single ingress/egress location at the southwestern end of the existing parking area and connected to South Airport Circle, as shown below.</i> <i>Findings: Compliance. This standard has been met.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.020.08(D) D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.</p> <p><i>Staff Comments</i> <i>No onsite loading spaces are required with this Conditional Use Application.</i></p>

				<p><i>All ingress and egress to the site is proposed from the existing access off Airport Circle.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	<p>E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.</p>
			<i>Staff Comments</i>	<p><i>N/A. No subdivision access will be impacted by this project.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(F)	<p>F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.</p>
			<i>Staff Comments</i>	<p><i>The Applicant is proposing to utilize the existing Airport Authority parking spaces for the American Airlines temporary office trailer. The use provides office and breakroom facilities for employees and pilots of American Airlines, and as such, parking needs are minimal.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	<p>G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed project does not include any stacked parking for the existing building.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 17.05: Bulk Requirements	<p>Zoning District: (A) Airport Authority District: <i>The Applicant is proposing the following setbacks with FAA compliance.</i></p> <p>Maximum Height: N/A</p> <p>Required Setbacks:</p> <ul style="list-style-type: none"> ● Front Yard: ● Side Yards: ● Rear Yard: ● Lot Coverage: N/A
			<i>Staff Comments</i>	<p><i>Zoning District(s): (A) Airport Authority</i></p> <p><i>The Airport District is operated under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542</i></p> <p><i>Lot coverage: N/A</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>



Chapter 17.11 Criteria for Review of Conditional Use Permits

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			<i>Staff Comments</i>	<p><i>The Comprehensive Plan calls for economic diversity to support a variety of projects and programs that meet the needs generated by various segments of the population. The proposed use aligns with the following Goals of Hailey’s Comprehensive Plan:</i></p> <p>6.1 Encourage a diversity of economic development opportunities within Hailey.</p> <ul style="list-style-type: none"> <i>By approving this CUP Application, additional general aviation services can be provided to residents and visitors alike, further encouraging diverse economic development opportunities in Hailey and Valley wide.</i> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>

			<p>Staff Comments</p> <p><i>The City recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. In order to protect public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.</i></p> <p><i>The proposed use complements the purpose of the Airport District by providing for additional general aviation services through the integration of American Airlines. Via this CUP Application, American Airlines employees would have a temporary office and breakroom facilities, as well as GSE electrical infrastructure to operate effectively until terminal expansion can occur.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(b)</p> <p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p> <p>Staff Comments</p> <p><i>The temporary structure will be positioned in a location that is not visible from any public right-of-way or surrounding areas. The trailer will only be visible once inside the airport's parking lot system.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(c)</p> <p>c. Will not be hazardous or disturbing to existing or future neighboring uses;</p> <p>Staff Comments</p> <p><i>The effects of the proposed use on adjoining properties will not be hazardous or disturbing to existing or future neighboring uses.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(d)</p> <p>d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and</p> <p>Staff Comments</p> <p><i>The site is currently serviced by essential public facilities and services.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(e)</p> <p>e. Will not create excessive additional requirements at public cost for public facilities and services; and</p> <p>Staff Comments</p> <p><i>At this time, no additional cost will be incurred from any public agencies or facilities for the operation of said use.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>The presence and operation of the temporary office trailer will not create or contribute to any adverse impacts such as noise, glare, odor, fumes, or vibration. All necessary precautions will be taken to ensure that the installation and use of the office trailer remain unobtrusive and compliant with applicable regulations and standards. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>All vehicular approaches to the property exist off Airport Circle. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
			<i>Staff Comments</i>	<i>No trees or mature landscaping, scenic or historic features will be removed from the site as the site is developed. Findings: Compliance. This standard has been met.</i>

17.11.040 Criteria.

The commission or hearing examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:

- A. Will, in fact, constitute a conditional use as established for the zoning district involved; and
 - B. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area; and
 - C. Will not be hazardous or disturbing to existing or future neighboring uses; and
 - D. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
 - E. Will not create excessive additional requirements at public cost for public facilities and services; and
 - F. Will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
 - G. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares; and
 - H. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
- (Ord. 1191, 2015) 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.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.11, Conditional Use Permits, other Chapters of the Hailey Municipal Code and City Standards.

DECISION

The Planning and Zoning Commission considered and approved the Conditional Use Application by The Friedman Memorial Airport Authority for the approval and placement of a temporary airline office trailer and ground service electrical infrastructure (GSE), all located at 1610 Airport Circle (FR SEC 10,15 & 22 TL 8151 AIRPORT LAND FRIEDMAN MEMORIAL AIRPORT AUTHORITY), a parcel within the Airport (A) 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 Hailey Municipal Code Section 17.11, Conditional Use Permits, additional applicable requirements of Title 17, Title 18, and City Standards, provided condition (a) is met:

The following Conditions are placed on approval of this Application:

- a) All Fire Department and Building Department requirements shall be met in regard to all maintenance, administrative, and other functions of the proposed project.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning and Zoning Chair

Attest:

Kayme Backstrom, Community Development Assistant

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of October 20, 2025

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

Overview: Consideration of a Preliminary Plat Application by Arch Community Trust, Inc., represented by Galena-Benchmark Engineering, wherein Lot 6, Block 3 (1411 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) Community Housing lots; Lot 6A comprising of 6,317 square feet in size and Lot 6B comprising of 6,319 square feet in size. This project is located within the General Residential (GR) Zoning District.

Hearing: October 20, 2025

Applicant: Arch Community Housing Trust, Inc.
Project: Quigley Farms Subdivision – Lots 6A and 6B **Location:** Lot 6, Block 3, Quigley Farms Subdivision
Size & Zoning: 12,636 square feet; General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 24, 2025, and mailed to adjoining property owners on September 24, 2025.

Background and Application: The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Final Plat, so long as each block supply separate infrastructure to stand on its own. Blocks 2, 3 and 4 received Final Plat approval on November 9, 2020.

Quigley Farms Conservation Community is working on subdividing the blocks within Phase II. Phase II consists of Blocks 5, 6, and 7. Block 6 received Preliminary Plat approval on July 25, 2022, Block 7 received Preliminary Plat approval on August 12, 2024, and Block 5 received a recommendation for Preliminary Plat approval on October 6, 2025.

Concurrently with the land subdivision of Phase II, ARCH Community Housing Trust is requesting approval to further subdivide Lot 6, Block 3 into two (2) lots, wherein Lots 6A and 6B are dedicated to Community Housing units. The proposed development will gain access off the public streets; Red Tail Lane, Quigley Farm Road, and Appaloosa Road. Further details of this land subdivision have been described herein.

Procedural History: The Application was submitted on September 22, 2025, and certified complete on September 23, 2025. A public hearing will be held on October 20, 2025, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.</i>
				Life/Safety: <i>No comments</i>
				Water and Wastewater: Water: <i>Lot 6B will need to install a water service</i> Wastewater: <i>The existing sewer stub will need to be abandoned, and each new lot will need to install their own sewer service, placement of the service shall be in the center lot for the new lots.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
				City Arborist: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: <i>The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</i>
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: <i>Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: <i>All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</i>
			<i>Staff Comments</i>	<i>The project connects to Red Tail Lane, Appaloosa Road, and Quigley Farm Road. These streets are existing public streets. Red Tail Lane and Appaloosa Road are 60 feet in width. Quigley Farm Road is 70 feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: <i>Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing</i>

				platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			<i>Staff Comments</i>	<i>N/A, as no cul-de-sac or dead-end street is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	<i>Access to the parcels can be achieved from Red Tail Lane, Appaloosa Road, Quigley Farm Road and Fox Acres Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			<i>Staff Comments</i>	<i>All streets within the subdivision are existing public streets and comply with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			<i>Staff Comments</i>	<i>All streets within the subdivision are existing public streets and comply with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			<i>Staff Comments</i>	<i>The existing public streets, Red Tail Lane, Appaloosa Road and Quigley Farm Road) meet the minimum City Standards of 60' in width. Quigley Farm Road is 70' in width, which is consistent with Title 18 of the Hailey Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there

				any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Staff Comments</i>	<i>The subject Block is relatively flat. It appears that this standard has been met but will be further reviewed for compliance at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>To adequately accommodate runoff, drywell and other construction details shall be provided at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>This standard will be met and will be reviewed for compliance at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>The dedication of street names and/or alleys were approved through the Quigley Large Block Plat, approved by the city, as well as the Blaine County Assessor's Office.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved

				area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. It appears that no driveway will provide access to more than two (2) residential dwelling units.</i> <i>Additionally, all driveways will be located off the alley and will meet City Standards and further details will be provided at the time of Building Permit submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. It appears that no driveway will provide access to more than two (2) residential dwelling units; however, this will be reviewed for compliance at final design. Additionally, no driveway materials are proposed at this time but shall conform to this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. However, no driveway shall exceed 150' in length. More details are needed with regard to proposed driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. It appears that no driveway will provide access to more than two (2) residential dwelling units; however, this will be reviewed for compliance at final design.</i> <i>Please refer to Section 16.04.020(M) for further details.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and shall be compatible with existing and planned residential units; however, further details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>All proposed streets have adjacent sidewalks or multiuse paths. Existing sidewalks and pathways occur throughout the development. The width of all sidewalks complies with the standards noted in Section 18.06.012.C: Mobility Design.</i> <i>Additionally, A Right-of-Way Maintenance and Wastewater Discharge Agreement was approved, which further addresses maintenance of sidewalks within the City's Right-of-Way. To summarize, the agreement notes that:</i> <i>1) The Association shall clear snow from all paved sidewalks in the Development which are located within the City's Right-of-Way.</i> <i>2) The Association shall cause all sidewalks to be swept and cleared of debris at least once each spring after the snow melts, and as reasonably requested by the City.</i> <i>3) The Association shall be solely responsible for all Maintenance Obligations associated with sidewalks, at a level consistent with the maintenance of the Common Area. The Association shall replace the sidewalks at the end of their lifecycle.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.

			Staff Comments	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	<i>N/A</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	<i>N/A, this parcel is located in the General Residential (GR) Zoning District, this standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	<i>The alley is existing and meets this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	<i>The alley is existing and meets this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	<i>All infrastructure for Block 3 is in place and meets this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	<i>N/A, this parcel is located in the General Residential (GR) Zoning District, this standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	<i>N/A, as no dead-end alleys exist or are proposed with Lot 6 Block 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	<i>The alley is existing and meets this standard.</i>

				Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Staff Comments</i>	<i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</i> <ol style="list-style-type: none"> 1. A 5'-wide Public Utility Easement between proposed Lot 6A and Lot 5 2. A 5'-wide Public Utility Easement between proposed Lot 6B and Lot 7 3. A 40'-wide Public Access, Utility and Snow Storage Easement along the rear property line of all parcels in Block 3 4. A 10'-wide Public Utility Easement and Snow Storage Easement along the property frontage of all lots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			<i>Staff Comments</i>	<i>Snow storage easements have been delineated on the preliminary plat. The plat shows a 10'-wide Public Utility and Snow Storage Easement along all property frontages of the proposed lots, as well as a 40'-wide Public Access, Utility and Snow Storage Easement along the rear property line of all parcels in Block 3.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for

				convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	<i>All proposed Lots and Blocks are shown on the Preliminary Plat.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	<i>The proposed Lots 6a and 6B meet the minimum size required by the General Residential (GR) Zoning District. No Lots are more than double the minimum lot size. Furthermore, The Applicant has no intention to further subdivide the proposed Lots within the subdivision, and no Lots are proposed to be at or larger than one-half (1/2) acre.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>N/A, as no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.

			<i>Staff Comments</i>	<i>The proposed Lots have frontages on a public street, Red Tail Lane, and it appears that no frontage width will be less than the required driveway width, as noted herein.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>No Phasing Plan has been developed for Block 3. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement was approved by City Council and has been recorded with Blaine County.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>No Phasing Plan has been developed for Block 3 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i> b) Provision of other off-site improvements. <i>Several off-site improvements have been made, which include, but are not limited to vehicular/bike lane improvements and Toe of the Hill Trail Connections.</i> c) Dedications and/or public improvements on property frontages. <i>N/A</i> d) Dedication or provision of parks or green space. <i>Please refer to Section 16.04.110 for further details.</i> e) Provision of public service facilities. <i>All public utilities and services have been developed as part of the subdivision.</i>

				<p>f) Construction of flood control canals or devices. <i>The construction and/or incorporation of roads and drywells, all improved drainage conditions onsite.</i></p> <p>g) Provisions for ongoing maintenance. <i>A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 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. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>These issues have been covered in the full development of the project through the Annexation Agreement, as well as the Large Block Plat.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as it appears, no perimeter walls, gates or landscape berms are proposed within Lot 6 Block 3.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>No floodplain exists and the parcel is currently vacant.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.

			Staff Comments	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> 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	<i>Preliminary grading, drainage, and utility improvements have been shown on the Preliminary Plat and shall be included in final design.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>The grading has been developed for the proposed streets within the subdivision. Grading for dwelling units shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A, as none exist within Lot 6 Block 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> 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	<i>Grading and drainage review shall take place during final design.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.
			Staff Comments	<i>N/A, as Lot 6 Block 3 is not greater than one (1) acre, this standard does not apply.</i>

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff Comments	<i>Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. A 30'-wide open space/park pathway and public utility easement were granted within Lots 1-</i>

				<p>4 of Block 3. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, and multiuse pathways planned in collaboration with BCRD, etc.); Furthermore, Lot 6, Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional park space or pathways.</p>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<p>Mathematical calculations of this formula for the submitted plat result in the following requirements:</p> <p>Project Buildout with Number of Units: $.0277 \times 176 = 4.8752$ acres</p> <p>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds the required amount. Furthermore, Lot 6 Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional park space.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>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.</p>
			<i>Staff Comments</i>	<p>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District., this standard does not apply.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. A 30'-wide open space/park pathway and public utility easement were granted within Lots 1-4 of Block 3.</p>

				<p>Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, and multiuse pathways with BCRD, etc.) Furthermore, Lot 6, Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional pathways.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> 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.
			<i>Staff Comments</i>	<p>N/A, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</p> <p>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</p> <ol style="list-style-type: none"> 1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD; 2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and

				<p>3) <i>Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins.</i></p> <p><i>These conditions were covered in the full development of the project through the Large Block Plat. Furthermore, Lot 6 Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional open space.</i></p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Lot 6 Block 3 is within the Large Block Plat of the Quigley Farm Subdivision is not required to provide additional green space. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner’s Association.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Lot 6, Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional open space. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no mini park is proposed with this subdivision.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no park/cultural space is proposed with this subdivision.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	<p>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted</p>

				<p>by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.</p>
			<i>Staff Comments</i>	<p>Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. That said, a 30'-wide open space/park pathway and public utility easement were granted within Lots 1-4 of Block 3.</p> <p>Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, and multiuse pathways in collaboration with BCRD, etc.) Furthermore, Lot 6, Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide additional pathways.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<p>Shall provide safe and convenient access, including ADA standards.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<p>Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.</p>
			<i>Staff Comments</i>	<p>No gates or restricted access are proposed at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<p>Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p>Shall require low maintenance or provide for maintenance or maintenance endowment.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.040.110 for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p>Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>

			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.D for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.A for further details.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>Maintenance of green space is managed by the Subdivision's HOA, through the approved maintenance agreement. Furthermore, Lot 6 Block 3 is within the Large Block Plat of the Quigley Farm Subdivision and is not required to provide an additional maintenance agreement.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			Staff Comments	All public infrastructure shall meet City specifications.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			Staff Comments	Street names and signage are existing and in place.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			Staff Comments	N/A, as no streetlights are shown and/or proposed.
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	Sewer services are shown from connecting into a sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. Other recommendations and/or comments made by the Wastewater Division include: <ul style="list-style-type: none"> - Sewer services shall be installed to the center of each Lot (6A and 6B) - The existing sewer stub shall be abandoned, and each new lot shall install separate sewer services. The items above have been made Conditions of Approval.
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards,

				<p>and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p>Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p>Other recommendations and/or comments made by the Water Division include:</p> <ul style="list-style-type: none"> - Lot 6B shall install a separate water service. <p>The items above have been made a Conditions of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<p>N/A, as this project is not within the Townsite Overlay (TO) District.</p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<p>Review of drainage calculations will take place during final design. Design concepts must conform to City of Hailey standard drawings, specifications and procedures.</p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			<i>Staff Comments</i>	<p>Utilities have been constructed and installed underground. Additional utility company comments and engineering details will be required at final design.</p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>
			<i>Staff Comments</i>	<p>Please refer to Section 16.04.110 for further detail.</p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>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.</p>

			Staff Comments	<p>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code.</p> <p>The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</p>
--	--	--	-----------------------	--

16.05.090: Completion; Inspections; Acceptance

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p>
			Staff Comments	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p>
			Staff Comments	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>

16.05.100: As Built Plans and Specifications

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<p>As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)</p>
			Staff Comments	<i>As built, drawings will be required. This standard will be met.</i>

16.08: Townhouses:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.010	<p>Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)</p>
			Staff Comments	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.020	<p>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)</p>

			<i>Staff Comments</i>	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard is not applicable</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>N/A</i>

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

The following are suggested Conditions of Approval for the Preliminary Plat Application for Block 3 of Quigley Farm Subdivision:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recording the Final Plat.
- 7) Prior to construction, the Applicant shall submit the following, if deemed necessary:
 - i. A Storm Water Pollution Prevention Plan (SWPPP)
 - ii. An Erosion Control Plan

Streets and Right-of-Ways:

- 8) 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. Drywell and other construction details shall be provided at final design.

Water and Wastewater:

- 9) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Sewer services shall be installed to the center of each Lot (6A and 6B)
 - ii. The existing sewer stub shall be abandoned, and each new lot shall install separate sewer services.
 - iii. Lot 6B shall install a separate water service.

Other:

- 10) All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2017, the Large Block Plat Conditions of Approval dated July 9, 2018, and Phase I of the Final Plat for Blocks 2-4 dated November 23, 2020, still apply.

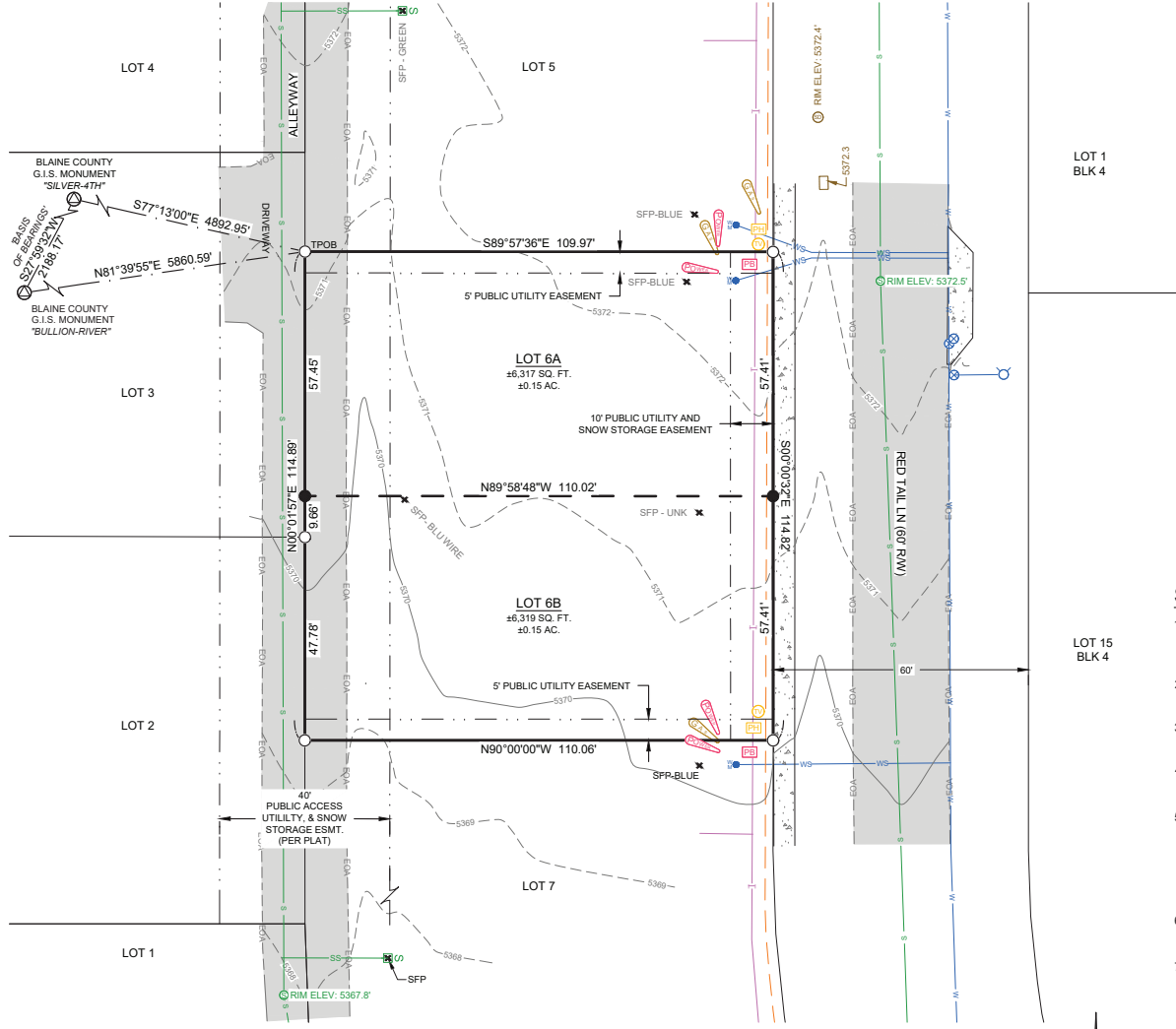
Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Arch Community Trust Inc., represented by Galena-Benchmark Engineering, wherein Lot 6, Block 3 (1411 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) sublots; Sublot 6A and Sublot 6B, finding that the application meets all City Standards, and that Conditions (1) through (10) will be met.

Denial: Motion to deny the P Preliminary Plat Application by Arch Community Trust Inc., represented by Galena-Benchmark Engineering, wherein Lot 6, Block 3 (1411 RedTail Lane) of Quigley Farms Subdivision is subdivided to create two (2) sublots; subplot 6A comprising of 6,317 square feet in size and subplot 6B comprising of 6,319 square feet in size. This project is 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].

A PRELIMINARY PLAT SHOWING
QUIGLEY FARM SUBDIVISION, BLOCK 3, LOTS 6A & 6B
 LOCATED WITHIN T.2N., R.18E., SECTION 10, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 WHEREIN LOT 6 IS SUBDIVIDED TO CREATE LOTS 6A & 6B
 SEPTEMBER 2025



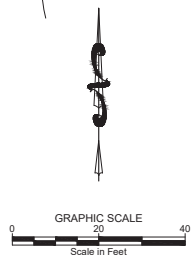
LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJOINER'S LOT LINE
	EASEMENT, TYPE AND WIDTH AS SHOWN (PER ORIGINAL PLAT)
	BLAINE COUNTY G.I.S. TIE LINE
	5' CONTOUR INTERVAL
	1' CONTOUR INTERVAL
	ASPHALT
	CONCRETE SIDEWALK
	SEWER MAIN
	SEWER SERVICE
	WATER MAIN
	WATER SERVICE
	JOINT UTILITY TRENCH (PER CONSTRUCTION PLANS)
	PRESSURE IRRIGATION LINE (PER CONSTRUCTION PLANS)
	FOUND 1-1/2" ALU. CAP (ILLEG.) ON 5/8 REBAR
	FOUND 5/8" REBAR (PLS 13764)
	5/8" REBAR TO BE SET (PLS 20893)
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS MARKER
	CABLE TV RISER
	TELEPHONE RISER
	STEEL FENCE POST (SFP)
	POWER BOX
	POWER MARKER
	SEWER MANHOLE
	SEWER SERVICE (EXISTING)
	CATCH BASIN
	STORM DRAIN MANHOLE

- SURVEY NARRATIVE & NOTES**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 6, BLOCK 3, QUIGLEY FARMS SUBDIVISION INTO LOTS 6A AND 6B, AS SHOWN HEREON. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
 - THE DISTANCES SHOWN ARE MEASURED. REFER TO THE BELOW REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
 - REFERENCES:
A. PLAT OF QUIGLEY FARM, BLOCK 3, INST. NO. 677229.
 - THIS PROPERTY IS SUBJECT TO NOTES, CONDITIONS, AND RESTRICTIONS AS SHOWN ON THE PLAT OF QUIGLEY FARM, BLOCK 3, REFERENCED ABOVE IN 3.A.
 - TITLE COMMITMENT FOR LOT 6, BLOCK 3, QUIGLEY FARM SUBDIVISION, HAS BEEN ISSUED BY _____ FILE NUMBER _____ WITH A COMMITMENT DATE OF _____. CERTAIN INFORMATION CONTAINED IN SAID TITLE POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REVIEW SAID TITLE POLICY. ALL PLOTTABLE ENCUMBRANCES AND EASEMENTS LISTED IN THE TITLE REPORT ARE SHOWN HEREON. REVIEW OF SPECIFIC DOCUMENTS IS REQUIRED, IF FURTHER INFORMATION IS DESIRED.
 - PER ORIGINAL PLAT NOTE 7, INSTRUMENT NUMBER 677229, LOTS 6A AND 6B SHALL BE COMMUNITY HOUSING UNITS.
 - THE CURRENT ZONING IS GENERAL RESIDENTIAL, REFER TO THE CITY OF HAILEY ZONING ORDINANCE FOR MORE SPECIFIC INFORMATION ON THIS ZONE.

HEALTH CERTIFICATE
 Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.
 Date: _____
 South Central Public Health District, REHS

OWNER OF RECORD
 ARCH COMMUNITY HOUSING TRUST INC.
 P.O. BOX3569, HAILEY, IDAHO 83333



QUIGLEY FARM SUBDIVISION
 BLOCK 3, LOTS 6A & 6B
 GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO
 SHEET 1 OF 1
 Job No. 25242

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of October 20, 2025

To: Hailey Planning & Zoning Commission
From: Community Development Staff

Overview:

Mobile Vending and Food Trucks have been longstanding features of countless special events in the City of Hailey. They offer an accessible way for the community to experience new flavors and diverse dining options, giving their customers a unique and personable experience. Their offerings are often presented in smaller portions and packaged for on-the-go consumption, and the smaller operational overhead of a food truck/mobile vendor often results in lower prices that are passed on to the consumer, when compared to traditional brick and mortar restaurants/retailers.

There has been a gradual uptick in food truck/mobile vendor operators who approach the City of Hailey with interest in daily business operations, outside of specific special events. The City's historic approach to managing food trucks/mobile vendors has been to only allow such operations to exist underneath an existing business, through a mutually agreed upon business license amendment. Food trucks/mobile vendors can only operate (on a consistent, daily basis) on private property where an existing business sells "like items". The most well-known model of this in Hailey involves a certain taco truck operating in the parking lot of a gas station. Both the taco truck and the gas station sell food items – the taco food truck is therefore permitted to operate.

In 2016, City Staff began to explore new approaches to food trucks and mobile vending. Allowing such businesses to operate independently, and/or in different kinds of locations, was considered as a possible path forward. These initial discussions were met with strong resistance from the existing brick and mortar business community, who raised concerns about unfair business competition and a perceived lack of regulations and typical business operation costs for food trucks and mobile vendors. Acknowledging this sentiment amongst an important group of the Hailey community, City Staff halted any further discussions and/or changes to food truck and mobile vending policies.

Now, we are in the year 2025. Our population has grown – significantly. Food trucks and mobile vendors are a more familiar element in the casual dining experience. Hailey has experienced the "bust and boom" cycle of economics in a small, rural, tourism-dependent economy that navigated pandemic-related shutdowns, followed by new growth and visitation increases. Furthermore, the 2024 Hailey Comprehensive Plan Update underscored the values, concerns, and goals that our town has for itself, both now and into the future. These included, but were not limited to:

- Desire for walkability, bikeability, and active spaces in our downtown core
- Staunch preservation of Hailey's smalltown character
- Economic diversity and strength, realizing the vulnerability that can accompany a single-sector economy, when faced with broad disruptions in travel, recreation, and leisure
- Growing opportunities for future generations to more affordably live, work, and thrive in Hailey

Over the past few years, Community Development Staff have been getting more and more inquiries about operating a food truck/mobile vendor in Hailey (estimated 10-15 per year). Many of these hopeful entrepreneurs are unaware of Hailey's policies, and they are surprised to learn that they must seek out a "sponsor" of sorts to start operating their business. For new and relatively unestablished operators who are not already embedded in the local economy, this can pose as a significant barrier.

In the fall of 2024, Staff began to research how other communities regulated food trucks/mobile vendors, realizing there may be ways to accommodate new growth of this unique business sector, while remaining responsive to the legacy brick and mortar establishments that have contributed greatly to life in Hailey. Research revealed that the only constants across studied communities were the requirements of a business license and health district permitting. Every community handled food trucks and mobile vendors in a manner that worked for their specific population.

Now, in the fall of 2025, Staff have been building upon this research and have turned to the existing business community for insight into how we could potentially improve our food truck and mobile vending policies. Through a business owner-specific survey and targeted workshop sessions, we have begun to identify patterns of opinion and new ideas of how we could consider updating our policies and management.

The key themes that have emerged: 1) The business community appears receptive to growth of food truck/mobile vending presence in Hailey, in a regulated, practical manner; and 2) There is interest in exploring centralized locations for operations, similar to a food truck court/pod. These are just a few of the takeaways from Staff's initial outreach. Through Public Hearings and additional outreach efforts, we hope to broaden our understanding and eventually propose Municipal Code updates that, at the very least, clarify our policies and approach to food trucks and mobile vending.

No formal decision requested of the Commissioners at this time; feedback encouraged.

SURVEY RESULTS: [LINKED HERE](#)



Welcome to the City of Hailey's

FOOD TRUCK/MOBILE VENDING WORKSHOP

Thursday, October 2nd, 2025

Agenda

- Food truck/mobile vending operations today
- Survey results
- How are new City ordinances (laws) made?
- Improving Hailey business licensing
- Next steps and opportunities



Food Trucks and Mobile Vending in Hailey Today



The current policy approach: “Like with Like”, plus Business License Amendment



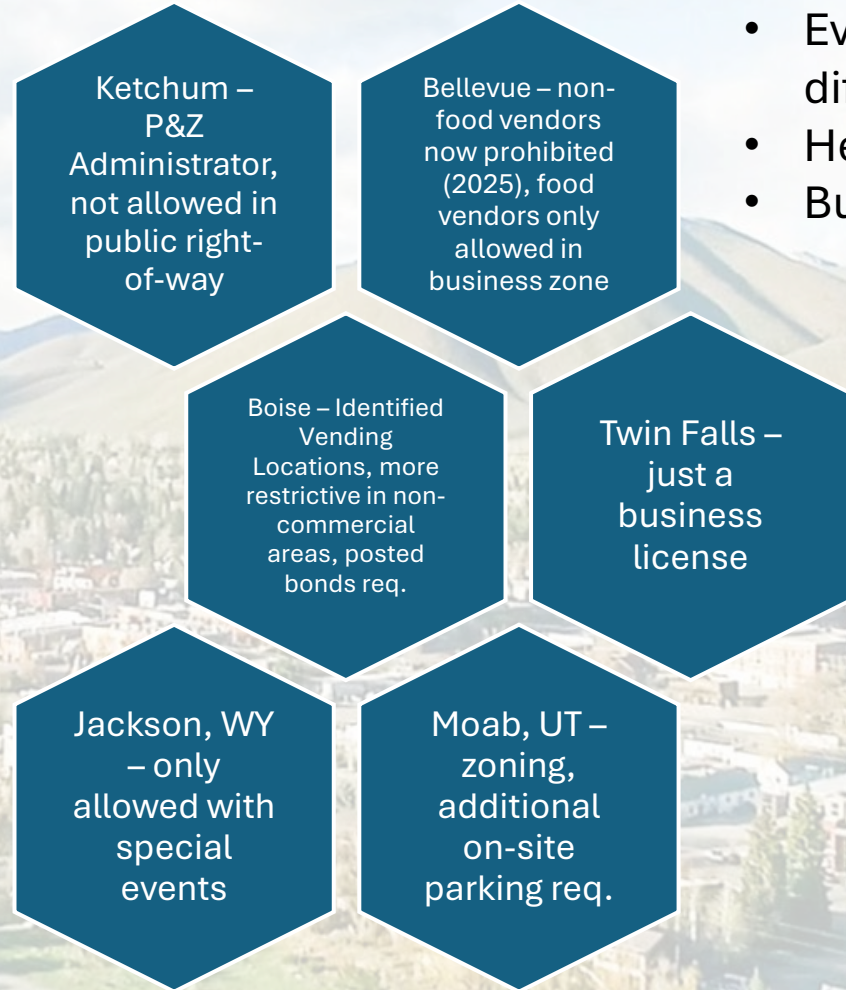
South Central Public Health District Permitting, Hailey Fire Marshall Review



Special events and private catering are handled separately



How are other communities handling food trucks/mobile vending?



In general:

- Every community handles it differently
- Health inspections are universal
- Business licenses are universal

Survey Responses



66 RESPONSES,
TARGETED ONLY TO
BUSINESS COMMUNITY



SENT DIRECTLY VIA EMAIL TO
EVERY ACTIVE BUSINESS
LICENSE IN HAILEY (~440)



ALSO ADVERTISED VIA
SOCIAL MEDIA, VALLEY
CHAMBER CONTACT LIST

Survey Responses

– *In a few words, please share what you like or value about doing business in Hailey:*

The People

- Serving our **community**, “locals supporting locals”, long-time regulars, loyalty

The Character

- **Small-town feel**, family-oriented, overall pace and feeling of life, “actually feel like we’re part of the community”

The Physical Place

- Little to no commute*, easy to walk and bike around town, mid-valley location and ease of access for customers and employees

“Not many chain establishments”.

“I like that it’s easy to get to know the people around me (other shop owners) on a personal basis”.

“We live in an incredibly generous and supportive community. Everyone want to see small businesses thrive”.

Survey Responses

– In a few words, please share what you don't like or find challenging about doing business in Hailey:

Cost of Doing Business

- High housing expenses make employee recruitment and retention hard; commercial rent is also high; charging reasonable prices is difficult, as a result

Balancing People and Cars

- Main Street is loud, busy, and can feel unsafe to navigate, but also lack of parking/unfavorable parking design

Hailey Government

- Over-regulation, lack of government support for businesses, decision-making/planning considerations

Life in a Small Town

- Lacking quick, affordable dining options, lack of variety in options pushes customers elsewhere, year-round sustainability, not much nighttime activity, smaller customer base and shifting consumer habits (online shopping)

“Getting support from the city services for specific needs. Snow removal can be challenging, as well as trash pick up in the winter with plowing, etc. particularly in alley ways”.

“Getting people to come out of their home and attend shows/events”.

“There's no business development events. I'd like to see more downtown "shopping days" or events that draw people to the businesses. I think a lot of people still don't know about what new stores are here”.

“I don't like how Hailey continues to try to take away parking, especially in the downtown core, all while taking steps to drastically increase density. Businesses are the heart and soul of this community and should be at forefront of all decisions”.

“It would be great to be able to pay our LOT taxes online each month”.

Survey Responses –

In your opinion, what is the most important item/policy that needs to be addressed in any new food truck/mobile vending Code, in the City of Hailey?

Health and Safety

- Big emphasis on food safety, sanitation, keeping operations looking clean and tidy

Level Playing Field

- Unfair competition due to lower overhead costs, need to pay fees and be licensed, regulations on co-location with existing restaurants

Clear and Practical Regulations

- Clear and accessible rules of operations, avoiding inappropriate areas (i.e. residential neighborhoods), suggestions for consolidated locations (lots, courts, parks, etc.) with facilities (bathrooms, trash, seating)

Make the Most of New Opportunities

- New policies can help diversify options, support entrepreneurs, bolster community spaces/events; “flexible opportunities that enhance life in Hailey” (late-night offerings, co-location with events)

Survey Responses –

In your opinion, what is the most important item/policy that needs to be addressed in any new food truck/mobile vending Code, in the City of Hailey?

“The food truck should be clean and subjected to health dept inspections. They should also pay for business licenses”.

“The food trucks used in the valley are they locally owned? Do we limit the number of out of town food trucks that visit this community?”

“I would like to see food truck/mobile vendors have more flexibility. In my opinion, a food truck could benefit my retail business by attractive those customers who would not normally walk by”.

“Temporary food trucks with a limit of how many days would be welcome, but a less restrictive environment that generates a lot of vending would put pressure on those businesses that do have brick and mortar and will negatively impact local restaurants. If we have 30 food trucks in summer, how will our restaurants survive to serve in the winter?”

“Allowing food trucks to be open late, and co-locating food trucks with other things to do”.

How are new policies and ordinances made in Hailey?

Identify the Need

- Public
- Staff
- Council
- New county, state, federal compliances

Research, outreach, open-ended discussions

Draft Ordinance Language

Public Hearings – Planning and Zoning Commission

Public Hearings and Readings (x3) – City Council

Adopt Ordinance, or table it

Process can be paused or abandoned at any time – unless State Statute requires it

Where do we go from here?

What would you like to see happen next?

How can we improve business licensing in Hailey?

How can the City of Hailey help businesses thrive?



Mobile Vending Workshop

11am-1pm

Mobile vending zones; Lions Park – City sponsored.

Identify exclusionary zones?

How to manage grease from mobile vending? Community grease interceptor site/station?

Blaine County registered/keeping local dollars moving in Hailey and valley.

Commissary requirements

- Under a certain square footage, require commissary

Compile list for commercial kitchen options/rentals

Insurance requirements for vendors – minimum

Certificate of Insurance for public property – each vendor to have own insurance

Clear definition of mobile vending

Pop up vendor vs seasonal vs long-term

How can we improve business experience in Hailey?

- Intentional not to stack events; post events early.

5:30pm to 7:00pm

Offer temporary or trial period mobile vending permits

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 20, 2025, the Administrator and Planning and Zoning Chair considered a request by Alturas Construction, represented by Mark Gasenica to exempt from Design Review, minor modifications to the existing 820 square foot single family residence located at 417 S. 4th Avenue (Lots 9-10, Block 13, Hailey Townsite) within the Limited Residential (LR-1) and Downtown Residential Overlay (DRO), Zoning Districts.

The Administrator and Chair, having been presented with all the information regarding the design proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision relative to the Design Review Exemption.

FINDINGS OF FACT

Standards of Evaluation:

Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

The Administrator has the authority to approve minor modifications to projects that have received design review approval by the commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the City. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of findings of fact and conclusions of law. (Ord. 1191, 2015)

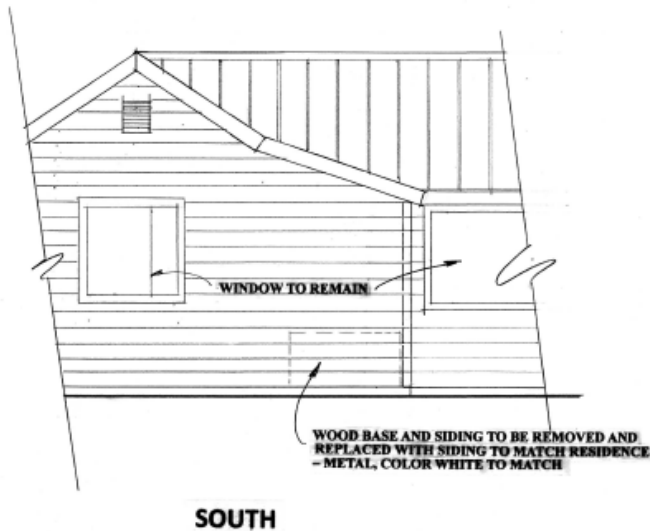
The modifications listed below are minor in the overall scope. The proposed modifications consist of:

- Exterior Material Changes: New metal siding to match the existing.
- Replacement Doors and windows on east elevation of existing building.



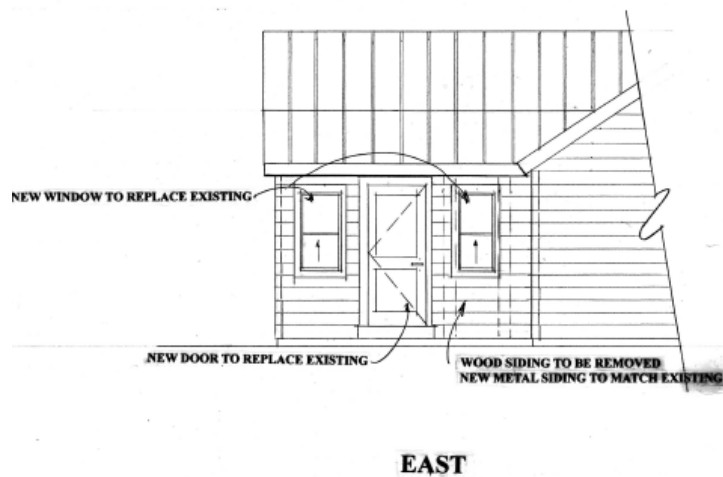
South Elevation:

- Existing windows to remain in place
- All wood siding is to be removed and replaced with metal siding to match the existing material. Color to match the existing building.



East Elevation:

- Door and windows at entry porch to be replaced with new door and windows.
- All wood siding is to be removed and replaced with metal siding to match the existing material. Color to match the existing building.



CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Administrator and Chair make the following Conclusions of Law and Decision:

1. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
2. Approval of the Design Review Exemption does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning and Zoning Chair

Attest:

Robyn Davis, Community Development Director

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 20, 2025, the Administrator and Planning and Zoning Chair considered a request by Alturas Construction, represented by Mark Gasenica, to exempt from Design Review minor modifications to the existing 440 square foot commercial building located at 512 N. Main Street (Lots S 5' of 13 All od 14-16, Block 64, Hailey Townsite) within the Business (B) Townsite overlay (TO) and Downtown Residential Overlay (DRO), Zoning Districts.

The Administrator and Chair, having been presented with all the information regarding the design proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision relative to the Design Review Exemption.

FINDINGS OF FACT

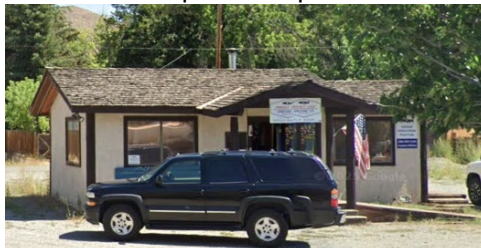
Standards of Evaluation:

Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

The Administrator has the authority to approve minor modifications to projects that have received design review approval by the commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the City. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of findings of fact and conclusions of law. (Ord. 1191, 2015)

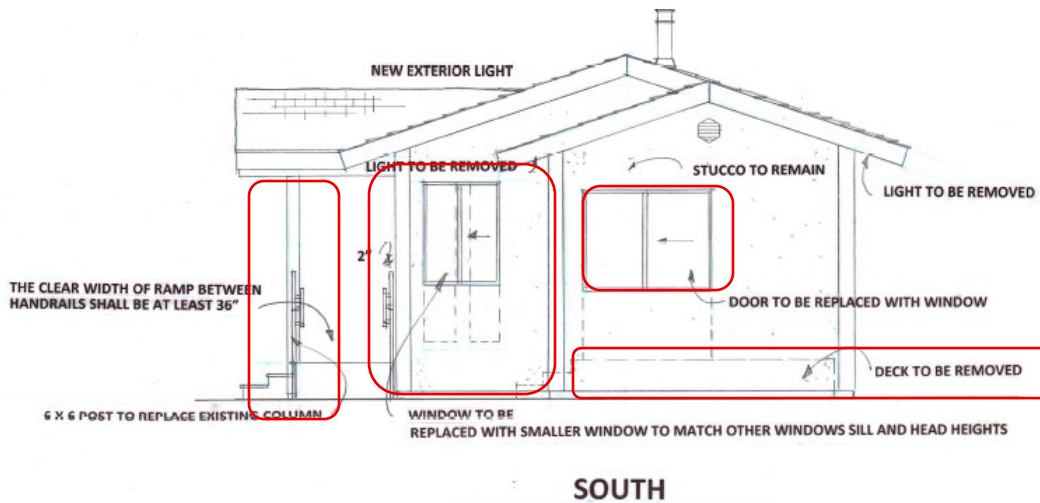
The modifications listed below are minor in the overall scope. The proposed modifications consist of:

- Replacement of the west and north elevation windows
- The door on the south elevation to be replaced with a window
- Replacement of the south-facing window with a smaller window to match existing size
- Removal of deck along the southern elevation
- The addition of new posts and wood columns for the front deck
- Modification of accessible ramp to comply with code regulations
- All wood for existing front stairs and ramp to be replaced with wood decking



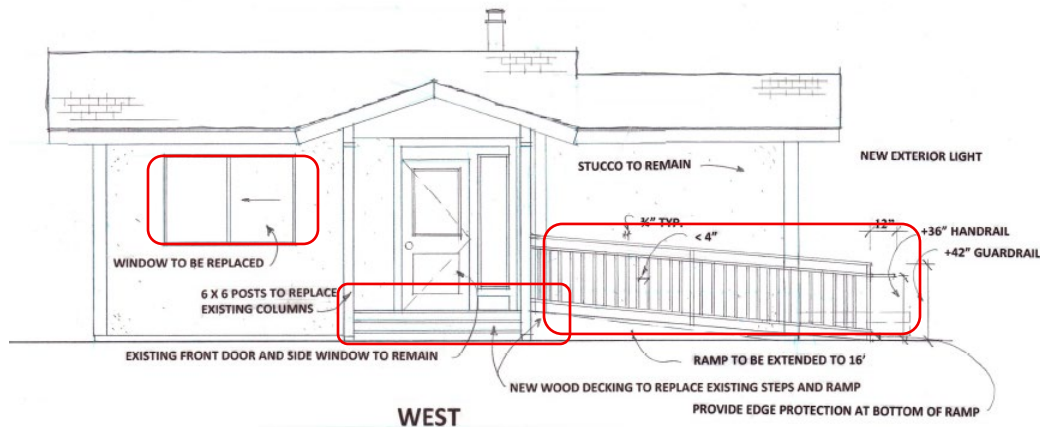
South Elevation:

- Door to be replaced with window
- Removal of southern deck
- Window replacement
- New deck posts/ columns
- New accessible ramp with handrails
- New exterior lighting



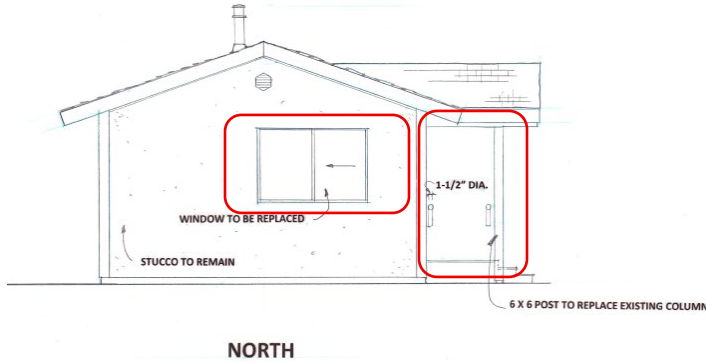
West Elevation:

- Window replacement
- Posts to replace columns
- New handrail/ guardrail
- Modification of accessible ramp
- New wood decking to replace existing steps and ramp
- Existing front door and window by entry to remain in place



North Elevation

- Window replacement
- 6x6 posts to replace columns



CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Administrator and Chair make the following Conclusions of Law and Decision:

1. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
2. Approval of the Design Review Exemption does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.
3. All new exterior lighting shall comply with the Outdoor Lighting Ordinance.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning and Zoning Chair

Attest:

Robyn Davis, Community Development Director

Return to Agenda