City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

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

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, April 6, 2020
Virtual Special and Regular Meeting
5:00 p.m.

Note: A short City Council meeting is also scheduled for 5:00 pm on the same call-in line. Please be patient! We will commence the P & Z meeting as soon as the City Council adjourns, estimated at 5:05 p.m.

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Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Preliminary Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard within the Limited Business (LB) Zoning District. **ACTION ITEM**

Public Hearing

PH 1 Continuation of the consideration of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a PUD to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The majority of the units will be rent-restricted. The project includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future

road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B. **ACTION ITEM**

PH 2 Continuation of the consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

PH 3 Consideration of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District. **ACTION ITEM**

PH 4 Consideration of a Preliminary Plat Subdivision Application (Phase I) by S.V. Flying Squirrels, LLC, represented by Bruce Smith of Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision. **ACTION ITEM**

PH 5 Consideration of a Design Review Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, for a 2,064 square foot, seven (7) bay garage building to serve seven (7) single-family cottage style units, located at Lot 9, Block 3, Old Cutters Subdivision within the General Residential (GR) Zoning District. **THIS ITEM WILL BE CONTINUED TO APRIL 20, 2020. ACTION ITEM**

PH 6 Consideration of a Preliminary Plat Subdivision Application by Lena Cottages, LLC, represented by Chad Blincoe of Blincoe Architecture, where Lot 9, Block 3, Old Cutters Subdivision is subdivided into seven (7) sublots. This project is located within the General Residential (GR) Zoning District. **THIS ITEM WILL BE CONTINUED TO APRIL 20, 2020. ACTION ITEM**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: April 20, 2020

- DR: McMinn
- DR: Blaine County ADU
- PP: ARCH Blaine Manor
- DR: Lena Cottages (continued from 4/6/2020)
- PP: Lena Cottages (continued from 4/6/2020)

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

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

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

FINDINGS OF FACT

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

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

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

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

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

Standards of Evaluation for a Subdivision	
Compliant	**Standards and Staff Comments**

Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments at this time.*
				Life/Safety: *No comments at this time.*
				Water and Sewer: *The Water and Wastewater Divisions, and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):* *Water Division:* - *The plans do not show where the meter vaults will be set or show that there will be meter vaults going in. It appears a fire system will be going into Building #18. No isolation valve on the water main has been shown. A second line is going into the same building. Is this a separate domestic line? Please clarify.* ***Water meter cans are now shown on water service lines, as well as Plan and Profile Sheets (Sheet C-300). The 4" water service for the condominium building is noted as typical, with valve shown on service. All 2" water services for condominium buildings are noted as typical.*** *Wastewater Division:* - *Are sewer services connected to the center of each unit?* ***Sewer laterals for townhouse units have been moved to the center of each unit.*** - *There was no indication that the mainline going into the existing manhole SSMH 103 would need to be core drilled at a different angle than it currently exists.* ***A note has been added to remove existing sewer main stub (Sheet C-300). A new main to be installed at proposed angle.*** - *Any and all meter vaults that are located in asphalt or concrete shall have metal collars on them for the meter vault lids. This has been made a Condition of Approval.* *To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.*
				Building: *No comments at this time.*
				Streets: *The Streets Division and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):* - *Continental crosswalks shall be installed instead of 12" lines.* ***The crosswalk on Shenandoah Drive in Phase I has been changed and noted as a continental pattern (Sheet C-600). Future crosswalk in Phase II on Shenandoah Drive and Maple Leaf Drive have also been updated to be continental pattern.*** - *The stop bar located on Countryside Boulevard in the east bound lane seems to be out of place. Please remedy.* ***This stop bar has been removed (Sheet C-600).*** - *The Signage and Striping Plan doesn't call out all of the signs along Shenandoah Drive. There need to be accessible parking signs adjacent*

				to the accessible on-street parking. ***Accessible parking signage has been shown by accessible parking stall(s) (Sheet C-600).*** - *Will there be no parking fire lane at the entrances into the project?* ***"No Parking – Fire Lane" Signage, noted as typical on entrances (Sheet C-600).*** - *Crosswalk Signs shall be provided at the Shenandoah Drive and Maple Leaf crosswalks on Shenandoah Drive.* ***These signs have been added in our base files' signage will be installed with crosswalks in Phase II of constructions.*** - *An R7-203a Sign pertaining to snow routes shall be installed.* ***"Snow Route – No Parking" signs have been shown on the Signage and Striping Plan (Sheet C-600).*** *To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.*
				Landscaping/Parks: *No comments at this time.*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*Please refer to the specific standards as noted herein.*

16.04.020: Streets:

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			16.04.020	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
☒	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A, as no cul-de-sacs or dead-end streets or alleys are proposed.*
☒	☐	☐	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings,**

				chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A, as Shenandoah Drive and Maple Leaf Drive are existing. Windmill Way, a 26'-wide private alley, is proposed. No traffic calming measures are proposed at this time.*
☒	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**

			Staff Comments	*The Commission has found this standard to be met.*
			L.	**Private Streets:**
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**
			Staff Comments	*N/A, as Heartland Way, Hopper Way and Herder's Way are private alleys and will be maintained by the homeowner's association. The private alleys meet the minimum total width of 26'-wide and shall be constructed to meet City Standards.*
☒	☐	☐	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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.**
			Staff Comments	*The Commission has found this standard to be met.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than**

				one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A, as no driveways exceed 150'.*
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The Commission has found this standard to be met.*

16.04.030: Sidewalks and Drainage Improvements

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

16.04.040: Alleys and Easements

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☒	☐	☐	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A, as no dead-end alleys are proposed.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*The Commission has found this standard to be met.*

☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*N/A, as this site does not border the Big Wood River.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*The Commission has found this standard to be met.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*N/A, as no blocks are proposed.*
16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to**

				Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*N/A, as no double frontage lots are proposed.*
☐	☐	☒	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**
			Staff Comments	*N/A, as no flag lots are proposed.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*N/A, as this project is not located within the Townsite Overlay (TO) Zone District.*

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**

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

16.04.080: Perimeter Walls, Gates and Berms

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

			Staff Comments	*N/A, as no perimeter walls, gates or landscape berms are proposed. Retaining walls are proposed to be located at the western entrance to the townhomes and will be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases.*
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*N/A, as the City Engineer has not required a Soils Report from the Applicant. A Soils Report, prepared by Butler and Associates, was submitted in 2006, and is available for review, if so desired.*
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a) Proposed contours at a maximum of two (2) foot contour intervals;** **b) Cut and fill banks in pad elevations;** **c) Drainage patterns;** **d) Areas where trees and/or natural vegetation will be preserved;** **e) Location of all street and utility improvements including driveways to building envelopes; and** **f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*The Commission has found this standard to be met..*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**B. 1.**	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**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	*N/A*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*The Commission has found this standard to be met.*

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☒	☐	☐	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*The Commission has found this standard to be met..*
☒	☐	☐	**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	*The Commission has found this standard to be met..*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.*
☒	☐	☐	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*

☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*
☒	☐	☐	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*The Commission has found this standard to be met.*

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.**
			Staff Comments	*The Commission has found this standard to be met.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any**

				manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), **c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** d) **Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*The Commission has found this standard to be met.*
			D.	**Minimum Requirements:**
☒	☐	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**
			Staff Comments	*N/A*
☒	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	*N/A*

☒	☐	☐	**D. 5.**	**Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☒	☐	☐	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A*
☒	☐	☐	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☒	☐	☐	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*The Commission has found this standard to be met.*

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

			Staff Comments	*The Commission has found this standard to be met.*
16.05: Improvements Required:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**A.**	**Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*The Commission has found this standard to be met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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 VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*The Commission has found this standard to be met.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*The Commission has found this standard to be met.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*The Commission has found this standard to be met.*

16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*The Commission has found this standard to be met.*
16.05.070: Parks, Green Space				
☒	☐	☐	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*The Commission has found this standard to be met.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*The Commission has found this standard to be met. .*
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	**A.**	**Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**
			Staff Comments	*N/A. Completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)**
			Staff Comments	*The Commission has found this standard to be met.*
16.08: Townhouses:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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	*The Commission has found this standard to be met.*
☒	☐	☐	**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)**
			Staff Comments	*The Commission has found this standard to be met.*
☒	☐	☐	**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)**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**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)**
			Staff Comments	*N/A*
☒	☐	☐	**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)**
			Staff Comments	*The Commission has found this standard to be met.*
☐	☐	☒	**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).
			Staff Comments	*N/A*

17.06.060 Criteria.

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

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

a) All conditions of the Planned Unit Development approval shall be met.
b) All Fire Department and Building Department requirements shall be met.
c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
    i. Permits shall be obtained for installation of all drywells.
    ii. A Site Alteration Permit shall be obtained prior to any development occurring.
    iii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020.
e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
h) Any application development fees shall be paid prior to recording the Final Plat.
i) The Applicant shall submit an Erosion Control Plan prior to Final Plat.

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

Signed this _____ day of _____, 2020.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

April 2, 2020

To: Planning and Zoning Commission

Fm: Lisa Horowitz, Community Development director

RE: ARCH Blaine Manor Design Review and PUD

The Commission discussed the following items relative to the continuation of the ARCH Blaine Manor Design Review and Planned Unit Development Public Hearings:

1) Mature Trees

The Commission discussed the mature trees on site at length, with a focus on trees 43, 44, 45 and 46 as called out in the March 11, 2020 Tree Assessment Report prepared by Alpine Tree Service. Various items were discussed, including the narrowing of the drive aisle in the parking lot between the two buildings from a width of 26' down to 22'. Staff has concurred with the Fire Chief that this portion of parking lot would not be used to stage fire apparatus, and therefore can be reduced to 22'. The applicant is exploring other variations to building location in order to save two trees (43 and 44) or all four trees. However, their long-term survivability is questionable. See the latest memo from the applicant's arborist as well as the letter from the ARCH project partner.

2) Pedestrian-activated crossing.

Staff has concurred with Public Works, and the preferred Pedestrian Activated crossing is included in the packet. The technical name for this crossing is Rectangular Rapid Flashing Beacon (RRFB). Public works prefers the north side of Maple Street for the location, as the bulb-outs at this location will increase visibility. The unit cost is approximately $6,000, with installation costs varying. The applicant has verbally stated that they will cover the cost of this item. This has been suggested as a Condition of Approval in the PUD Staff Report.

3) Railing ideas.

Staff forwarded some images from Commissioner Scanlon on possible railing ideas. See also Condition of Approval related to containment of personal items on balconies.

1 SITE PLAN

SCALE: 1" = 20'-0"

KEYNOTES

1. SEE CIVIL DRAWINGS FOR ALL R.O.W. IMPROVEMENTS.
2. SEE CIVIL DRAWINGS FOR NOTES, DIMENSIONS AND DETAILS OF ALL DRIVE AISLES, PARKING, CURBS, GUTTERS AND SIDEWALKS.
3. 4" CONCRETE SIDEWALK OVER 4" COMPACTED GRAVEL BASE PER CIVIL DRAWINGS, TYPICAL. ALL WALKS TO BE CONSIDERED A PART OF THE ACCESSIBLE ROUTE PER GENERAL NOTES. CONCRETE WALKS TO BE 6'-0" WIDE ADJACENT TO PARKING STALLS AND 5'-0" WIDE (FACE OF CURB TO BACK OF SIDEWALK) ELSEWHERE U.O.N. SEE DETAIL 1-A1.1 FOR CONTROL / EXPANSION JOINTS.
4. LANDSCAPE AREA PER LANDSCAPE DRAWINGS.
5. MAIN BUILDING LAYOUT (FIRST FLOOR) PER SHEET A2.0, A2.2, A2.4 AND AC2.0.
6. TRASH ENCLOSURE w/VINYL FENCE SCREEN PER DETAILS 5-10/A1.1.
7. ACCESSIBLE PARKING STALL PER DETAIL 3-A1.1.
8. BICYCLE RACK, SEE LANDSCAPE DRAWINGS.
9. SITE AMENITY PER CIVIL AND LANDSCAPE DRAWINGS. PROVIDE ACCESSIBLE ROUTE ONTO THE AMENITY SURFACES.
10. ACCESSIBLE PARKING SIGN AT EACH ACCESSIBLE STALL, SEE 2-A1.1.
11. PROJECT PROPERTY LINE
12. DASHED LINES INDICATE 30"x48" CLEAR FLOOR SPACE AT SITE AMMENITY.
13. GAS & ELECTRICAL METER LOCATION, SEE PLUMBING & ELECTRICAL DRAWINGS.
14. CARPORT LOCATION. CARPORTS ARE SHOWN SCHEMATIC ONLY. CARPORTS ARE DESIGN-BUILD BY THE GENERAL CONTRACTOR, SEE SHEET AC2.1.
15. DASHED LINES INDICATE FENCE & GATE PER LANDSCAPE DRAWINGS.
16. PROVIDE ACCESSIBLE ROUTE ACROSS ASPHALT DRIVEWAY, 1.5% MAX. CROSS-SLOPE AND 4.5% MAX. SLOPE IN THE DIRECTION OF TRAVEL.
17. CLUSTER MAILBOX LOCATION, SEE 11/A1.1 FOR TYPICAL MAILBOX DETAIL.
18. 18" MIN. CLR. BETWEEN EDGE OF GATE OPENING AND EDGE OF CONCRETE, TYP. 5'X5' LEVEL LANDING ON EACH SIDE OF GATE. GATE TO HAVE A SMOOTH SURFACE FOR 10" ABOVE THE SIDEWALK ON THE PUSH SIDE.
19. 6" CONCRETE VERTICAL CURB PER DETAIL 12-A1.1
20. PROVIDE AND INSTALL APPROVED "FALL SAFE" MATERIAL AROUND PLAY EQUIPMENT AS REQUIRED BY EQUIPMENT MFR.
21. 4" CONCRETE SLAB RAMP INTO PLAY AREA AT 1:14 SLOPE MAX. FOR PLAY EQUIPMENT SURFACE ACCESS.
22. PLAY EQUIPMENT, ADA COMPLIANT.
23. RAISED PLANTER BOXES, SEE 13-A1.1 AND LANDSCAPE.

PROJECT SUMMARY

LOT AREA:.....132,185 S.F. (3.03 ACRES)

ZONING:.....C-3 (SERVICE COMMERCIAL)
PARCEL No.:.....R14895128, R14895129
TOWNSHIP/RANGE/SECTION:.....T4N,/R3W/25

FRONT YARD SETBACK:.....20 FT.
STREET SIDE YARD SETBACK:.....20 FT.
SIDE YARD SETBACK:.....6 FT.
REAR YARD SETBACK:.....15 FT.

MAXIMUM ALLOWED BUILDING HEIGHT:.....45'
TOTAL BUILDINGS:.....4

TOTAL UNITS:.....50

1 BDRM 1 BATH:.....24 (48%)
2 BDRM 2 BATH:.....20 (40%)
3 BDRM 2 BATH:.....6 (12%)

PROPOSED PARKING:

TOTAL ON-SITE PARKING STALLS PROVIDED:.....89
TOTAL ON-SITE ACCESSIBLE STALLS REQ'D/PROVIDED:.....8/8
TOTAL CARPORT STALLS PROVIDED:.....50

BICYCLE PARKING PROVIDED:.....24

GENERAL NOTES

A. ALL CONTRACTORS / SUB-CONTRACTORS TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS AND EXISTING SPOT ELEVATIONS. FIELD VERIFY ALL SITE DIMENSIONS AND COORDINATE NEW WORK AS REQUIRED WITH EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT.

B. THE OWNER IS RESPONSIBLE FOR ALL SOILS TESTING AND ANALYSIS. ALL SOILS INFORMATION TO BE OBTAINED FROM THE OWNER OR CIVIL ENGINEER.

C. CONTRACTOR TO NOTIFY LOCAL "DIG-LINE" SERVICE PRIOR TO ANY EXCAVATION.

D. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE LOCATION, ROUTE AND CONNECTION OF ALL NEW AND EXISTING UTILITIES FOR THIS PROJECT. ALL WORK TO CONFORM TO UTILITY COMPANY STANDARDS, LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES.

E. MINIMUM BURIAL DEPTH OF ALL UNDERGROUND ELECTRICAL RACEWAYS SHALL BE 24" BELOW FINISH GRADE U.O.N.

F. REFER TO THE GENERAL STRUCTURAL NOTES FOR SOIL CONDITION REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO DO ALL NECESSARY SOILS MODIFICATIONS TO MEET THE STRUCTURAL REQUIREMENTS OF THE FOUNDATION.

G. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT DESIGN AND BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION.

H. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND EROSION AND SEDIMENT CONTROL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL GUTTER / DOWNSPOUT CONNECTIONS AND ROUTES TO DRAINAGE SYSTEMS. ALL UTILITY HARDWARE TO BE UNDERGROUND OR FULLY SCREENED. SEE CIVIL DRAWINGS FOR SCREENING DETAILS.

I. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING REQUIREMENTS.

J. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING LAYOUTS AND DIMENSIONS.

K. REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL NOTES AND INFORMATION

L. CLEAR SITE OF EXISTING VEGETATION, & DEBRIS AS REQUIRED FOR NEW CONSTRUCTION. PROTECT EXISTING CONSTRUCTION TO REMAIN.

M. THE FINISH SITE GRADE SHALL SLOPE AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.

N. ALL CONSTRUCTION MODIFICATIONS, REPAIRS OR CHANGES TO CURBS, GUTTERS, CURB RAMPS AND SIDEWALKS IN THE RIGHT-OF-WAY TO RECEIVE AGENCY APPROVAL PRIOR TO CONSTRUCTION AND TO BE CONSTRUCTED PER AGENCY STANDARDS.

O. ALL EXTERIOR SIDEWALKS, RAMPS, CURB RAMPS AND LANDINGS SHALL BE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH ICC/ANSI A117.1-2009 CHAPTER 4. ALL NEW SIDEWALKS TO HAVE A MAXIMUM SLOPE OF 4.5%, 1:22 (OR SIDEWALKS WITH A SLOPE GREATER THAN 1:20 SHALL SLOPE 1:14 MAXIMUM AND SHALL NOT SLOPE GREATER THAN 6" RISE AND SHALL HAVE LANDINGS 5'-0" EACH END IN THE DIRECTION OF TRAVEL). ALL SIDEWALKS MAY HAVE A MAXIMUM CROSS SLOPE OF 1.5% (1:60). ALL EXTERIOR LANDINGS AT DOORS TO BE FLUSH WITH BUILDING FINISH FLOOR AND SLOPE AWAY FROM THE BUILDING AT 1.5% (1:60) MAXIMUM FOR A MINIMUM DISTANCE OF 5'-0".

P. THE LONGITUDINAL SLOPE (IN THE DIRECTION OF TRAVEL) OF ALL PEDESTRIAN RAMPS SHALL NOT EXCEED 1:14 WITH A MAX. RISE OF 6". THE CROSS SLOPE OF ALL PEDESTRIAN RAMPS SHALL NOT EXCEED 1.5% (1:60).

Q. ACCESSIBLE PARKING SPACES AND ACCESSIBLE LOADING AISLES SHALL NOT EXCEED 1.5% (1:60) SLOPE IN ANY DIRECTION.

R. ADA, ICC/ANSI, FEDERAL FAIR HOUSING ACCESSIBILITY GUIDELINES (FHA) AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) DO NOT RECONGNIZE OR CONSIDER CONSTRUCTION TOLERANCES. THE CONTRACTOR SHALL CONSIDER ADA, ICC/ANSI, FHA AND UFAS STANDARDS AND SPECIFICATIONS AS ABSOLUTE LIMITS THAT SHALL NOT BE EXCEEDED UNDER ANY CIRCUMSTANCE. ADA, ICC/ANSI, FHA AND UFAS ARE NOT TARGET VALUES SUBJECT TO ACCEPTED STANDARDS OF PRACTICE OR ACCEPTABLE CONSTRUCTION TOLERANCES.

S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING ALL NEW CONSTRUCTION TO VERIFY ADA, ICC/ANSI, FEDERAL FAIR HOUSING ACCESSIBILITY GUIDELINES AND UFAS COMPLIANCE.

T. PROVIDE AT LEAST ONE ACCESSIBLE BENCH AT EACH OUTDOOR SEATING AREA. PROVIDE 30"X48" CLEAR SPACE AT ONE END OF ACCESSIBLE BENCH. PROVIDE BENCHES WITH ACCESSIBLE SIZE, BACK, SUPPORT, HEIGHT, STRENGTH, AND SLIP RESISTANCE.

U. LANDINGS AT TOP AND BOTTOM OF RAMPS AND CURB RAMPS AND AREAS IDENTIFIED AS ACCESSIBLE TURNING SPACE SHALL NOT EXCEED 1.5% (1:60) SLOPE IN ANY DIRECTION.

THE ARCHITECTS OFFICE PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

BLAINE MANOR SENIOR COMMUNITY

MAPLE & MAIN STREET
HAILEY, IDAHO 83333

SEAL

LICENSED ARCHITECT AR-1917
2-14-20
Loring Mark Sanders
STATE OF IDAHO

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FILE

DATE
FEBRUARY 14, 2020

FILE NO.
19-302S A1.0

DRAWN
MARK SANDERS

REVISIONS

SHEET

A1.0

SITE PLAN

STAFF REPORT

Hailey Planning and Zoning Commission

Special Meeting of April 6, 2020 (5:00 pm)

TO:	Hailey Planning and Zoning Commission
FROM:	Lisa Horowitz, Community Development Director
RE:	Planned Unit Development – ARCH Blaine Manor Project
HEARING:	April 6, 2020
Applicant:	ARCH Community Housing
Project:	30-unit senior housing project and 30-unit Family Project
Decision Approval:	Consideration of a Planned Unit Development (PUD) Application for Blaine Manor Senior and Family Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County
Location:	706 South Main Street
Legal Description:	(Lot 3A, Block 1, Wertheimer Park)
Zoning:	Business (B) and Townsite Overlay (TO)
Note:	Staff analysis is in lighter type

Updated items since the March 30, 2020 Public Hearing:
See Memo linked on the Agenda for discussion items resulting from the March 30, 2020 Public Hearing. Note that the ONLY items updated in this staff report at this time are the Conditions of Approval. Findings of Fact will be updated to reflect actual deliberations and decision.

Notice:
Notice for the public hearing was published in the Idaho Mountain Express on February 8, 2020; the notice was mailed to property owners within 300 feet and agencies on February 4, 2020; and notice was posted on the property on February 19, 2020. The project was continued on the record to March 16, 2020. On March 16, 2020 the project was continued on record to March 30, 2020 and continued again to April 6, 2020.

Application:
Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, is proposing the Blaine Manor Community Housing, to be located at 706 S Main Street.

ARCH applied for and received PUD and Design Review approval for a 30-unit Senior Project on a portion of the site in 2018. However, they were not successful in obtaining federal funding. The project was

modified to include a Family Housing component based on revised federal scoring criteria. Funding for the 60-unit project was awarded in late 2019.

The project will consist of a Senior Apartment Building, three-stories in height, thirty (30) units in total, and a Family Apartment Building, three-stories in height, thirty (30) units in total, for a total of 60 units. The project will be 72,455 square feet in size and the following are proposed:

Senior Apartment Building:
Eighteen (18) one-bedroom units
Twelve (12) two-bedroom units
Units range in size from 691 square feet to 908 square feet
Fifty (50) parking spaces
Outside Patio Area

Family Apartment Building:
Eighteen (18) two-bedroom, one-bath units
Twelve (12) three-bedroom, two-bath units
Units range in size from 914 square feet to 1,247 square feet
Forty-seven (47) parking spaces
Children's Outdoor Play Area

A PUD is requested to allow the applicant to allow for 60 units: 54 are permitted under the Business (B) Zone District.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a Subdivision and Design Review application.

At the February 27, 2020 public hearing, the Planning and Zoning Commission discussed issues and continued the item to March 16, 2020, with the following feedback to the applicant:

1. **Consider retaining as many of the existing trees as possible.** The Landscape Plan has been revised to preserve as many of the existing trees as possible. Please refer to Section 17.06.080(A)1b for further details.
2. **Consider using ground source heat pumps for heating/cooling of the buildings.** Upon further research of ground source heat pumps, the Applicant found that the pumps are much more expensive than the high-efficiency systems proposed. Furthermore, the Applicant found that the return on investment is approximately 10 to 15 years. Currently, the Applicant does not have the budget to pursue ground source heat pumps at this time.
3. **Provide more color variation and vertical modulation with exterior materials.** Revised exterior elevations and additional accent colors have been provided and are described herein.
4. **Examine the structural integrity of the proposed carports and redesign, if necessary.** The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.

5. **Provide an additional site access.** The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and is comfortable with the revised proposal.
6. **Provide an Arborist Review specific to existing trees onsite.** The Arborist Review is attached to the Design Review Staff Report.
7. **Consider utilizing other materials in-lieu of the vinyl fencing proposed.** The Site Plan has been revised to show that most fencing, previously proposed, has been removed. Wrought iron fencing will remain around outdoor/play areas for safety. Trash enclosures, previously designed with vinyl fencing, are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate.
8. **Consider providing RV parking opportunities onsite.** The Applicant does not intend to allow for RV parking onsite.
9. **Plan for a Mountain Rides Bus Stop.** A Mountain Rides Bus Stop will be integrated along Maple Street. This bus stop will include standard Mountain Rides signage and a concrete slab, 10' in length x 12' in width, to eventually accommodate a standard, or approved alternative, bus stop shelter.
10. **Consider installing a crosswalk near the project site (at Main Street and Maple Street).** The Applicant agrees that there is a need for this; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.

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

Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A.

Department Comments:
See Design Review Staff report. Specific comments related to the PUD application concern area-wide circulation as described herein.

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	*The proposed PUD site is greater than 18,000 square feet.*
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		*The parcel is in one ownership- Blaine County. The County plans to deed the property to ARCH via Idaho Housing Finance Association. The deed will contain a reversionary clause should ARCH not complete the housing development.*
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		*The entire site is proposed for PUD approval.*
?	**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		*The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo Grounds remodel and Campion Ice House. They are very familiar with the area and with circulation needs. The City of Hailey has entered into a new contract with RLB to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the Rodeo Grounds, Hailey Ice and Blaine Manor. This key gateway area has highway curves and congestion. With the amount of activity generated at Campion Ice, Skate Park, Visitor Center and Rodeo Grounds, the informal 20' fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis.* *It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple Street/Highway 75 intersection.* *The Hailey Fire Marshall has stated in 2018 that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate the previously approved 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. RLB and City Staff recommend that a design close to a true city street will better accommodate this project, existing surrounding uses.* *Based on the revised site plan with two buildings, the proposed 48' partial street right of way is now located on the eastern property boundary adjacent to the Hailey Elementary ball fields. Maple Street will be completed on this side of the street with sidewalk and street trees. ARCH made a request to the Hailey URA in 2018, who has agreed to fund portions of this partial street right of way.* *The Fire Chief has indicated that a second egress out of the parking lot (to the east) is required. This has been shown on the revised plans. The secondary access is shown as an exit only to discourage cut-through traffic.*

	The applicant has provided a traffic memo, attached to this report. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in northbound turns. No analysis has been provided of the north/south alley adjacent to the project. Staff believes this alley will have increased utilization as a result of this project. As noted in the report, connecting the project through the Campion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing parking lot will not serve through traffic efficiently. *The Traffic memo states that the 309 daily trips are less than would be generated from commercial development of the property.* *A memo from Mountain Rides was reviewed at the last meeting. A bus stop has been added along Maple Street as outlined in the memo. This will service the Hailey circulator. Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. A safe crossing of Main Street is an anticipated need in this area at Maple.*
C.1.b?	**Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.**
Staff Comments	*There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Campion Ice House, the Skate Park and the Rodeo Grounds, and other safe routes needed to get pedestrians from Hailey Elementary to the Campion Ice House and the Skate Park. This project will significantly increase pedestrian activity in the area. See comments above regarding the need for a safer Main Street crossing.* *Staff concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. The site plan contains an internal sidewalk system.* *At their February 27, 2020 public hearing, the Commission also indicated the need for a pedestrian-activated crosswalk near the project site (at Main Street and Maple Street). The Applicant agrees with the need for a crosswalk at this location; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.*
C.1.c	**Water main lines and sewer main lines shall be designed in the most effective layout feasible.**
Staff Comments	*Water and Sewer lines are analyzed in the Design Review staff report.*

C.1.d		**Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**
Staff Comments		*This standard will be met.*
?	**C.1.e**	**Park land shall be most appropriately located on the Contiguous Parcels.**
Staff Comments		*The site connects to a variety of parks and open space land. The City previously hoped to secure land for a future Scooter Park in the treed area of the Blaine Manor site adjacent to the existing Skate Park where the children's play area is shown. The City does not currently plan to expand the Scooter Park. See discussions elsewhere in this report regarding trees on the site.*
C.1.f		**Grading and drainage shall be appropriate to the Contiguous Parcels.**
Staff Comments		*A grading and drainage plan has been prepared.*
C.1.g		**Development shall avoid easements and hazardous or sensitive natural resource areas.**
Staff Comments		*N/A*
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		*The Area Development Plan will be recorded, replacing the 2018 recorded plan.*
D.		**Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.**
Staff Comments		*The shape of the site does not allow for many options with regards to configuration of the buildings. Staff concurs with the buildings being located towards Main Street, with parking in the rear.*
E.		**Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.**
Staff Comments		*The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' paved area to accommodate a 60-unit housing complex. This has been shown as a partial street dedication, 48' in width. In addition, the existing fire access lane is in very poor condition and must be repaved.* *The right of way is shown at 48' to allow for snow storage. The City Engineer has recommended calling this dedication a partial road dedication. Complete dedication (60') may be possible at some time in the future in collaboration with the School District.* *At the February 27, 2020 public hearing, the Fire Chief also required, and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the partial street right of way, be constructed.*

		The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and finds the revised proposal acceptable.
F.		**Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.**
Staff Comments		*All utilities will be underground, including the existing power line on the south side of Maple Street.*
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 accesses to public lands must be preserved.**
Staff Comments		*While Blaine Manor is owned by the County, it is not "public" lands in the same manner as federally managed lands. The applicant proposes to dedicate a 48' right of way to the City, which the City Engineer terms a partial street dedication.*
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		*There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Campion Ice House, the Skate Park and the Rodeo Grounds. Additional safe routes are needed to get pedestrians from Hailey Elementary to the Campion Ice House and Skate Park. This project will significantly increase pedestrian activity in the area. See comments above regarding the need for a safer Main Street crossing.* *Staff concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. This project increases the need for thorough pedestrian study and safety in the area. The site plan contains an internal sidewalk system.*
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:**
	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:**

		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		*No amenities proposed to meet this standard.*
	I.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 needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.**
Staff Comment		*No amenities proposed to meet this standard.*
	I.3	**Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.**
Staff Comment		*Mountain Rides requested that the Applicant include accommodations for a Mountain Rides' bus stop, as follows:* *1. Integrate bus stop and infrastructure into the proposed Maple Street entrance/exit area (adjacent to the Senior Apartment Building).* *2. Placement of a Mountain Rides standard bus stop sign at the curb, without parking spaces, and to the east of the driveway.* *3. Placement of a poured concrete slab, 10' in length x 12' in width, adjacent to the bus stop sign. This slab may eventually accommodate a Mountain Rides standard, or approved alternative, bus stop shelter.* *4. The plans have been reconfigured to include the concrete slab, signage foundation and sleeve for future installation of a bus stop.* *The above will service the Hailey circulator, and has been incorporated into the plans.* *Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. A safe crossing of Main Street is an anticipated need in this area at Maple.*
?	**I.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		*Very little vegetation is proposed for preservation.* *At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1 of the Design Review drawings), which show several trees to be removed, protected and/or new trees*

		to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review. *The Arborist Review is attached to the Design Review staff report.* *The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected throughout the construction process. Several other large trees could potentially be saved in the parking lot, which contains stalls in excess of city requirements.*
	I.5	**Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.**
Staff Comment		*N/A*
	I.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		*N/A*
	I.7	**Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.**
Staff Comment		*The applicant is proposing to develop 60 community housing units, all except 3 market rate units and 2 manager units will be affordable units. At this time, 42.8% of Hailey households are renters as compared to 30.8% state wide. Also, 53.5% of Hailey renters are considered housing burdened (paying more than 30% of income for housing) as compared to 46.6% state wide. This housing will have long term, critically important positive impact on Hailey residents. Rents for these units will be affordable to households earning between 30% and 60% of AMI.*
	I.8	**Real Property: Dedication or conveyance of real property or an interest in real property to the city.**
Staff Comment		*The applicant proposes to convey a .27-acre parcel deeded to the city for a partial street dedication.*
	I.9	**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:** **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		*At this time, 240 linear feet of sidewalk are proposed on Maple Street, an additional 50 liner feet on Main Street and over 900 linear feet internally on-site. This equates to 1,190 linear feet. To meet this standard, 6,000 linear feet would be needed.*
	I.10	**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		*The parking is all open surface parking; several carports are shown.*
	I.11	**Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:** **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		*The applicant has not indicated they will be applying for this standard.*
	I.12	**Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.**
Staff Comment		*No other amenities are listed in the PUD narrative. A pedestrian-activated crosswalk at Main Street and Maple Street is a highly desirable amenity.*
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		*No waivers are requested other than density bonus, below.*
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 source will provide at least fifty percent (50%) of the total energy needs of the PUD.**
Staff Comment		*N/A*

	A.2	**Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.**
Staff Comment		N/A
	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		*N/A*
	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		*N/A*
	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		*N/A*
	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		*N/A*
	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		*N/A*
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		*The applicant is requesting a density bonus from 54 units to 60 units based on the fact that the project is 100% affordable housing.* *Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A. Staff concurs with the request.*
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		*No density transfer is requested.*

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		*The entire project will be constructed at one time.*
B.		**Number of Units: The number of units to be built in each submission.**
Staff Comment		*N/A.*
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		*N/A.*
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		*N/A.*
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		*Sidewalks are proposed along Maple Street for the project frontage. Sidewalks on Main Street are existing.*
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.		**Standards of Evaluation**
	A.1	**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		*The project has received federal funding, and construction will begin this year.*
?	**A.2**	**The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;**
Staff Comment		*The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' paved area to accommodate a 60-unit housing complex. This is proposed as a 48' partial street dedication. In addition, the existing fire access lane is in very poor condition and must be repaved. A second access out of the parking lot (to the east) has been added as requested.*

		It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. However, a second access is needed to meet fire code. This should be connected to the east. *The applicant has provided a traffic memo, attached to the February 27, 2020 Staff Report. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in northbound turns. No analysis has been provided of the north/south alley adjacent to the project. Staff believes this alley will be more heavily utilized to avoid northbound trip delays. As noted in the report, connecting the project through the Campion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing Campion/Rodeo Grounds parking lot will not serve through traffic efficiently.* *The City Engineer notes that a traffic light at Elm Street, a road to complete the partial street dedication and a pedestrian-activated signal across Main Street at Maple Street will be needed in the future to serve this area.*
	A.3	**The PUD will not create excessive additional requirements at public cost for public facilities and services;**
Staff Comment		*Redevelopment of the entire Blaine Manor property places additional demands on area circulation. To implement the suggested vehicular/pedestrian connection to the east, the City will need to negotiate with the Blaine County School District. These conversations have been initiated.*
	A.4	**The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**
Staff Comment		*Utility services available in the area are adequate*
?	**A.5**	**The development plan incorporates the site's significant natural features;**
Staff Comment		*The project proposes to remove a significant number of trees, including replacing all of the existing street trees. Staff notes that a number of the tree clusters in the parking lot could be retained. The Tree Committee will review the project on March 12, 2020. An Arborist Report is required as part of the Design Review approval and has been submitted.*
	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		*N/A; the project is not phased.*
	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		*See section I in this report.*
	A.8	**All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**
Staff Comment		*All exterior lighting will be compliant.*

	A.9	**The proposed PUD Agreement is acceptable to the applicant and the City.**
Staff Comment		*The City Attorney is amending the previously adopted PUD Agreement.*

Summary and Suggested Conditions

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

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.

2. A waiver is hereby granted to the Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. A waiver is hereby granted allowing for 25.5 units per acre under Chapter 17.10.040.01B.

3. The landscape plan shall promote a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. The irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

4. Thirty (30) units shall be reserved for and occupied by qualifying seniors and thirty (30) units for income qualified family households. The project shall be permitted to have three (3) market rate units and two manager units (one per building). The remaining twenty-six (56) units shall be affordable to households earning between 30-60% of the area median income.

5. Lot 3, Block 1 of the Wertheimer Park Subdivision is encumbered by a Development Agreement set forth in Instrument No. 596639, records of Blaine County, Idaho (the 2012 Development Agreement). The parties hereto agree that this Planned Unit Development Agreement shall supersede and control over any provisions in the 2012 Development Agreement.

6. Personal possessions (laundry, outdoor gear, toys, etc.) shall not be visible from balconies; however, outdoor furniture/décor is permitted.

7. Subject to approval by the Idaho Transportation Department, the applicant shall install a Rapid Response Flashing Beacon, (specifications as determined by the City of Hailey as Part Number: LGS-WRRFB-F-S1 Description: Wireless Solar Powered Rectangular Rapid Flashing Beacon with S1-1 School Crossing and W16-7p Down Arrow Signs, or as close as possible to this specification), to the northwest and northeast corners of Maple and Main Streets.

<u>Motion Language:</u>

Approval:

Motion to approve the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-3 above.

Denial:

Motion to deny the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, finding that the project does not meet the standards under Section 17.10 of the [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, to the Commission should specify a date].

PLANNED UNIT DEVELOPMENT AGREEMENT

BLAINE MANOR COMMUNITY
(AFFORDABLE SENIOR AND FAMILY HOUSING)

This **PLANNED UNIT DEVELOPMENT AGREEMENT** ("Agreement") is entered into this _____ day of _____, by and between the **CITY OF HAILEY** ("City") and **ARCH COMMUNITY HOUSING TRUST** ("ARCH") in contemplation of the following:

I. RECITALS

1. Arch Community Housing Trust, Inc., (ARCH) is an Idaho Non-Profit Corporation organized under the laws of the State of Idaho in the business of providing affordable housing to low and moderate individuals and households. ARCH is certified as a Community Housing Development Organization (CHDO) by the Idaho Housing Finance Association and is acting in that capacity as the developer of the Blaine Manor Senior Community and Blaine Manor Family Community on land to be deeded to IHFA who will in turn deed the property to ARCH, as more fully described below. ARCH and Blaine County are desirous of implementing a Planned Unit Development (PUD) on property described below for the creation of a 30-unit, income restricted senior housing community and a 30 unit income restricted family community (Project).

   The property (the "Property") subject to this Agreement is more particularly described as follows:

   Lot 3, Block 1, Wertheimer Park, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded on the 17th day of April, 2012, as Instrument No. 596638, records of Blaine County, Idaho.

   The Property is also described in the PUD Application and is presently zoned Business and is subject to City's Municipal Code, including Zoning and Subdivision Regulations;

2. The City's Planning and Zoning Commission and City Council have held the required public hearings, accompanied with proper notice, with respect to the PUD Application; and

3. City approved the ARCH's PUD Application on March 16, 2020, and adopted Findings of Fact and Conclusions of Law on April 6, 2020;

4. In order to ensure that the housing units are constructed consistent with City's applicable ordinances and regulations, the City, and ARCH deem it in their mutual interest to enter into an agreement with regard to the future use of the property, the manner and timing of construction, construction and landscaping of the Property and other factors affecting the general health, safety and welfare of the citizens of City and users of the Project and Property;

5. The Property shall be developed substantially in accordance with City's Comprehensive Plan, Zoning and Subdivision Ordinances, City's Standards and other applicable City ordinances and the terms and conditions of this Agreement;

6. City, and ARCH desire that construction of the Project and subdivision of the property proceed as approved by City's City Council as set forth in the Findings of Fact and Conclusions of Law adopted by the City Council; and

7. The Blaine Manor Community PUD Application is consistent with the housing and other sections of City's Comprehensive Plan.

NOW, THEREFORE, IN CONSIDERATION of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

II. AGREEMENT

A. **Description and Location of Property**. The total Property, a single lot, encompassed within the PUD Application is approximately 2.7 acres, zoned Business ("B"), and has been approved by the City for the purposes of this Agreement as a Planned Unit Development, subject to certain conditions, in accordance with the Hailey Municipal Code Chapter 17.10.

B. **Subdivision, Future Use, Construction of Improvements and Amenities**. The parties agree that the current single lot shall be subdivided into two (2) blocks, Block 1 consisting of the senior development parcel, and Block 2 for family housing. On the newly created Lots 1, Blocks 1 and 2, ARCH agrees to construct the deed restricted project in accordance with this Agreement, and the City's approval of the ARCH PUD Application and the drawings and site plans submitted with the instant PUD Application.

The following improvements and amenities of the Project shall be installed and constructed by ARCH, to City specification, in a single phase:

1. A 30-unit three story apartment building to be utilized for income restricted affordable senior housing and one unit used as a manager unit,
2. A 30-unit three story apartment building to be utilized for income restricted affordable family housing.
3. 95 parking spaces constructed at grade.
4. Other landscape improvements and project amenities as shown on the plans dated February 14, 2020.

C. **Zoning Ordinance Waivers.** The City agrees to provide the following waivers to the City of Hailey Zoning Ordinance:

1. Section 17.10.040.02 allows for a density increase with the provision of affordable housing.

D. **PUD Approval**. The PUD approval is granted 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. A waiver is hereby granted to the Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. A waiver is hereby granted allowing for 25.5 units per acre under Chapter 17.10.040.01B.

3. The landscape plan shall promote a low water use landscape through the use of drought

tolerant plants either from an approved list or as recommended by a landscape design professional. The irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

4. Thirty (30) units shall be reserved for and occupied by qualifying seniors and thirty (30) units for income qualified family households. The project shall be permitted to have three (3) market rate units and two manager units (one per building). The remaining twenty-six (56) units shall be affordable to households earning between 30-60% of the area median income.

5. Lot 3, Block 1 of the Wertheimer Park Subdivision is encumbered by a Development Agreement set forth in Instrument No. 596639, records of Blaine County, Idaho (the 2012 Development Agreement). The parties hereto agree that this Planned Unit Development Agreement shall supersede and control over any provisions in the 2012 Development Agreement.

III. GENERAL REQUIREMENTS

A. **Property Maintenance**. ARCH shall be responsible, at its sole expense, in perpetuity, for all maintenance of the ARCH development parcel common area, including maintaining all landscaping, irrigation systems, parking and drainage systems.

B. **Police Powers**. Except as otherwise provided, nothing contained herein is intended to limit the police powers of City. Except as provided herein, this Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulations, including, without limitation, applicable building codes, fire codes, City's Zoning Ordinance, City's Subdivision Ordinance, and Planned Unit Development requirements for the Property.

C. **Specific Performance**. In addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

D. **Dispute Resolution**. Any controversy or claim arising out of or relating to this Agreement or breach thereof, shall first be submitted to mediation in accordance with the American Arbitration Association Commercial Mediation Rules. Mediation shall be held in Blaine County. This Agreement to mediate and any other agreement or consent to mediate entered into in accordance with this Agreement shall be specifically enforceable under the prevailing law of Idaho. Each party shall bear its own costs and the parties shall split equally the cost and expenses of the mediator.

E. **Relationship of Parties**. It is understood that the contractual relationship between City and ARCH is such that no party is the agent, partner, or joint venture of any other party.

F. **Successor and Assigns; Covenant Running With the Land**. This Agreement shall inure to the benefit of City and ARCH, their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns.

G. **No Waiver**. In the event that City, or ARCH, or its successors or assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by ARCH, or its

successors in interest, or City, to any other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

H. **Partial Invalidity**. In the event any portion of this Agreement shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

I. **Entire Agreement**. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. No representations or covenants made by any party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

J. **No Third Party Beneficiaries**. This Agreement is not intended, nor shall it be deemed or construed, to create or confer any rights upon third parties.

K. **Authority**. Each of the persons executing this Agreement represents that they have lawful authority and authorization to execute this Agreement, as well as any other documents required hereunder, for and on behalf of the entity executing this Agreement.

L. **Default**. In the event either City, or ARCH, its successors and assigns, fail to faithfully comply with all the terms and conditions included in this Agreement it shall be in breach of this Agreement.

M. **Notices**. Any and all notices, demands, requests, and other communications required to be given hereunder by either of the parties hereto shall be in writing and be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, two (2) days after deposit in the U.S. mail, postage prepaid, or upon the sending of a facsimile, followed by a copy sent by U.S. mail as provided herein, addressed as follows:

To City:

The City of Hailey
c/o Director, Planning Department
115 Main Street South, Suite H
Hailey, Idaho 83333
208/788-4221 (telephone)
208/788-2924 (facsimile)

To ARCH:

ARCH Community Housing Trust, Inc.
Executive Director
P. O. Box 1272
Ketchum, Idaho 83340
208/726-4411 (telephone)

or at such other address, or facsimile number, or to such other party which any party entitled to receive notice hereunder designates to the other in writing as provided above.

N. **Time is of the Essence**. The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year first above written, the same being done after public hearing, notice and statutory requirements having been fulfilled.

CITY OF HAILEY, an Idaho municipal corporation

By:_____
Martha Burke, Mayor
City of Hailey

ATTEST:
By:_____
Mary Cone, Deputy City Clerk
City of Hailey

ARCH Community Housing Trust, Inc., an Idaho Non-Profit Corporation

By:_____
Michelle Griffith, Executive Director

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of April, 2020, before me, _____, a Notary Public in and for said State, personally appeared Martha Burke, Hailey Mayor, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in said name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at _____

My commission expires _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of April, 2020, before me, _____, a Notary Public in and for said State, personally appeared Michelle Griffith, the Executive Director of ARCH Community Housing Trust, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the Non-Profit Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at _____
My commission expires _____

For drawings, see ARCH Blaine Manor Design Review

LIGHTGUARD SYSTEMS®

Wireless Solar RRFB School Crossing Sign System

Part Number: LGS-WRRFB-F-S1

Description: Wireless Solar Powered Rectangular Rapid Flashing Beacon with S1-1 School Crossing and W16-7p Down Arrow Signs

Features/Benefits:

- Highly visible
- High-intensity LEDs
- Scalable solar power
- Low maintenance
- Wireless operation
- Simple electrical connections
- Internal branch circuit protection

Application Notes:

The MUTCD compliant LGS-WRRFB-F-S1 system is sold as a pair and used at unsignalized school crossings, or mid-block crosswalks. The RRFB system is installed at both sides of the crosswalk and alerts motorists when pedestrians are in, or about to enter, the crosswalk. The system activates when a pedestrian pushes the ADA compliant push button. Each RRFB will flash for the user-adjustable cross time duration, which is factory set to 20 seconds. The system uses FCC approved matched transceivers to securely communicate pedestrian activation from either crosswalk entrance up to 250 ft./75m apart.

Each solar panel is designed to support one LGS-RRFB-F-S1 up to 500 daily activations (30 seconds each) for 7 days without requiring a battery recharge. The controllers and transceivers are factory installed, assembled into a NEMA 4 rated cabinet. Installation consists of connecting the battery, solar panel, RRFB-F and push button to the enclosure mounted behind the static sign.

System Components:

2 RRFB-F; 2 pre-wired electronics enclosures; 2 wireless transceivers; 2 solar panels with side mount brackets; 2 batteries; 2 ADA compliant push button stations; 2-30" S1-1 FYG static warning signs; and 2-12" x 24" static W16-7p diagonal down pointed arrow signs. ***Not included****: Poles and Wire.*

Alternate Activation Methods: LGS-T6 automatic (passive) activation bollard; LGS-RAD remote activation device.

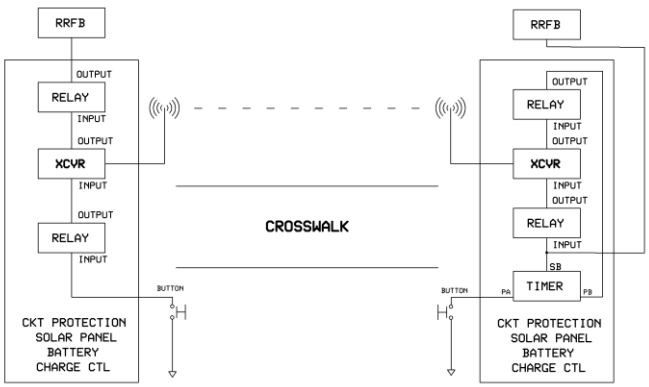
RRFB–F with push button; S1-1 and W16-7p signs; solar panel

General Performance Specifications

(Solar sizing based on estimated load.)

Parameter	Value
Output Power	1 Watt (standby mode) 5 Watts (while flashing) 12 VDC nominal, 1 Amp
Operating Temp	0°C to 50°C
AWB Battery	12 VDC nominal, 35 AH sealed
AWB Solar Panel	12 VDC nominal, 30 Watts min
Current Protection	2 Amps circuit breaker – Solar Panel 2 Amps circuit breaker – Battery 2 Amps circuit breaker – RRFB
Frequency	900 MHz
Enclosure Type	NEMA 4 fiberglass 18" x 16" x 8", White

Operating Diagram



2292 Airport Blvd., Santa Rosa, CA 95403 | Phone: (707) 542-4547 | Fax: (707) 525-6333
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2292 Airport Blvd.
Santa Rosa, CA 95403
Phone (707) 542-4547
Fax (707) 525-6333

Quote **Quote #** **030920- 108**

Submitted to:

Kelly Schwarz
City of Hailey
1811 Merlin Loop
Hailey, ID, 83333
USA
kelly.schwarz@haileycityhall.org
Phone 208-309-1365

PRICING IS FOR A WIRELESS RRFB SYSTEM WITH PUSH BUTTON ACTIVATION AND STATIC SCHOOL SIGNS AT A PROMOTIONAL DISCOUNT AND MAY BE DUPLICATED

Reference: City of Hailey TBD

Date:	Shipment:	Terms and Conditions:	Pricing Basis
3/9/2020	FOB Santa Rosa	50/50 Discount pricing, SEE NOTE 6	MSRP less Sales Discount on Select Items

Item	QTY	Model Number	Description			MSRP Total
1	1	LGS-WRRFB-S1	Solar Powered Wireless Rectangular Rapid Flashing Beacon System		$	6,200.00
2	1	LGS-SHIPPING	Estimated Shipping & Handling Charges	NO DISCOUNT	$	370.00
3	1	LGS Sales Discount	Discretionary Sales Discount on Select Items = 20%		$	(1,240.00)

Total Including Shipping & Handling **$ 5,330.00**

Notes:

1. Quote is subject to attached TERMS AND CONDITIONS OF SALE and may expire thirty (30) days from quote date.
2. This offer excludes the following, but is not limited to: installation, poles, wire, miscellaneous mounting hardware, applicable sales tax, drawings, bonds, fees, permit fees or any other added fees.
3. This product complies with U.S. Patent no. 6,384,742 awarded to LightGuard Systems, Inc. Use license is authorized for each system purchased.
4.
5. Shipping 10 to 12 weeks normally, after receipt of Order Confirmation - subject to change due to parts availability or special order.
6. PAYMENT TERMS: 50% Due Upon Order 50% Due Upon Completed Order Ready To Ship. 50/50 terms are our best pricing and represent approx 5% discount off our standard prices.
7. Solar Powered Systems are designed to operate within the performance characteristics outlined in the attached solar calcualtion worksheet. If the actual electrical load exceeds that noted in the worksheet (% daily power consumption), then the customer is responsible to increase the power via additional solar panels &/or batteries as required.

Sher Paz

Date: March 9, 2020

(Quote tool version 2v128)

Sher Paz
Authorized Sales Agent
sher@lightguardsystems.com

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Special Meeting of April 6, 2020 (5:00 pm)

To: Hailey Planning and Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Continuation of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Hearing: April 6, 2020

Applicant: Blaine County represented by ARCH Community Housing Trust

Request: Design Review approval of a 30-unit Senior Apartment Building (35,822 sq. ft. in size) and a 30-unit Family Apartment Building (36,633 sq. ft. in size)

Location: 706 South Main Street (Lot 3A, Block 1, Wertheimer Park)

Zoning: Business (B) and Townsite Overlay (TO)

See Memo linked on the Agenda for discussion items resulting from the March 30, 2020 Public Hearing. Note that the ONLY items updated in this staff report at this time are the Conditions of Approval. Findings of Fact will be updated to reflect actual deliberations and decision.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 5, 2020, and mailed to property owners within 300 feet, as well as public agencies, on February 4, 2020. The project was continued on the record to March 16, 2020. On March 16, 2020 the project was continued on record to March 30, 2020, and continued again to April 6, 2020.

Application: ARCH Community Housing and Blaine County are applying for a Planned Unit Development (PUD) Application, a Design Review Application and a Preliminary Plat Application for Blaine Manor Senior Community Housing and Blaine Manor Family Community Housing, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park). The project will consist of a Senior Apartment Building, three-stories in height, thirty (30) units in total, and a Family Apartment Building, three-stories in height,

thirty (30) units in total. The two buildings will be 72,455 square feet in size and the following are proposed:

Senior Apartment Building:

- Eighteen (18) one-bedroom units
- Twelve (12) two-bedroom units
- Units range in size from 691 square feet to 908 square feet
- Fifty-One (51) parking spaces (including 30 carport spaces)
- Outside Patio Area

Family Apartment Building:

- Eighteen (18) two-bedroom, one-bath units
- Twelve (12) three-bedroom, two-bath units
- Units range in size from 914 square feet to 1,247 square feet
- Forty-Four (44) parking spaces
- Children's Outdoor Play Area

At the February 27, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to March 16, 2020, with the following feedback to the Applicant:

1. **Consider retaining as many of the existing trees as possible.** The Landscape Plan has been revised to preserve as many of the existing trees as possible. Please refer to Section 17.06.080(A)1b for further details.
2. **Consider using ground source heat pumps for heating/cooling of the buildings.** Upon further research of ground source heat pumps, the Applicant found that the pumps are much more expensive than the high-efficiency systems proposed. Furthermore, the Applicant found that the return on investment is approximately 10 to 15 years. Currently, the Applicant does not have the budget to pursue ground source heat pumps at this time.
3. **Provide more color variation and vertical modulation with exterior materials.** Revised exterior elevations and additional accent colors have been provided and are described herein.
4. **Examine the structural integrity of the proposed carports and redesign, if necessary.** The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.
5. **Provide an additional site access.** The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and is comfortable with the revised proposal.
6. **Provide an Arborist Review specific to existing trees onsite.** The Arborist Review is attached to this report.
7. **Consider utilizing other materials in-lieu of the vinyl fencing proposed.** The Site Plan has been revised to show that most fencing, previously proposed, has been removed. Wrought iron fencing will remain around outdoor/play areas for safety. Trash enclosures, previously designed with vinyl fencing, are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate.

8. **Consider providing RV parking opportunities onsite.** The Applicant does not intend to allow for RV parking onsite.
9. **Plan for a Mountain Rides Bus Stop.** A Mountain Rides Bus Stop will be integrated along Maple Street. This bus stop will include standard Mountain Rides signage and a concrete slab, 10' in length x 12' in width, to eventually accommodate a standard, or approved alternative, bus stop shelter.
10. **Consider installing a crosswalk near the project site (at Main Street and Maple Street).** The Applicant agrees that there is a need for this; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.

Additionally, the Applicant has submitted a Preliminary Plat Application, which will be heard at a later date, and a Planned Unit Development (PUD) Application. A PUD is requested, which would allow the Applicant to increase the density from 54 units to 60 units. Please refer to the PUD Staff Report for further analysis.

Procedural History: The Application was submitted on December 20, 2019, and certified complete on January 2, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was be held on March 16, 2020, in the Hailey City Council Chambers. On March 16, 2020 the project was continued on record to March 30, 2020.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒?	☐	☐	**Department Comments**	**Public Works Department**: *The Public Works Department has reviewed the revised Civil and Landscape Plans and has noted the following:* 1. *All Construction shall be in conformance with City of Hailey Specifications and Standard Drawings or ISPWC for public infrastructure.* 2. *Final Designs must be submitted and approved by the City prior to any construction.* 3. *A Preconstruction Meeting will be required.* a. *Is this a subdivision or Site development plan? If a Subdivision is pending, see City Code below. If not a subdivision, appropriate permits must be submitted and fees assessed prior to construction:* *16.03.020:E. Improvements: Following preliminary plat approval, the applicant shall install improvements as required under Chapter 16.05 of this title and by the commission, hearing examiner, or council. A separate fee for inspection of improvements by city personnel shall be paid by the developer before the final plat is recorded or any posted security released. Before the inspection, the developer shall provide the city with the cost estimate of the subdivision improvements that*

				require inspection by city personnel. Upon review and approval of the cost estimate by the city engineer, the developer shall pay to the city of Hailey one thousand dollars ($1,000.00) or one and one-half percent (1.5%) of the estimated cost, whichever is greater, as a fee for the inspection of the subdivision improvements and other related services. (Ord. 1191, 2015) 4. *The City intends to store snow within the Maple Street right-of-way where parking spaces are currently shown east of the northern site entrance, and also within the public alley right-of-way. Any landscape damage as a result of this activity will be the responsibility of the property owner to repair, and a note as such should be added to any pending plat. An additional plat note should state that snow from private property is not allowed to be stored on public property.* 5. *While street trees within the public alley are aesthetically pleasing, proper placement is required to avoid snow removal conflicts. The City Road grader has the ability to "wing" snow approximately 12' from the edge of pavement. Please setback all trees/shrubs so the face of the mature tree is no closer than 12' from the edge of pavement, or preferably an additional foot to prevent damage to the tree. This has been met. The street trees along Maple Street have been setback approximately 15' from edge of asphalt.*
				Life/Safety: *At the February 27, 2020 public hearing, the Hailey Fire Chief required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.*
				Water and Sewer: *The Water and Wastewater Divisions have reviewed the revised Civil and Landscape Plans and have noted the following:* ***Water Division:*** 1. *Detail Sheets:* a. *Water Service graphic detail is not the same as current City standard drawing. Please review all details for compliance or replace with reference to adopted details* 2. *Remove any abandoned water services or water mains at main line connection.* 3. *The City will need access to the meter split from the combined fire/potable line within the anticipated mechanical room. If a plat is pending, an easement or agreement for such will be required.* ***Wastewater Division:*** 1. *Remove or cap as directed by the City, any existing sewer mains or services to be abandoned.* 2. *Instead of constructing a new sewer service for the northern building, use the existing sewer service connecting near manhole out of northern alley.*
				Building*: No comments*

				Streets: *The Streets Division has reviewed the revised Civil and Landscape Plans and has noted the following:* 1. *Construction Staging Plan shall be provided at final design.* 2. *Traffic Control Plan shall be provided at final design.* 3. *Pedestrian Traffic Control Plan shall be provided for all sidewalk closures.* 4. *The street light along Main Street, at the northern end, should be removed, not retained.* 5. *At the southeast corner of Main Street and Maple Street:* a. *The valve box shown within the new sidewalk area shall be traffic rated* b. *The area between the pedestrian ramp and the first 90° parking stall shall be striped and delineated as "No Parking"* 6. *On Maple Street:* a. *Drywell street cut for S05a shall be extended to sewer service street cut, if service remains as proposed* b. *All areas between the 90° parking and project entrance, public alley, etc., shall be striped and delineated as "No Parking"* c. *Signage shall be installed behind sidewalk for "No Parking/Snow Route", per City Design (R7-203)* 7. *Signage shall be provided along public alley, same as Maple Street "Snow Route", installed at two locations.* 8. *Curb at east end of Maple Street needs transition to flush.* 9. *ITD Permits are required for all curb/sidewalk work within State Right-of-Way; asphalt patch per ITD Specifications.* 10. *Street trees along Main Street:* a. *City Irrigation System will need to be located and bubblers disconnected at trees to be removed for any disturbance in this area (this line will continue onto other properties).* b. *Any damage to the City Irrigation System must be repaired by the Contractor, and City should be called for inspection of said system after completion of work* c. *Because the development will install an onsite irrigation system for their irrigable areas behind the curb lines, we recommend using their system to irrigate all street trees on the property frontage or its frontage.* d. *The development should be responsible for the care of all street trees, with the exception of individual tree holiday lighting* e. *We request the Developer install 1.25" conduit with electrical for all street trees and connect to the same power source as the street lights. Details shall be provided at final design.* 11. *Street lights along Main Street:* a. *Power details shall be provided.* 12. *Detail Sheets:* a. *General note – Details must be compliant and referenced to City of Hailey Standard Drawings or ISPWC where pertinent for public infrastructure, and said details shall supersede details shown on sheets if conflicts are identified* b. *Add Maple Street Typical widening detail 18.14.012.G* c. *Remove detail 1C4 and replace with 18.14.012.F.2 or reference thereto*

				d. Details 2&3C4, for areas within the public right-of-way, need to reference ISPWC SD-701 & 709 *e. Detail 6C4 needs to reference COH 18.14.014D* *f. Example detail references: Detail 10C4 = SD-XX, Detail 4C5= SD-XX*
				City Arborist/Parks: *The City Arborist recommends the following be revised:* *- Removal of all Ash Trees from the proposed Landscape Plans* *- Consider retaining more Conifer Trees currently proposed for removal* *Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*No signage is proposed at this time; however, any signage exceeding four (4) square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. That said, residential units smaller than 1,000 square feet in size are only required to provide one (1) parking space per unit.* *The project is comprised of two, three-story apartment buildings. Each building will have 30 residential units, 60 residential units in total. Of these, forty-eight (48) residential units will be less than 1,000 square feet in size; thereby, requiring a total of 48 onsite parking spaces. The remaining twelve (12) residential units are larger than 1,000 square feet in size; thereby, requiring a total of 18 onsite parking spaces. A total of 66 onsite parking spaces are required.* *The site plan shows a total of 95 onsite parking spaces: fifty-one (51) onsite parking spaces for the Senior Apartment Building and forty-four (44) onsite parking spaces for the Family Apartment Building. Additionally, twelve (12) off-street parking spaces (along Maple Street) are also proposed.* *Parking requirements for the proposed project are met (note that since there is excess parking above requirements, a few spaces could be lost in order to save some of the onsite trees).*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor**	**17.08C.040 General Standards** **1. All exterior lighting shall be designed, located and lamped in order to prevent:**

			Lighting Standards	**i. Overlighting;** **ii. Energy waste;** **iii. Glare;** **iv. Light Trespass;** **v. Skyglow.** **2. 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.** **3. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Cut Sheets, an Electrical Site Plan and a Photometric Plan are attached.*
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:**
			Staff Comments	*Building Height:* - *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable building height is 40').* - *Proposed Building Height for both the Senior and Family Apartment Buildings: 37'-10" (screened mechanical equipment extends beyond that height, as shown on the elevations).* *Building Setbacks:* - *Permitted Setbacks:* o *Front Yard: 0'* o *Side Yards: 0'* o *Rear Yard: 0'* - *Proposed Setbacks for the Senior Apartment Building:* o *Front Yard: 3'-10"* o *Side Yard (north): 15'* o *Side Yard (south): 50'* o *Rear Yard: ~52'* - *Proposed Setbacks for the Family Apartment Building:* o *Front Yard: 15'* o *Side Yard (north): 24'* o *Side Yard (south): 11'-5"'* o *Rear Yard: ~55'* *All setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A new 6'-wide sidewalk is shown along Maple Street, which connects to the existing sidewalk along Highway 75. New 5'-wide sidewalks are also proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to*

				accessible parking stalls. No sidewalks are proposed along the Public Alley Right-of-Way at this time. *A Drainage Plan has been submitted, prepared by a registered engineer. Drainage appears to be adequate for the site, but will be reviewed at final design.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*This standard shall be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*The proposed buildings follow the grid pattern in this portion of downtown Hailey. An outdoor play area is proposed behind the proposed Family Apartment Building. A common area is also proposed to the south of the Family Apartment Building. Both exterior spaces are usable and can be safely accessed by residents of the Family Apartment Building.* *Similarly, a covered outdoor seating area is proposed at the north side of the Senior Apartment Building. Residents of the Senior Apartment Building can safely access this area. The proposed spaces, though compact, will encourage and create usable outdoor spaces for residents and visitors alike.*
☒?	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.* *The Arborist Review is attached to this report.*

				The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected throughout the construction process. The Hailey Tree Committee will make recommendations regarding the number of trees proposed for retention, as well as the overall health of the street trees. *The revised Landscape Plans show trees to be relocated, new trees to be planted, as well as Plant Material Lists for the proposed landscaping. The Plant Material List for the site includes:* - *10 Flame Amur Maple Trees of 2.5" caliper* - *12 Serviceberry Trees of 4" caliper* - *8 Autumn Purple Ash Trees of 2.5" caliper* - *4 Skyline Thornless Honey Locust Trees of 2.5" caliper* - *15 Crimson Pointe Flowering Plum Trees of 3" caliper* - *8 Chanticleer Pear Trees of 4" caliper* *Shrubs and other Ground Covers include:* - *243 Feather Reed Grass of 2 gallons* - *20 Tatarian Dogwood of 5 gallons* - *71 Arctic Fire Dogwood of 2 gallons* - *134 Creeping Mahonia of 2 gallons* - *32 Russian Sage of 1 gallon* - *18 Minnesota Snowflake Mock Orange of 2 gallons* - *25 Diablo Purple Ninebark of 2 gallons* - *31 Mugo Pine of 5 gallons* - *54 Gro0Low Fragrant Sumac of 2 gallons* *The project is proposing a total of 57 trees, which is a reduction from the Applicant's initial proposal of 79 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.* *The Applicant is proposing that 20 trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement that ten percent (10%), or a total of five (5) trees, be at least four-inch (4") caliper.* *The Applicant is also proposing that 15 trees be a minimum of three-inch (3") caliper, which exceeds the minimum requirement that twenty percent (20%), or a total of 11 trees, be at least three-inch (3") caliper.* *Furthermore, the Applicant is proposing that 22 trees be a minimum of two-and-one-half-inch (2 ½") caliper, which exceeds the minimum requirement that twenty percent (20%), or a total of 11 trees, be at least two-and-one-half-inch (2 ½") caliper.* *The Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey*

				Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.
☒?	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to provide vehicular access and parking to the parking lot off of Maple Street. At the February 27, 2020 public hearing, the Fire Chief required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be appropriate for the use.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.* *Six -foot (6') wide sidewalks are also proposed along Maple Street, which connects to the existing sidewalk along Highway 75. New 5'-wide sidewalks are proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to accessible parking stalls. No sidewalks are proposed along the Public Alley Right-of-Way at this time.* *Additionally, Mountain Rides requested that the Applicant include accommodations for a Mountain Rides' bus stop, as follows:* *1. Integrate bus stop and infrastructure into the proposed Maple Street entrance/exit area (adjacent to the Senior Apartment Building).* *2. Placement of a Mountain Rides standard bus stop sign at the curb, without parking spaces, and to the east of the driveway.* *3. Placement of a poured concrete slab, 10' in length x 12' in width, adjacent to the bus stop sign. This slab may eventually accommodate a Mountain Rides standard, or approved alternative, bus stop shelter.* *4. The plans have been reconfigured to include the concrete slab, signage foundation and sleeve for future installation of a bus stop.* *At their February 27, 2020 public hearing, the Commission also indicated the need for a pedestrian-activated crosswalk near the project site (at Main Street and Maple Street). The Applicant agrees with the need for a crosswalk at this location; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.* *See also comments in the PUD Staff Report regarding the need for a pedestrian-activated crosswalk at Main Street and Maple Street.*
☒?	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**

			Staff Comments	*At their February 27, 2020 public hearing, the Commission suggested that the Applicant consider utilizing other exterior materials, rather than vinyl, for fencing and/or trash enclosures. Trash enclosures are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate. The Commission may wish to see better renderings of these trash enclosures.* *Additionally, the locations of the trash enclosures appear to be practical. A letter from Clear Creek Disposal commenting on the accessibility has been provided. Clear Creek Disposal has noted that the placement and design of the proposed trash enclosures are adequate and that they are able to provide for the safe and efficient removal of solid waste.* *Lastly, there has also been no mention as to the use of recycling, storage and accessibility by the tenant. The Applicant can further describe if recycling is provided and how it is accessed. Recycling for a project of this size is desired.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*A 48'-wide Partial Street Right-of-Way is proposed along the eastern property line, which would help facilitate vehicular traffic from Maple Street past the subject parcel and through the parking lot of Campion Ice House, Skate Park and Welcome Center.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒?	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of Maple Street. Onsite parking is, in most cases, screened from Highway 75, buffered by buildings, landscaping and/or sidewalks. Though the street trees will remain and two additional trees (Chanticleer Pears of 4" caliper) are proposed to be added in front of the opening between the two buildings, additional screening in front of the opening between the two buildings may be desired.* *Twelve (12) guest parking spaces are accessible from Maple Street. A prominent entrance to the Senior Apartment Building, which faces Maple Street, is proposed. Prominent entrances to both buildings face the proposed parking lot and alley as well.* *At the February 27, 2020 public hearing, the Fire Chief also required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.*

				The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*The site is serviced by one public street, Maple Street. A second access from the newly dedicated partial street was requested by the Hailey Fire Chief and the Commission.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.* *The street frontage along Highway 75 and Maple Street have been preserved for pedestrian traffic.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan proposes a total of 2,546 square feet for snow storage. That said, it is anticipated that snow will also be hauled from the site, which is permitted within downtown areas.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*It appears that most of the proposed snow storage areas meet the minimum dimensions. It is also anticipated that snow will likely be hauled from the site.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*It is anticipated that snow will be hauled from the site, which is permitted within downtown areas. Snow will also be pushed to the west along the new partial street (proposed right-of-way is 48').*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas do not impede parking or pedestrian areas.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Snow storage areas are shown in grass landscape areas.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒?	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multifamily buildings in the Business (B) Zone District, where a variety of homes, businesses, mixed-use and multifamily exist. The buildings*

				proposed would exceed the permitted size if they were commercial; however, are appropriate in size given their use: senior and family apartment buildings. That said, other larger buildings do exist in the area: Campion Ice House is 35' in height and ~34,000 square feet in size and Hailey Elementary is ~78,000 square feet in size. *The design intent of the buildings is to complement other single-family homes in the area with repetitive gable elements and residentially-scaled windows. At the February 27, 2020 public hearing, the Commission requested that additional roof undulation be added to the buildings to create variety, reduce building mass and long wall planes. Gable elements have been added, which break the roofline, to create more interest and undulation of the large buildings.* *Utilizing the same exterior colors as the original proposal, the Applicant has also reconfigured the design to have more color on the exterior. The Applicant has added a mix of vertical and horizontal siding to each building, which further reduces the building mass. The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient for reducing perceived mass of the larger buildings.* *The height of the mechanical equipment screens on the rooftop are approximately two (2') feet taller than the parapet. The elevation of the top of screen is approximately 39' above finished grade. The Applicant shall confirm that rooftop equipment is fully screened and does not protrude above the screens.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as this project is not a standardized corporate design.*
☒?	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The building features street-level material changes. The buildings see painted fiber cement horizontal lap siding, as well as painted fiber cement vertical board and batt siding. Metal deck railings and vinyl framed windows are also proposed.* *Each building also sees roof undulation, as requested in the February 27, 2020 public hearing, and personal deck space to encourage human activity and interaction. An outdoor seating area can be found at the northside of the Senior Apartment Building. Outdoor common space is located at the southside of the Family Apartment Building.* *The first floor of the Senior Apartment Building contains a lobby or useable interior space with windows. No interior useable space is proposed in the Family Apartment Building.* *The Commission should discuss if enough undulation and design features are present.*
☒?	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**

			Staff Comments	*The main entry/front façade faces Highway 75 and has multiple windows. Please refer to Section 17.06.080(A)2a for building offsets and proposed designs. Materials change from the ground level to the upper floors. The Commission should discuss if enough undulation and design features are present.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the buildings and will complement that of the surrounding area.* *Cement Fiber Siding, which will be affixed horizontally and vertically, will be in Mountain Sage and Pearl Gray. Wood beam and posts, vinyl windows and fencing in gray CMU and wrought iron; deck and railing systems in Powder Coated Black, and asphalt roof shingles in Gray, will also be incorporated to both buildings.* *As requested by the Commission at the February 27, 2020 public hearing, more color, though the same color palate as originally proposed, has also been incorporated into the design.* *A Materials Sample Board has been provided; a photo attached to this report.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*Please refer to Section 17.06.080(A)2f for further detail.*

☒?	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:* - *Solar Orientation: the long wall planes are placed on the (east/west axis* - *Double Glazed Windows* - *Low Emissivity Glazing* *The Applicant can further describe any other methods and/or alternative energy sources utilized that minimizes energy consumption.*
☒?	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*The flat-roofed Family Apartment Building does not shed snow on to the pedestrian areas.* *The Senior Apartment Building has been slightly redesigned and incorporate a parapet roof with greater undulation. It doesn't appear that snow clips are proposed over entries and pedestrian walkways, but the Applicant can further describe.*

☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and/or routed to the interior to onsite drainage.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*The carports are accessory, are located to the rear of the proposed buildings, and appear to be subordinate to the primary buildings. The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*At their February 27, 2020 public hearing, the Commission suggested that the Applicant consider utilizing other exterior materials, rather than vinyl, for fencing and/or trash enclosures. Trash enclosures are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate. The Commission may wish to see better renderings of these trash enclosures.* *Additionally, three (3) carports, two accommodating eight (8) parking spaces and one (1) accommodating six (6) parking spaces, are also proposed and are located behind the Senior Apartment Building. Please refer to Section 17.06.080(A)3a for further details regarding the carports.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*Some fencing exists onsite. Most fencing will be removed and disposed of; new wrought iron fencing is proposed.* *Fencing will be located around the proposed play area. The play area fence will be an open vision, wrought iron fence (or similar), and will be approximately five (5') feet in height with a four (4') foot wide gate.* *The perimeter fencing, previously proposed, has been removed. No new fencing around the perimeter of the site is proposed at this time.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Please refer to Section 17.06.080(A)3c for further detail.*

☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*Six (6) roof-mounted projections are shown. Each projection incorporates a metal roofing panel (color to match that of the body of the building) to screen the projections from onsite parking areas, adjacent streets and adjacent properties.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Heating and air conditioning will be located within the buildings. Two (2) trash enclosures are proposed, which will be screened from view by the proposed buildings and a six foot (6') tall CMU fence in gray with a metal gate. Transformer locations are not shown and shall be shown on the plans at final design.*
☒?	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines shall be installed underground. Transformer locations shall also be shown on the plans. Transformers shall not block any pedestrian walkways. It appears that all overhead lines will be removed, but the Applicant can further discuss.*
☒	☐	☐	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant shall confirm that all proposed plant materials be hardy to Zone 4.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*An Irrigation Plan has not been submitted. The Irrigation Plan to be reviewed and approved at final design.*
☒?	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas**

				shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.* *Please refer to Section 17.06.080(A)1b for further details and information regarding the Arborist Review.* *Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Business (B) Zone District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans. Please refer to Section 17.06.080(A)1b for further details.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*

☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff* Comments**
☒	☐	☐	**17.06.080(D)1a**	**1. Site Planning**
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	*The surrounding area sees a variety of homes, businesses, mixed-use and multifamily buildings. The primary site features are the existing mature trees. At the February 27, 2020 public hearing, the Commission suggested that, if possible, more existing trees onsite be retained. The Applicant is proposing to retain all street trees along Highway 75, as well as a few existing, larger conifer trees, which will be retained and protected throughout the construction process.* *The buildings proposed would exceed the permitted size if they were commercial; however, are appropriate in size given their use: senior and family apartment buildings.* *That said, other larger buildings do exist in the area: Campion Ice House is 35' in height and ~34,000 square feet in size and Hailey Elementary is ~78,000 square feet in size.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.**
			Staff Comments	*Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the public street (Maple Street).* *At the February 27, 2020 public hearing, the Fire Chief required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.*

				The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable. *A 6'-wide sidewalk is also shown along the perimeter or the project, where pedestrian traffic can safely navigate the site and visit the surrounding area. New 5'-wide sidewalks are also proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to accessible parking stalls. No sidewalks are proposed along the Partial Street Right-of-Way at this time. Gathering places, though provided, appear to be minimal.*

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

Compliant			Standards and Staff Comments	
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1. Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and the proposed multifamily buildings are rectilinear, which matches the surrounding street grid of the surrounding area.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The proposed buildings are fairly large in scale, but other large-*

				scale buildings exist in the area. • *The buildings are oriented to be parallel to the existing streets (Highway 75) and respects the grid pattern of the surrounding area.* • *The building incorporates a central front entry, positioned to face the primary road. Larger windows and a gabled roofline will be utilized to accentuate and promote the human scale.* • *All parking, utilities, trash collection and automobile access will take place off of Maple Street.* • *No recreational vehicles are expected on a regular basis for Senior and Family Apartment Buildings, though indoor parking for bicycles has been provided.* • *Minimal yards are proposed on three sides of the building. Open spaces are also proposed for each unit with the incorporation of private patios.* • *The buildings are situated within the subject property and utilize the passive solar heating where possible.* • *The proposed project incorporates some snow storage areas, which will not impede vehicle or pedestrian access.* • *All planned utilities will be installed underground.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The buildings are designed to incorporate and conserve passive solar energy. Windows are large, include double panes and low emissivity glazing.*
☒?	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The buildings have been designed to incorporate modular massing and variations in wall planes to create a sense of smaller forms in the overall arrangement of two large buildings.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *Each module will incorporate color to minimally segregate the modules from the building façade. Utilizing the same exterior colors as the original proposal, the Applicant has reconfigured the design to have more color on the exterior. The Applicant has added a mix of vertical and horizontal siding to each building, which further reduces the building mass. The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient in reducing perceived mass of the larger buildings.*

☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*Gable forms and modulation have been utilized to be reflective of the historic architecture in a contemporary manner. The materials utilized and proposed color scheme accentuate modern tones, also reflective of the current era.*
☒?	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The front entries are defined through the use of glazing and lowered roof and/or gabled roof elements that overhang and protect the entries. The entries have been configured to face Main Street to the west. The Commission may wish to discuss if the front entries are prominent enough.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The building orientation respects that of the existing grid pattern of the surrounding area.*
☒?	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*Gable forms and modulation have been utilized to help reduce the perceived scale of the proposed building and fit with the traditionally found forms and scales of the surrounding area.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient for reducing perceived mass of the larger buildings.*
☒?	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*Lowered and/or gabled roof forms over the front entry of each building helps to delineate their locations and reduce the scale of the buildings. The modulation of the façade also diminishes the mass of the building; however, the Commission should discuss whether the revised designs of each building, building offsets and modulations are adequate to break up the long wall planes and large massing of each building.*
☒?	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.**

				• **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety. This roofline has been designed to retain snow. While the gable portions of the roof may shed snow, they do so away from pedestrian areas.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. The Applicant can further describe how the proposed roof retains and/or sheds snow safely on the property, awesome from pedestrian travel areas.* *With the exception of the front yard setback (3'-10") of the Senior Apartment Building, all setbacks proposed are within and/or greater than ten (10') feet.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The use of roof forms and pitch are similar to those found in the surrounding area.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*Gable forms and modulation have been utilized to help reduce the perceived scale of the proposed building and fit with the traditionally found forms and scales of the surrounding area.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *The gabled portions and modulation of the façades are compatible with buildings in the surrounding area and to provide further interest to each building.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The primary wall planes of the proposed buildings sit parallel to the front lot line.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes are proportional to the site and respect the scale of the surrounding neighborhood. The planes jog and modulate to reduce the mass of each façade.*

☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The proposed buildings utilize pop-outs, such as balconies, decks and gables, and architectural elements over windows, which help break up and/or reduce the longer wall planes.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The windows are of scale to match residential construction in the surrounding area.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The proposed buildings and windows have been carefully planned to respect the privacy of neighbors in the surrounding area.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*Decks and balconies are designed to be integrated with the façade and in scale with the buildings, as well as the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*The decks and balconies are designed to be integrated with the façade and in scale with the buildings, as well as the surrounding neighborhood. Each balcony and/or desk faces the street and/or drive aisle, and are not detrimental to or impede the privacy of the surrounding neighbors.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The buildings feature some modulation to break up the long wall plans and mass of the building. The modules incorporate color and a change in exterior material, further reducing the appearance of large, single-planed wall construction.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The buildings incorporate material and color change on all facades of the proposed buildings, which reduce the large mass and long wall planes.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Some limited architectural detailing is incorporated. A variety of materials will be used on the exterior of the buildings and will complement that of the surrounding area.* *Cement Fiber Siding, which will be affixed horizontally and vertically, will be in Mountain Sage and Pearl Gray. Wood beam and posts, vinyl windows and fencing in gray CMU and wrought iron; deck and railing systems in Powder Coated Black, and asphalt roof shingles in Gray, will also be incorporated to both buildings.* *As requested by the Commission at the February 27, 2020 public hearing, more color, though the same color palate as originally proposed, has also been incorporated into the design.*

				Lowered and/or gabled roof forms are proposed over the front entry of each building. Timber framing, windows and powder coated metal railings have been added to provide interest and more detail to the buildings.
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The more contemporary design of the building doesn't allow for porches, stoops or shutters.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Though the design is more contemporary in nature, the detailing and ornamentation is fairly compatible with that of the surrounding area.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Sidewalks and paths are provided throughout the site, coming to and from the building, and are located away from vehicular traffic and snow storage locations.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Parking is located to the rear of the buildings, screened by landscaping and/or sidewalks. It was mentioned at the February 27, 2020 public hearing that additional landscape screening may be needed to better screen the parking area between the two buildings.* *The Applicant has revised the Landscape Plan to show that the street trees between the two buildings will be retained and two additional trees (Chanticleer Pears of 4" caliper) are proposed to be added in front of the opening between the two buildings.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The onsite parking and carports are accessed from Maple Street and are not located on the street side of the building.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A, as no detached garages are proposed as this time.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A, as no garages are proposed at this time and access to parking can be achieved from Maple Street.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A, as no garages are proposed at this time and access to the parking can be achieved from Maple Street.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*The proposed project includes a Senior Apartment Building and a Family Apartment Building. No off-street parking spaces for recreational vehicle spaces are proposed at this time.*

				The Commission suggested that the Applicant consider providing off-street parking opportunities for recreational vehicles; however, the Applicant doesn't intend to allow for onsite parking of recreational vehicles for the tenants.
☐	☐	☒	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*The carports are accessory, are located to the rear of the proposed buildings, and appear to be subordinate to the primary buildings.*
☒	☐	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The carports are accessory and are located to the rear of the proposed buildings.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage locations are planned around key pedestrian routes. Snow storage locations will not impede pedestrian access to/from the building.*
☒?	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.*

				Please refer to Section 17.06.080(A)1b for further details and information regarding the Arborist Review. *Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☒?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*Mature landscaping features, such as trees, are present onsite. Please refer to Section 17.06.080(A)1b for further detail.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*Noxious weeds will be controlled according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*Some fencing exists onsite. Most fencing will be removed and disposed of; new wrought iron fencing is proposed.* *Fencing will be located around the proposed play area. The play area fence will be an open vision, wrought iron fence (or similar), and will be approximately five (5') feet in height with a four (4') foot wide gate.* *The perimeter fencing, previously proposed, has been removed. No new fencing around the perimeter of the site is proposed at this time.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A, as no historic structures exist onsite. Blaine Manor Medical Center was previously located onsite and was approved for demolition in January 2018. This building was not a historical structure and did not require a review and/or approval by the Hailey Arts and Historic Preservation Commission.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.**

				• **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A, as no historic structures exist onsite. Blaine Manor Medical Center was previously located onsite and was approved for demolition in January 2018. This building was not a historical structure and did not require a review and/or approval by the Hailey Arts and Historic Preservation Commission.*

17.06.060 Criteria.

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

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

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

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

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

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

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

General Conditions:

1) All conditions of the Planned Unit Development approval shall be met.
2) All applicable Fire Department and Building Department requirements shall be met.
3) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
4) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
5) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
6) The building design shall be modified as follows (*Commission to discuss if any modifications are needed):*

Public Works Department:

7) All Construction shall be in conformance with City of Hailey Specifications and Standard Drawings or ISPWC for public infrastructure.
8) Final Designs shall be submitted and approved by the City prior to any construction.
9) The City intends to store snow within the Maple Street right-of-way where parking spaces are currently shown east of the northern site entrance, and within the public alley right-of-way. Any landscape damage as a result of this activity shall be the responsibility of the property owner to repair. Snow from private property shall not be stored on public rights of way.

Streets and Right-of-Ways:

10) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    a) At the southeast corner of Main Street and Maple Street:
        i. The valve box shown within the new sidewalk area shall be traffic rated
        ii. The area between the pedestrian ramp and the first 90° parking stall shall be striped and delineated as "No Parking"
    b) On Maple Street:

i. Drywell street cut for S05a shall be extended to sewer service street cut, if service remains as proposed
ii. All areas between the 90° parking and project entrance, public alley, etc., shall be striped and delineated as "No Parking"
iii. Signage shall be installed behind sidewalk for "No Parking/Snow Route", per City Design (R7-203)

c) Signage shall be provided along public alley, same as Maple Street "Snow Route", installed at two locations.
d) Curb at east end of Maple Street shall transition to flush.
e) ITD Permits are required for all curb/sidewalk work within State Right-of-Way; asphalt patch per ITD Specifications.
f) Street trees along Main Street:
   i. City Irrigation System will need to be located and bubblers disconnected at trees to be removed for any disturbance in this area (this line will continue onto other properties).
   ii. Any damage to the City Irrigation System must be repaired by the Contractor, and City should be called for inspection of said system after completion of work
   iii. The Developer shall install 1.25" conduit with electrical for all street trees and connect to the same power source as the street lights. Details shall be provided at final design.
g) Power details shall be provided for three new street lights along Main Street. The Applicant shall remove the existing street light along Main Street, at the northern end.

11) Prior to construction, the Applicant shall submit the following:
   a) A Construction Staging Plan
   b) A Traffic Control Plan
   c) A Pedestrian Traffic Control Plan for all sidewalk closures
   d) An Irrigation Plan
12) All sidewalks, interior and perimeter, shall be maintained year-round by the Owner.
13) Transformer Boxes shall not block any sidewalk or pedestrian ways, shall be shown on the Building Permit drawings and shall be screened from view.

Water and Wastewater:

14) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
   a) The Applicant shall remove any abandoned water services or water mains at the main line connection.
   b) The City will need access to the meter split from the combined fire/potable line within the anticipated mechanical room. If a plat is pending, an easement or agreement for such shall be required.
   c) The Applicant shall remove or cap any existing sewer mains or services to be abandoned.

d) The Applicant shall utilize the existing sewer service, which connects near the manhole out of the northern alley, instead of constructing a new sewer service for the northern building.

City Arborist/Hailey Tree Committee:

15) Additional landscape screening shall be incorporated on Main Street in front of the parking lot to screen the lot from view.
16) Trees 43 and 44 as delineated in the March 11, 2020 Tree Assessment Report should be retained and protected as best as possible during construction, and as per the recommendations of the project aroborist.

Motion Language

Approval: Motion to approve the Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (1) through (16) are met.

Denial: Motion to deny the Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Jessica Parker

From: Michelle Griffith <michelleatarch@gmail.com>
Sent: Thursday, April 2, 2020 3:14 PM
To: Lisa Horowitz
Subject: Fwd: Blaine Manor Trees

---------- Forwarded message ---------
From: **Carl** <Carl@alpinetreeservice.net>
Date: Thu, Apr 2, 2020 at 2:46 PM
Subject: Re: Blaine Manor Trees
To: Michelle Griffith <michelleatarch@gmail.com>

Hi Michelle

While I want to commend you and the design team for putting forth an effort to retain those trees, I am not optimistic that the revised site plan will accomplish that goal.

I've just left the site, and reassessed the presumed structural integrity of those trees should excavation take place as shown. Of course, I have made certain assumptions concerning the soil and the building, but the assumptions are relatively conservative. I set up a small stake 17' from the center of the larger of the two trees (this approximates the corner of the building), and then assumed an excavation, to depth, at least 6' from that building corner.

The approximated excavation is very close to the base of that tree and that excavation would most likely do significant damage to the structural roots that hold the tree. Given that Main Street is on one side of the tree and that root development under Main Street may not be present, and that root development on the north side is probably relatively poor (its all asphalt), the assumption is that the majority of structural roots for the tree are to the south and east of the trunk. Excavation in this area, as close to the tree as shown, would most likely damage these structural roots. Further, excavation for planned hard surface areas, such as parking, sidewalks, and concrete patios, would cause additional root damage.

It is my opinion that the plan shown would lead to structurally unstable trees, and that the trees would present a risk to both residents and passers by.

Should you decide to make an effort to retain the trees, we would strongly recommend that you work with either us, or another Certified Arborist, to carefully excavate the root area and to establish and implement a protection plan for those trees.

Removal cost for the two trees on the corner would be approximately $6400.00, including stump and large root grinding. The other two trees at the north end would be less expensive.

Please let me know what questions you have and how I can be of further assistance.

Carl Hjelm
Alpine Tree Service

Sent from my iPad

On Apr 2, 2020, at 1:31 PM, Michelle Griffith <michelleatarch@gmail.com> wrote:

Thank you Carl,

Here is the latest. This site plan shows that the corner of the building is 17 feet away from the tree trunk (everything else is farther). Also attached is the Geotech report which discusses foundations depth (sort of) it does not give an absolute depth and cautions that we will need to go deeper where trees are or were.

So, based on this, how high are the chances of saving the two trees shown in the attached site plan? Also, if the trees do not survive, about how much is the cost to remove them?

Thanks
M

--
Michelle Griffith
Executive Director
ARCH Community Housing Trust

726-4411 office
721-7949 mobile
www.archbc.org
<geotech.pdf>
<Attempt to save 2 trees.pdf>

--
Michelle Griffith
Executive Director
ARCH Community Housing Trust

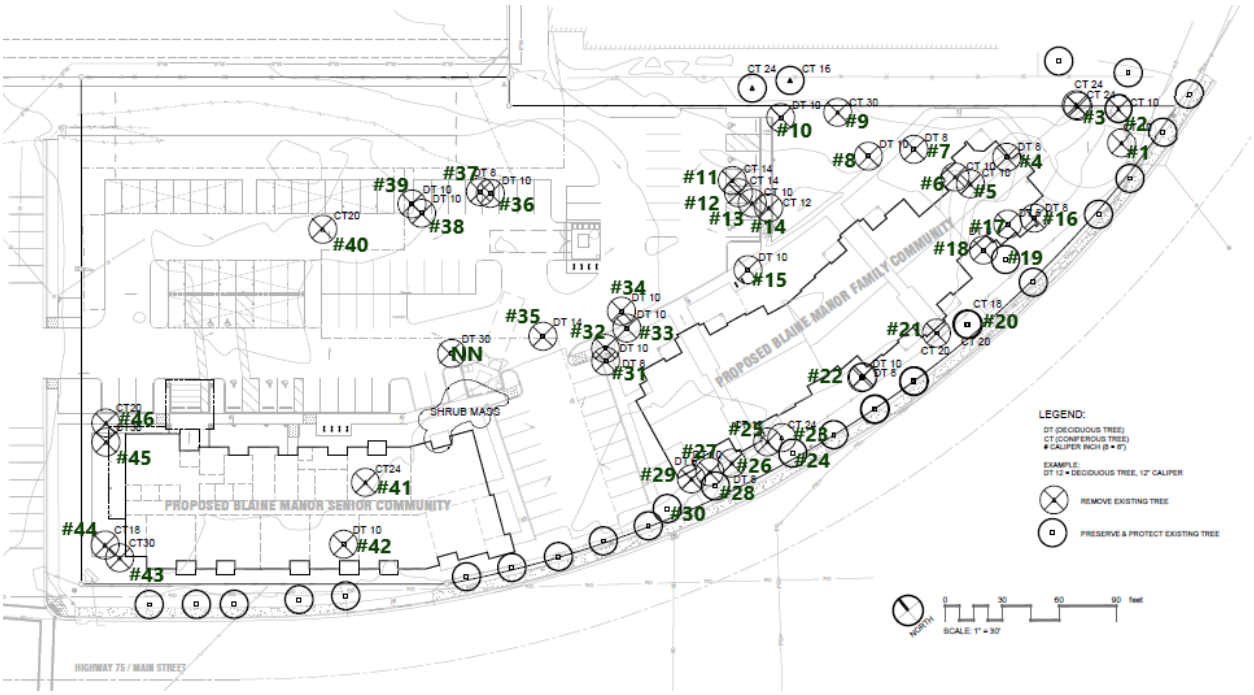
726-4411 office
721-7949 mobile
www.archbc.org

March 11, 2020
Tree Assessment Report
706 South Main Street, Hailey

Alpine Tree Service has been asked by ARCH Community Housing Trust to assess the condition of the trees on a parcel of property located at 706 South Main Street in Hailey. The site was formerly occupied by a hospital and senior care facility. The site is vacant with the exception of a number of trees. The purpose of this report is to evaluate those trees subject to a redevelopment proposal by ARCH.

Generally, the trees on the property consist of a number of Colorado Spruce (*Picea pungens*) in generally good condition, a number of Quaking Aspen (*Populus tremuloides*) in very poor condition, and a number of other assorted deciduous trees. This includes a number of Bechtel Crabapples (*Malus sp.*) planted within or close to the Main Street right of way that are discussed as a unit. It also includes a number of ash and crabapple trees that were part of the landscape for the previous uses.

A plan has been generated (below) that numbers the trees on the property generally from south to north. Additionally, the surveyors have shown the location of the trees with deciduous and coniferous trees called out and the size of those trees shown. Field inspection of the trees shows that most of the trees sizes shown are accurate, but that some seem to have been inaccurately recorded. The discussion of the trees, below, shows their species and size.



The Bechtel Crabapple trees in the right of way (and pictured at right) are generally in fair condition but should not be considered a significant resource. While the trees do provide some buffer between the property and Main Street, and are attractive when they bloom, the trees were planted more than 25 years ago and have not developed as would be expected. Additionally, the canopy of the trees are too low for suitable use as street trees. Perhaps most significantly, the trees develop and drop a significant amount of fruit, which can be a hazard to pedestrians, and is, at a minimum, a nuisance.

Trees #1, #2 and #3 are all large Colorado Spruce on the southeast corner of the property (shown below). The trees are each approximately 24" DBH (diameter at breast height) and have good structure and crown development. All of the spruce trees on the property show signs of moderate insect infestation, most notably from Pine Needle Scale and Spruce Spider Mites, but none of the insect issues rise to the level where treatment is needed. The trees show good new growth and good health. The trees provide a sound screen between the south side of the property and the adjacent skate park and highway, both of which can be noise concerns. Additionally, the trees provide a good sound barrier between the property and the airport. The trees should be considered a resource and retention of the trees should be strongly considered.

Tree #4 is a dead aspen. Remove.

Tree #5 is a 15" DBH Colorado Spruce in good condition. The tree appears to be in good health and has good structure. The tree is located close to tree #6, an 11" DBH Colorado Spruce, and the two will begin to grow together and affect the shape of one another within the near future.

Tree #7 is a Cutleaf Weeping White Birch (*Betula pendula*) (right) in good condition. The tree is somewhat unusual in that is does not appear to have been aggressively attacked by Bronze Birch Borer, which has devastated white birch trees in the Valley. Nonetheless, the tree should not be considered to be of high value, and, should the owners decide to keep it, the tree could be transplanted to another location on the property.

Tree #8 is a 14” Siberian Elm (*Ulmus pumila*) that most likely is a volunteer that was allowed to grow. Siberian Elms are a tough tree that tolerate poor soil and water conditions and easily spread. They can be long lived, and, if properly cared for, can be attractive shade trees. The trees are however, considered of low value because they can become a significant nuisance. Siberian Elm trees almost continuously shed either seeds, leaves, or small branches, and seedlings can crop up by the thousands. This tree can be pruned to be attractive, but should not be considered an asset.

Tree #9 is a 30” Colorado Spruce (left)and one of the nicest trees on the property. The tree has suffered some broken limbs from snow load, but has otherwise sound structure and good health. The tree provides good boundary screening between the blank back wall of the ice house and the property, and should definitely be viewed as an asset.

Tree #10 is a large crabapple that needs care. Like many ornamental trees, structural pruning should be provided in order to assure sound structure and good appearance. This tree needs a significant amount of work to make it attractive. Without that work the tree does not substantially contribute to the property.

Trees #11, #12, and #13 are three medium sized spruce trees in close proximity to one another and generally in the center of the south end of the property. The relative crowding of the trees with one another means that they have not developed well as individuals, and are not of high value to the property.

Tree #14 is a dead spruce. Remove.

An aspen tree sits south of tree #14. Aspen trees are a short lived, disease and insect prone and soft wooded tree native to our area. While they are considered vernacular for our area, and are commonly used because they both grow quickly and are attractive during the time they are healthy, the trees are not a high value landscape tree. The aspen trees on this property were maturing and beginning to fail prior to the discontinuation of the previous uses, and have only declined in the intervening period. None of the aspen should be retained, and the use of any member of the Populus genus should be highly limited in any new landscape.

Tree #15 is a small Norway Maple (*Acer platanoides*) with good health but poor structure. The tree should not be considered a resource.

Trees #16 and #17 are two relatively small codominant (two stem) Green Ash (*Fraxinus pennsylvanica*) trees close to the Main Street right of way. Ash trees have recently seen serious

issues with invasive boring insects. These trees will most likely be subject to damage from those insects within the foreseeable future. Additionally, both trees have poor structure, and should not be seen as an asset.

Tree #18 (and another near tree #19) are two aspen trees that have actually grown into, or through, the chain link fence that stands in the area. Both trees should be removed.

Tree #19 is a 17" Colorado Spruce with exceptionally poor structure, form and appearance. While the draft plan appears to call for the retention of this tree, its structural issues will make it a liability for the property, and the tree should be removed.

Tree #20 is a 24" Colorado Spruce (left) with good structure and health. The tree has suffered some damage from an auto accident, but the tree is healing well and its overall condition does not appear to have been adversely affected. The tree is a resource and the plan shows that the tree is to be retained. Efforts should be made to safeguard the tree during construction. Recommendations for protection can be provided if needed.

Tree #21is a medium sized crabapple with fair to poor form. The tree appears to be in good health, and structural pruning can remedy some of the form issues. The tree does provide some level of screening between Main Street and the property. Tree #22 is similar to tree #21, but with better overall form.

Trees #23, #24, and #25 are three large Colorado Spruce that are close to Main Street. The trees are 24", 27" and 24" DBH respectively. They have developed close to one another and the crowded growth has led to poor canopy development for all of the trees. While the appearance of the three trees together is good, the retention of any individual tree will not be satisfactory. The trees should either be retained, or removed, as a group.

Tree #26 in an 11" Siberian Elm close to the Main Street sidewalk. While the tree is one of the larger deciduous trees adjacent to Main Street, the issues with Siberian Elm trees have already been discussed. The tree is close enough to the sidewalk to eventually cause issues with that infrastructure, but that issue may be some years away.

Trees #27, #28, and #29 are a cluster of cottonwood, aspen, and multi-stem Siberian elm that all have structural, insect, and species issues. This entire cluster, including the dead trees interspersed among these trees, should be removed.

Tree #30 is a 28” Colorado Spruce close to Main Street. The tree shows some stress in that it has both slow rates of growth and is somewhat chlorotic. This is most likely heat stress from the street, and can be addressed with adequate irrigation. Otherwise, the tree has sound structure and should be considered for retention.

Trees #31 through #39 and one additional aspen that is not numbered (NN), should all be removed, and are not assets to the property.

Tree #40 is a 28” Colorado Spruce in fair to poor condition. The tree shows poor needle and growth development and has a light branching structure and poor color. The tree is not a good specimen and should not be considered a resource.

Tree #41, on the other hand, is a 28” Colorado Spruce that is an exemplar of the species (shown at right). The tree has full crown development, robust health, and excellent structure. This tree is unquestionably a resource to the property and its retention should be strongly considered.

Just north of tree #41 is a medium sized Siberian Elm that should not be considered an asset. At minimum, the tree will eventually conflict with the adjacent spruce, and that spruce is a much higher value tree.

Tree #42, while shown as a single tree, is actually two small Box Elder (*Acer negundo*) trees in poor condition. The trees should be removed.

Tree #43, a Colorado Spruce, which, at more than 36” DBH, may be one of the largest spruce trees in Hailey. The tree has good health and fair structure. It has grown in close proximity to Tree #44, a 28” spruce, and the crowns of both trees are affected by their proximity. The two trees are shown at right. The trees are relatively close to power transmission lines on the north side of the trees, but, to date, no significant pruning appears to have taken place to clear the power lines. The trees are an issue for Maple Street, in that conifers of this size can cause ice buildup due to shade on the street. They are, however and asset to the property in terms of boundary, screening, and wind protection. Winter winds out of the north, most notably at night, are significantly slowed by conifers on the north side of residences, thereby significantly improving the microclimate, and hence energy consumption, for the property.

Trees #45 and #46 are similar in function and location to those above, though these two Colorado Spruce are not as large as the others. The same considerations apply, and these four trees should be considered a valuable asset.

In summary, a number of trees have been identified as significant resources for the property, and retention and protection of these trees should be strongly considered. Those trees are:

- Spruce trees #43, #44, #45, and #46.
- Spruce tree #41
- Spruce tree #9
- Spruce trees #1, #2, and #3
- Spruce tree #20

Protection of these trees during excavation and construction should be a priority, and guidelines for that protection can be provided.

While there are a number of other trees on the property for which retention is a consideration, a greater variety of conifers and a better selection, and placement, of deciduous trees may provide a better long term and sustainable solution for the residents of the property.

Carl Hjelm, American Society of Consulting Arborists
Alpine Tree Service

TheHousingCompany

Brought to you by Idaho Housing and Finance Association

April 1, 2020

City of Hailey – Planning and Zoning

Re: Blaine Manor Development – Conifer Trees

Planning and Zoning Commission:

It has been brought to our attention that the P&Z Commission wishes to save four large conifer trees located on the northern portion of the Blaine Manor development site. We also understand that the City required a recommendation from the City Tree Committee which voted 4 to 1 in favor of removing the 4 trees in question.

Generally, The Housing Company is in agreement with saving mature trees however; in this case, it saving all 4 trees would force a redesign of the site layout and building placements which would reduce and/or eliminate outdoor site amenities. These amenities were included in our financing applications and we cannot eliminate them. We are particularly concerned with the outdoor area for the senior building which was an absolute condition of funding.

We have therefore made significant efforts to save 2 of the 4 trees (43 and 44 on the arborist report). We cannot guarantee the survival of these trees as and continue to have reservations about this commitment. Nevertheless, we will make all reasonable attempts to save trees 43 and 44.

We request that the Board allow for removal of trees 45 and 46 on the arborist report and hold us harmless should trees 43 and 44 not survive.

Sincerely,

Blake Jumper

Blake Jumper
Development Manager

Memorandum

To: Mayor Burke and Hailey City Council;

Hailey Planning and Zoning Commission

From: Hailey Tree Committee

RE: Recommendation regarding trees within the ARCH Community Housing Trust project at the Blaine Manor site at 706 South Main Street

Date: March 12, 2020

Background: ARCH Community Housing Trust, on behalf of Blaine County, has applied to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The project includes parking, outdoor gathering space, and a play area. This project will be located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

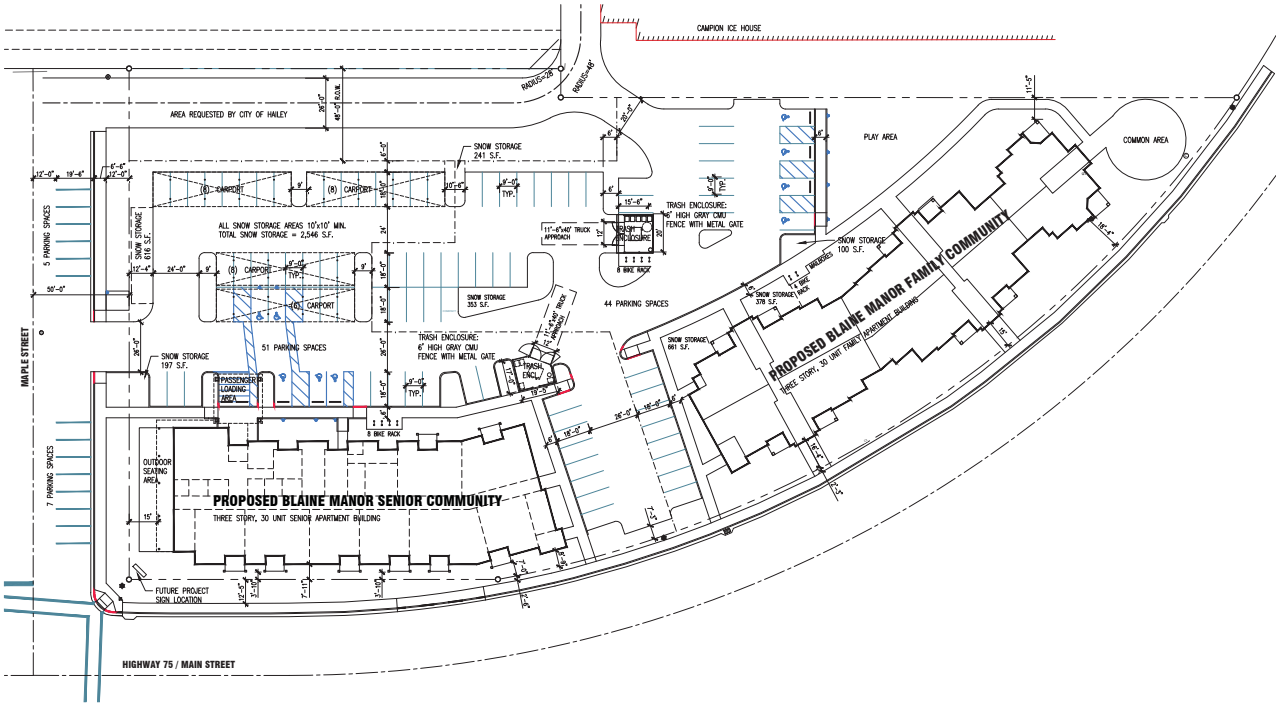
In general, the Hailey Tree Committee (HTC) agreed with the comments in the Tree Assessment Report from Carl Hjelm with Alpine Tree Service. The HTC agreed that the deciduous trees held no value being retained on the property. Trees numbered 1, 2, 3, 20, and 9 can be retained based on proximity to amenities shown in the plan. Planting ash trees is not permitted due to the threatening Emerald Ash Borer. These trees need replaced with a Class 2 or Class 3 trees listed on the approved Street Tree List, based on availability and appropriate quality of stock. The ash located at the perimeter of the project may be replaced with different species than those located on the interior of the project. Trees numbered 41 and 42 may be removed due to proximity to the proposed building. Street trees are to be retained and protected throughout the construction process.

A lengthy conversation took place regarding trees numbered 43, 44, 45, and 46. The HTC was interested in retaining these trees, as they are very large, tall, healthy, add value to the personality and feel of Hailey and show no reason for removal. Due to a sensitive timeline and the need for this project in the community, the applicant was unwilling to entertain a conversation of options to possibly shift the building to accommodate retaining these four conifers. These trees will not survive construction of the proposed building in its current location.

The HTC voted on this recommendation. Four committee members were in favor of the below recommendation based on the current location of the proposed building. One HTC member voted against the recommendation, believing there may be enough area to shift the location of the proposed building so that these four conifers maintain ample space.

Recommendation: Discussed at the regular meeting of the Hailey Tree Committee on March 12th, 2020, the Hailey Tree Committee makes the following recommendation:

- Retaining trees numbered 1, 2, 3, 20, and 9,
- Replacing the ash trees,
- Removing trees numbered 41 and 42,
- Although virtually impossible based on the current plan, recommend keeping trees numbered 43, 44, 45, 46, and
- Retaining street trees.



1 SITE PLAN
SCALE: 1" = 30'-0"

BLAINE MANOR
SENIOR AND FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO

GENERAL SITE NOTES

SCALE: . . . . . 1"=30'-0"
ZONING: . . . . . .B (BUSINESS)
AREA:
SENIOR COMMUNITY: . . . . . 47,011 S.F./1.08 ACRES
FAMILY COMMUNITY: . . . . . 55,289 S.F./1.27 ACRES
TOTAL AREA: . . . . . 102,300 S.F./2.35 ACRES

NUMBER OF DWELLING UNITS PROPOSED:

SENIOR COMMUNITY
1 BEDROOM UNITS 18
2 BEDROOM UNITS 12

FAMILY COMMUNITY
2 BEDROOM UNITS 18
3 BEDROOM UNITS 12

TOTAL DWELLING UNITS: 60

BUILDING AREA:

SENIOR COMMUNITY
FIRST FLOOR . . . . . 12,036 S.F.
SECOND FLOOR . . . . . 11,896 S.F.
THIRD FLOOR . . . . . 11,890 S.F.
TOTAL: . . . . . 35,822 S.F.

FAMILY COMMUNITY
FIRST FLOOR . . . . . 12,341 S.F.
SECOND FLOOR . . . . . 12,146 S.F.
THIRD FLOOR . . . . . 12,146 S.F.
TOTAL: . . . . . 36,633 S.F.

TOTAL BUILDING AREA: . . . . . 72,455 S.F.

MAXIMUM HEIGHT ALLOWED/PROPOSED: . . 40FT./39'-6" FT.

PARKING SPACES PROVIDED FOR SENIOR 51
PARKING SPACES PROVIDED FOR FAMILY 44
TOTAL PARKING SPACES: 95

DEVELOPER: ARCH COMMUNITY HOUSING TRUST
P.O.BOX 1292
KETCHUM, IDAHO 83340

ARCHITECT: THE ARCHITECTS OFFICE, PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

THE ARCHITECTS OFFICE, PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

LICENSED ARCHITECT AR-1917
2-14-20
Loring Mark Sanders
STATE OF IDAHO

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FILE

DATE
FEBRUARY 14, 2020

FILE NO.
19-302 A1.0

DRAWN
MARK SANDERS

REVISIONS

SHEET

A1.0

SITE PLAN

BLAINE MANOR SENIOR & FAMILY COMMUNITIES

HAILEY, IDAHO

MARCH 2020

DESIGN REVIEW, SUBDIVISION, AND PUD APPLICATIONS

GENERAL CONSTRUCTIONS NOTES

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

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

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

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

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

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

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

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

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

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

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

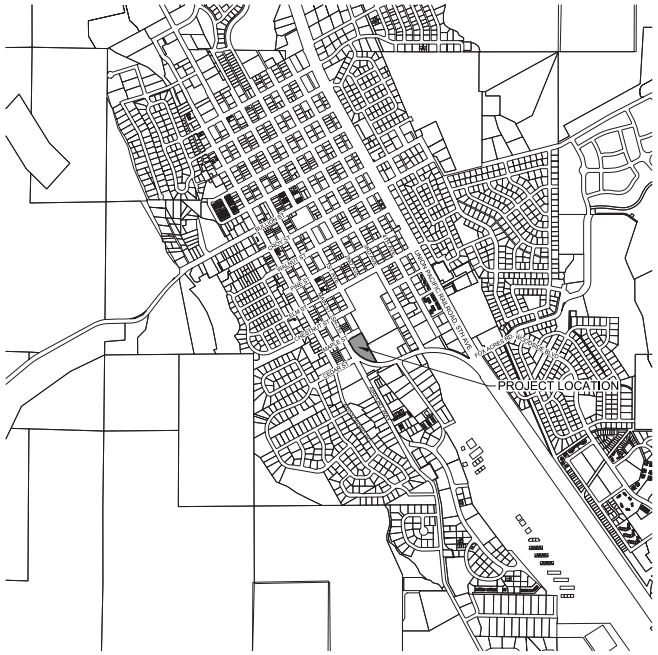
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

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

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

16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. LIMITED TOPOGRAPHIC DATA WAS SURVEYED BY GALENA ENGINEERING (11/30/2018 AND 10/22/2019) AND SUPPLEMENTED BY BLAINE COUNTY LIDAR (2017).



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE, GRADING AND DRAINAGE, AND UTILITY PLAN
C3.0	PLAN AND PROFILE FOR PUBLIC ALLEY (NOT INCLUDED)
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET

COVER SHEET

BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT REFERENCE TOOL

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

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

NO	DATE	BY	REVISIONS

C0.1

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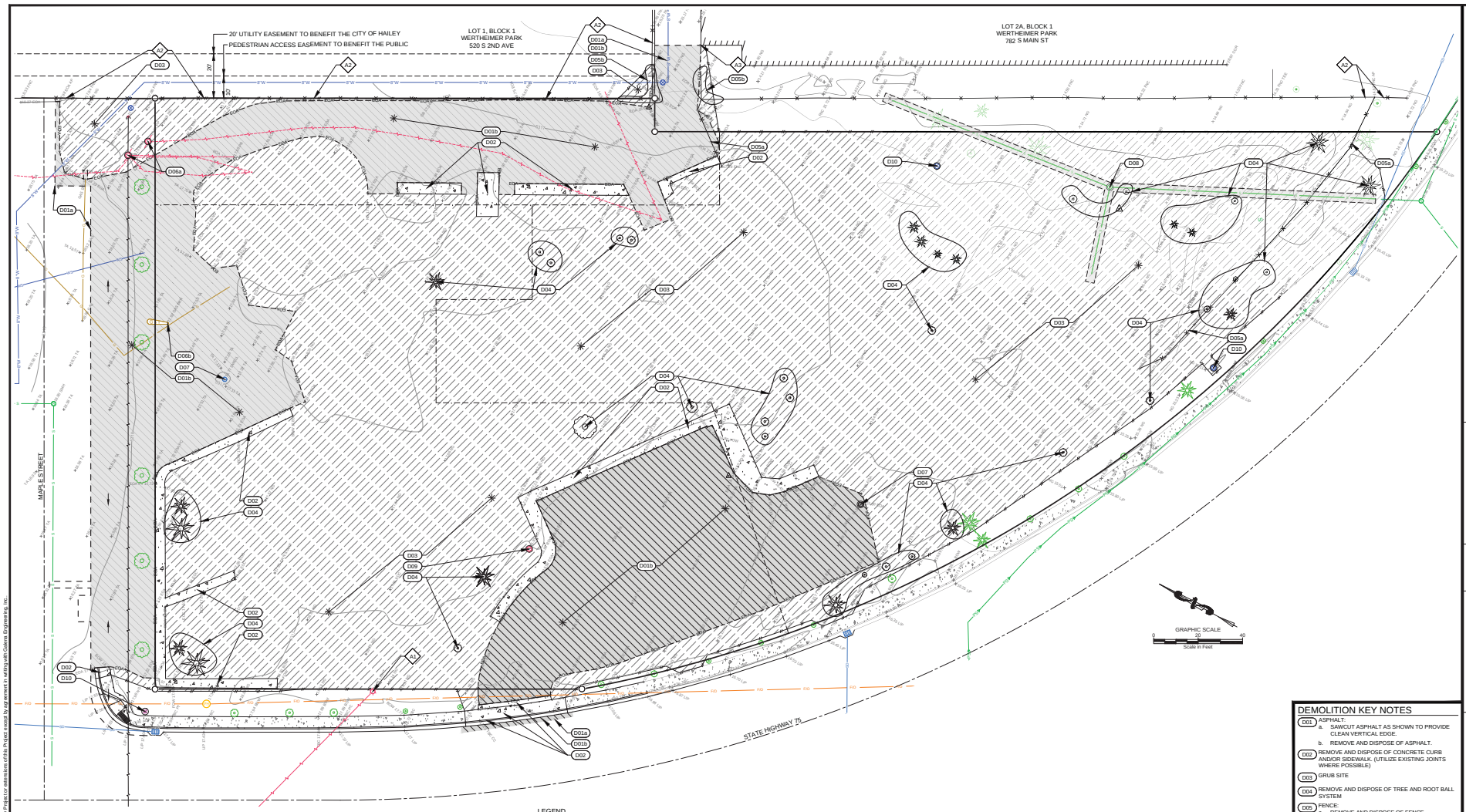

DEMOLITION KEY NOTES

- **D01** ASPHALT:
  - a. SAWCUT ASPHALT AS SHOWN TO PROVIDE CLEAN VERTICAL EDGE.
  - b. REMOVE AND DISPOSE OF ASPHALT.
- **D02** REMOVE AND DISPOSE OF CONCRETE CURB AND/OR SIDEWALK. (UTILIZE EXISTING JOINTS WHERE POSSIBLE)
- **D03** GRUB SITE
- **D04** REMOVE AND DISPOSE OF TREE AND ROOT BALL SYSTEM
- **D05** FENCE:
  - a. REMOVE AND DISPOSE OF FENCE.
  - b. REMOVE AND RETAIN FENCE FOR REINSTALLATION.
- **D06** RELOCATE UTILITIES (BY OTHERS).
  - a. POWER POLE: CONTRACTOR TO COORDINATE WORK WITH IDAHO POWER.
  - b. GAS SERVICE: CONTRACTOR TO COORDINATE WORK WITH INTERMOUNTAIN GAS.
- **D07** REMOVE AND DISPOSE OF DRYWELL.
- **D08** REMOVE AND DISPOSE OF SEWER MANHOLE. PLUG END OF PIPE WITH LEAN CONCRETE AND ABANDON PIPE IN-PLACE.
- **D09** REMOVE AND DISPOSE OF LIGHT.
- **D10** REMOVE AND DISPOSE OF IRRIGATION / POTABLE WATER VALVE BOX.
- **A** RETAIN AND PROTECT:
  1. LIGHT POLE
  2. FENCE LINE
  3. BUILDING

LEGEND

EXISTING ITEMS

- Property Line
- Interior Lot Lines
- Adjoiner's Lot Line
- Centerline
- Easement
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Building
- Edge of Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- FNC = Fence
- FOB = Fiber Optic Line
- GM = Gas Main
- GMKR = Gas Marker
- TVB = Cable TV Buried
- TVBOX = Cable TV Riser
- PHB = Buried Telephone Line
- PHMH = Telephone Manhole
- PB = Buried Power Line
- Overhead Power Line
- Light
- PP = Power Pole
- GUY = Guywire
- Pressure Sewer Main
- Sewer Main
- SS = Sewer Service
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Storm Drain
- CB = Catch Basin
- DWELL = Drywell
- 8" Water Main
- WS = Water Service
- WV = Water Valve
- VB = Valve Box
- ADA = Americans with Disabilities Act
- AP = Angle Point
- BALL = Bollard
- BOW = Back of Walk
- CC = Curb Cut
- CNTRL MAG = Control Magnetic Nail
- COR = Building Corner
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FOW = Face of Walk
- GAS = Gas Line
- GB = Grade Break
- GRN = Green
- IRR = Irrigation
- LIP = Lip of Gutter
- MKR = Marker
- NG = Natural Ground
- PB = Buried Power Line
- PC = Point of Curve
- PH = Telephone
- PP = Utility Pole
- PT = Point of Tangent
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TC = Top of Concrete

Items to be Removed

- Asphalt
- Concrete Sidewalk
- Area to be Grubbed
- Sawcut Line
- Conifer Tree
- Deciduous Tree
- Drywell
- Overhead Power Line
- Light
- Power Pole
- Guywire
- Fence
- Water Valve
- Irrigation Valve Box
- Sewer Manhole
- Sewer Main to be abandoned

DEMOLITION PLAN
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

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

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PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

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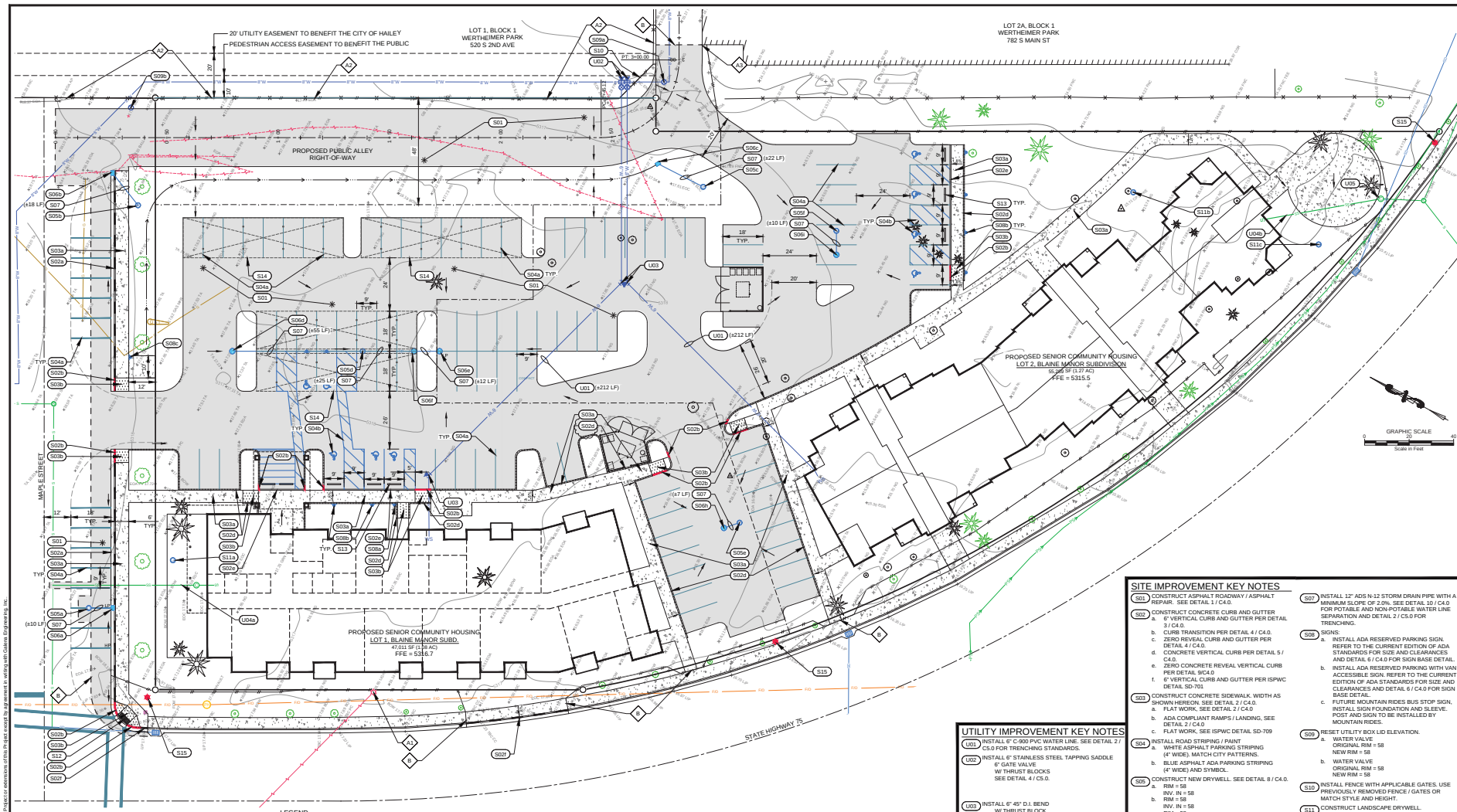

LEGEND

EXISTING ITEMS

- Property Line
- Interior Lot Lines
- Adjoiner's Lot Line
- Centerline
- Easement
- FD5/8 = Found 5/8" Rebar
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- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Storm Drain
- CB = Catch Basin
- DWELL = Drywell
- 8" Water Main
- WS = Water Service
- WV = Water Valve
- VB = Valve Box
- ADA = Americans with Disabilities Act
- AP = Angle Point
- BALL = Bollard
- BOW = Back of Walk
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- CNTRL MAG = Control Magnetic Nail
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- PC = Point of Curve
- PH = Telephone
- PP = Utility Pole
- PT = Point of Tangent
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TC = Top of Concrete

Proposed Items

- Asphalt
- Concrete Sidewalk
- ADA Access Ramp / Landing
- Zero Reveal Curb & Gutter
- Curb Transition (zero Reveal To Typical 6" Vertical)
- 6" Vertical Curb & Gutter
- 6" Vertical Curb
- ADA Access Truncated Dome
- Road / Parking Paint
- ADA Parking Paint
- ADA Parking Symbol
- ADA Parking Sign
- Limits of Disturbance
- Fence
- Sign
- 2.0% Grade
- LIP 50.00 Spot Elevation
- Storm Drain
- Catch Basin
- Drywell
- Sawcut Line
- Building
- Sewer Service
- Sewer Cleanout
- 6" Water Service Line
- Water Valve
- Water Service
- Water Fittings w/ Thrust Block
- Borrow Ditch
- Landscape Drywell
- Street Light
- Drainage Direction

UTILITY IMPROVEMENT KEY NOTES

- U01 INSTALL 6" C-900 PVC WATER LINE. SEE DETAIL 2 / C5.0 FOR TRENCHING STANDARDS.
- U02 INSTALL 6" STAINLESS STEEL TAPPING SADDLE
  6" GATE VALVE
  W/ THRUST BLOCKS
  SEE DETAIL 4 / C5.0.
- U03 INSTALL 6" 45° D.I. BEND
  W/ THRUST BLOCK
  SEE DETAIL 4 / C5.0.
- U04 INSTALL 6" PVC SEWER SERVICE AT 2.0% MINIMUM SLOPE.
  a. SEE DETAILS 1 / C5.0 AND 7 / C4.0.
  b. SEE DETAILS 2 / C5.0 AND 7 / C4.0.
- U05 INSTALL 6" PVC SEWER SERVICE CLEANOUT. CONNECT TO EXISTING 8" SEWER LINE AND PROPOSED 6" SEWER SERVICE.

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C4.0.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  a. 6" VERTICAL CURB AND GUTTER PER DETAIL 3 / C4.0.
  b. CURB TRANSITION PER DETAIL 4 / C4.0.
  c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C4.0.
  d. CONCRETE VERTICAL CURB PER DETAIL 5 / C4.0.
  e. ZERO CONCRETE REVEAL VERTICAL CURB PER DETAIL 9/C4.0
  f. 6" VERTICAL CURB AND GUTTER PER ISPWC DETAIL SD-701
- S03 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2 / C4.0.
  a. FLAT WORK, SEE DETAIL 2 / C4.0
  b. ADA COMPLIANT RAMPS / LANDING, SEE DETAIL 2 / C4.0
  c. FLAT WORK, SEE ISPWC DETAIL SD-709
- S04 INSTALL ROAD STRIPING / PAINT
  a. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  b. BLUE ASPHALT ADA PARKING STRIPING (4" WIDE) AND SYMBOL.
- S05 CONSTRUCT NEW DRYWELL. SEE DETAIL 8 / C4.0.
  a. RIM = 58
     INV. IN = 58
  b. RIM = 58
     INV. IN = 58
  c. RIM = 58
     INV. IN = 58
  d. RIM = 58
     INV. IN = 58
  e. RIM = 58
     INV. IN = 58
  f. RIM = 58
     INV. IN = 58
- S06 INSTALL CATCH BASIN.
  SEE DETAIL 5 / C5.0.
  a. RIM = 58
  b. RIM = 58
  c. RIM = 58

  SEE DETAIL 6 / C5.0.
  d. RIM = 58
  e. RIM = 58
  f. RIM = 58
  g. RIM = 58
  h. RIM = 58
  i. RIM = 58
- S07 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 10 / C4.0 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 2 / C5.0 FOR TRENCHING.
- S08 SIGNS:
  a. INSTALL ADA RESERVED PARKING SIGN. REFER TO THE CURRENT EDITION OF ADA STANDARDS FOR SIZE AND CLEARANCES AND DETAIL 6 / C4.0 FOR SIGN BASE DETAIL.
  b. INSTALL ADA RESERVED PARKING WITH VAN ACCESSIBLE SIGN. REFER TO THE CURRENT EDITION OF ADA STANDARDS FOR SIZE AND CLEARANCES AND DETAIL 6 / C4.0 FOR SIGN BASE DETAIL.
  c. FUTURE MOUNTAIN RIDES BUS STOP SIGN, INSTALL SIGN FOUNDATION AND SLEEVE. POST AND SIGN TO BE INSTALLED BY MOUNTAIN RIDES.
- S09 RESET UTILITY BOX LID ELEVATION.
  a. WATER VALVE
     ORIGINAL RIM = 58
     NEW RIM = 58
  b. WATER VALVE
     ORIGINAL RIM = 58
     NEW RIM = 58
- S10 INSTALL FENCE WITH APPLICABLE GATES. USE PREVIOUSLY REMOVED FENCE / GATES OR MATCH STYLE AND HEIGHT.
- S11 CONSTRUCT LANDSCAPE DRYWELL.
  SEE DETAIL 11 / C4.0.
  a. RIM = 58
     INV. IN = 58
  b. RIM = 58
     INV. IN = 58
  c. RIM = 58
     INV. IN = 58
- S12 INSTALL CAST IRON TRUNCATED DOME WARNING SURFACE PER CITY OF HAILEY STANDARDS
- S13 INSTALL 6' LONG PRECAST CONCRETE CURB STOP PER MANUFACTURER'S RECOMMENDATIONS
- S14 CARPORT STRUCTURE PER ARCHITECT
- S15 STREET LIGHT PER CITY OF HAILEY STANDARDS

A RETAIN AND PROTECT:
1. LIGHT POLE
2. FENCE LINE
3. BUILDING

B MATCH EXISTING LINES AND GRADES

C REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION. REPAIR IRRIGATION AND LANDSCAPING AS NECESSARY.

SITE, GRADING AND DRAINAGE, AND UTILITY PLAN
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
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Civil Engineers & Land Surveyors
317 N. River Street
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(208) 788-1705
email galena@galena-engineering.com

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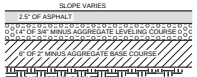
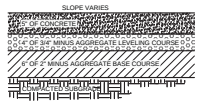


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. PROVIDE FOR ASPHALT THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

1 C4.0 TYPICAL STREET ASPHALT SECTION
N.T.S.



NOTES:
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1/3" WIDE, ¼" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

2 C4.0 TYPICAL CONCRETE SECTION
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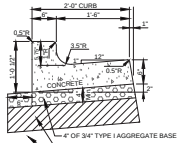

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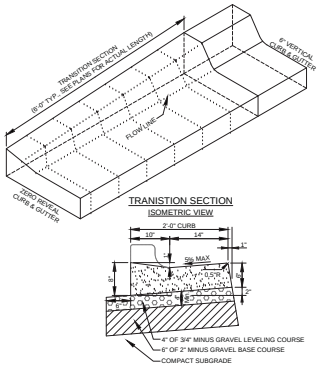
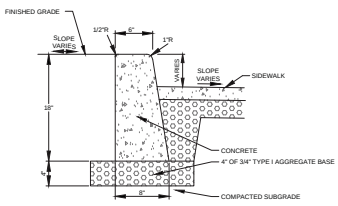
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

3 C4.0 6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



ZERO REVEAL CURB & GUTTER
TYPICAL CURB TRANSITION DETAIL
N.T.S.



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5 C4.0 CONCRETE VERTICAL CURB
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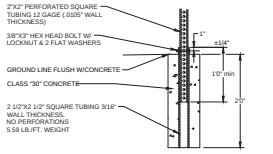
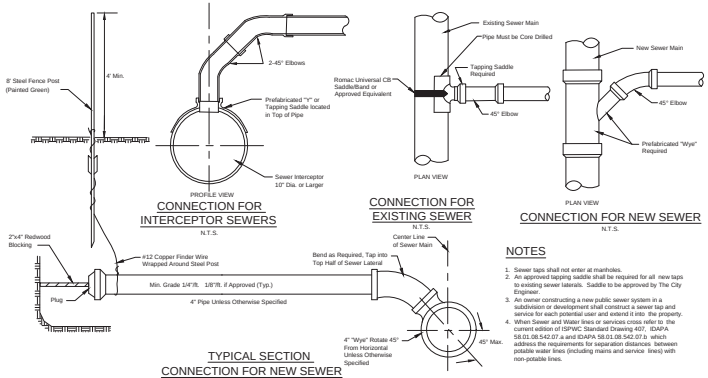


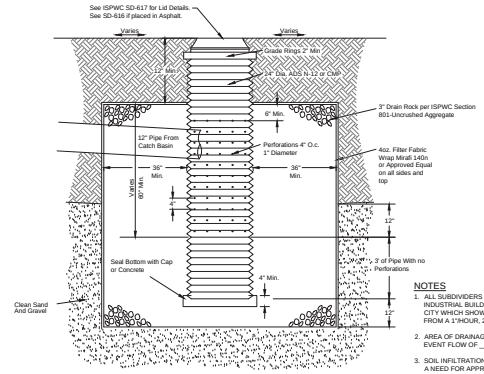
NOTES:
1. ANCHOR SLEEVES SHALL BE INSTALLED SO THAT THE HOLES WILL ALIGN AND THE TOP BE FLUSH WITH THE SIGN POST ANCHOR.
2. ALL INSTALLATIONS SHALL HAVE 8" SQUARE CONCRETE FOUNDATIONS OR GROUTED INTO SOLID ROCK.

6 C4.0 SIGN POST INSTALLATION DETAIL
N.T.S.



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

7 C4.0 SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)
N.T.S.

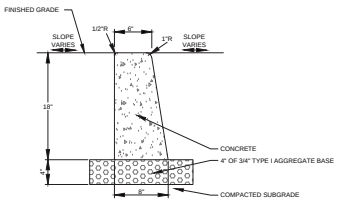


Note: The bed shall be excavated a minimum of 24" into clean sand and gravel. If clean sand and gravel is not encountered within 12 feet, the contractor shall contact the Engineer.

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

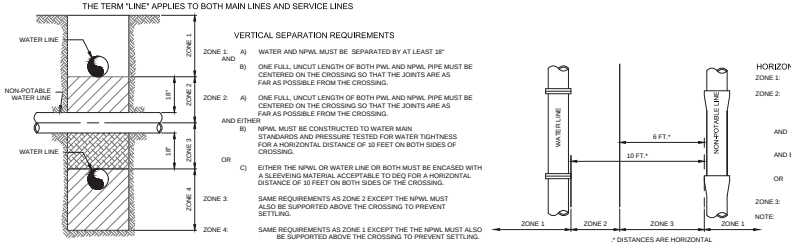
NOTES
1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1-YHOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____cfs
3. SOIL INFILTRATION RATE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

8 C4.0 TYPICAL DRYWELL DETAIL (18.14.010.D.4a)
N.T.S.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

9 C4.0 FLUSH CONCRETE VERTICAL CURB
N.T.S.



VERTICAL SEPARATION REQUIREMENTS

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

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

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

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

HORIZONTAL SEPARATION REQUIREMENTS

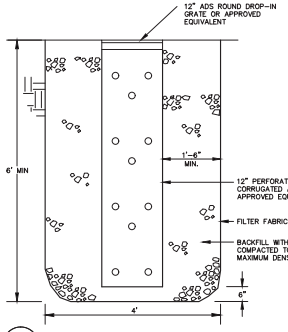
ZONE 1: A) NO SPECIAL REQUIREMENTS.

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

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

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

10 C4.0 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



11 C4.0 LANDSCAPE DRYWELL
N.T.S.

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

DETAIL SHEET
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
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PRELIMINARY NOT FOR CONSTRUCTION

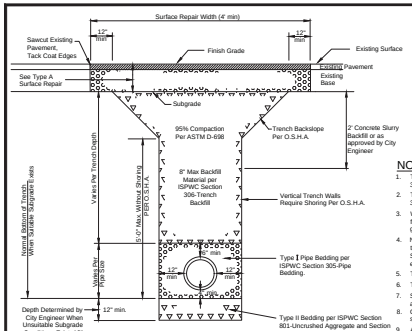
SKS DESIGNED BY
SKS/CT DRAWN BY
SMF CHECKED BY

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

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

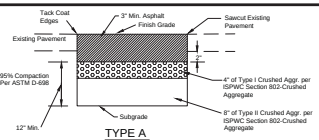
NO	DATE	BY	REVISIONS

C4.0



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



TYPE A
SURFACE REPAIR AND BASE

N.T.S.

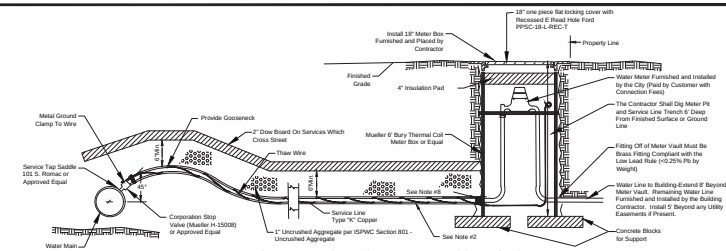
NOTES

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

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

1 C5.0 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.



TYPICAL WATER SERVICE AND METER CONNECTION

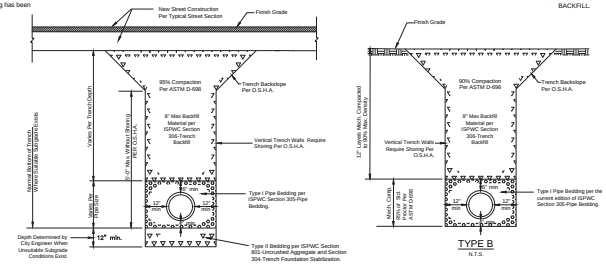
N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. Meter vaults shall be Mueller 250CS2127FBBSN or Ford PFCBH-388-18-72-FP-NL.
4. Service Line shall be 3/4" diameter Type K copper unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with PASCO 10mil PVC #905Z pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper; Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

3 C5.0 RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)

N.T.S.



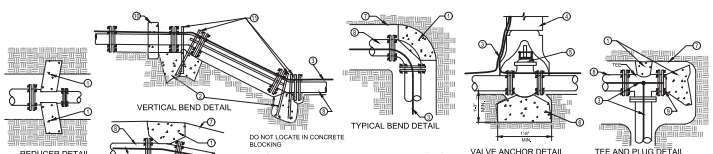
TYPICAL TRENCH SECTIONS

NOTES

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

2 C5.0 NEW DEVELOPMENT TYPICAL TRENCH SECTION DETAIL (18.14.010.A.2)

N.T.S.



THRUST AREA FOR HORIZONTAL BENDS***

TABLE I

SOIL BEARING PRESSURE WORKING PRESSURE RATING SAFTEY FACTOR			= 2000 PSF = 150 PSI = 1.5	
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.9	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

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

LEGEND

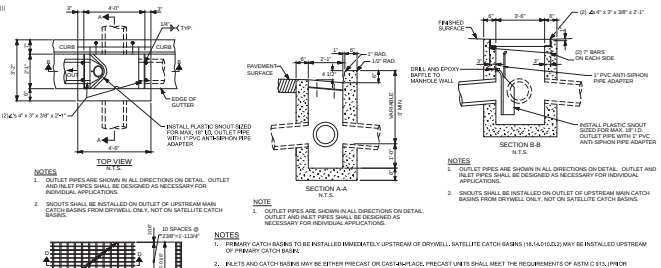
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR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

NOTES:

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

4 C5.0 THRUST BLOCK AND ANCHOR DETAILS

N.T.S.



NOTES

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

NOTE

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

NOTES

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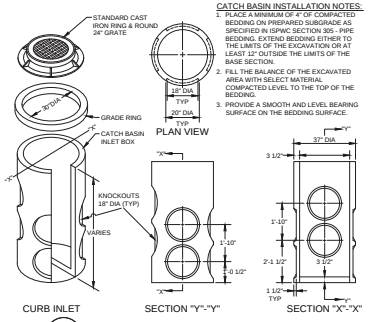
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS (18.14.010.D.2) MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 7" DICE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. INLET/CATCH BASIN GRATES MAY EITHER BE RESISTANCE WELDED OR ARC WELDED. IN EITHER CASE THE GRATE SHALL BE TRUE AND FLUSH.

5 C5.0 PRIMARY CATCH BASIN DETAIL (18.14.010.D.1)

N.T.S.



CATCH BASIN INSTALLATION NOTES:

1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
2. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
3. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

6 C5.0 30" DIAMETER CATCH BASIN

N.T.S.

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

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

NO	DATE	BY	REVISIONS

C5.0

DETAIL SHEET
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 3 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT NO-PWA-TON
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PRELIMINARY NOT FOR CONSTRUCTION

SKS
DESIGNED BY
SKS/CT
DRAWN BY
SMF
CHECKED BY

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

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017; and City of Hailey, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   2.3. See Engineer's plans for information about existing features.
   2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   3.2. All gravel overprep to be removed and disposed of off site.
   3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   4.3. All planter beds shall receive 18" min depth of screened topsoil.
   4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
      4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
      4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, seeds, rocks, grass or other foreign materials.
      4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
      4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
      5.7.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
7. PLANTER BED MULCH
   7.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
8. PLANTS
   8.8. All plant material shall be installed per industry standards.
   8.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   8.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   8.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   8.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
9. IRRIGATION
   9.1. Irrigation system shall be built to the following specifications:
      9.1.1. Adhere to city codes when connecting to city water.
      9.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
      9.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
      9.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
      9.1.4. 2-wire system to be installed per manufacturers recommendations. follow all recommended grounding and wire splice recommendations.
      9.1.5. All remote control valves (including master control valve) to have flow control device.
      9.1.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
      9.1.6.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
      9.1.7. Use common trenching where possible.
      9.1.8. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
      9.1.9. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
      9.1.10. Connect mainline to point of connection in approximate location shown on plan.
      9.1.11. Contractor is responsible complying with all codes and paying all permits necessary.
      9.1.12. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
      9.1.13. All drip irrigation to be buried 2" below finished grade.
      9.1.14. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
      9.1.15. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   9.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   9.3. If any discrepancies are found, then local codes shall prevail.
10. CONTRACTOR RESPONSIBILITIES
   10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   10.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   10.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
11. In the event of a discrepancy, notify the Landscape Architect immediately.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL		QTY
	Acer ginnala `Flame` / Flame Amur Maple 20`H x 20`W	B & B	2.5"Cal		10
	Amelanchier alnifolia / Serviceberry 15` H X 10 W	B & B	4"Cal		12
	Fraxinus americana `Autumn Purple` / Autumn Purple Ash 45 H x 35 W	B & B	2.5"Cal		8
	Gleditsia triacanthos inermis `Skycole` TM / Skyline Thornless Honey Locust 40`H x 35`W	B & B	2.5"Cal		4
	Prunus x cerasifera `Cripolzam` / Crimson Pointe Flowering Plum 25 H x 6`W	B & B	3"Cal		15
	Pyrus calleryana `Chanticleer` / Chanticleer Pear 25` H X 15` W	B & B	4"Cal		8
SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2		QTY
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 3`H x 3`W	2 gal.	B&B		243
	Cornus alba `Ivory Halo` TM / Tatarian Dogwood 5`H x 6`W	5 gal			20
	Cornus sericea `Arctic Fire` / Arctic Fire Dogwood 3`H x 4`W	2 gal.			71
	Mahonia repens / Creeping Mahonia 18"H x 30"W	2 gal	B&B		134
	Perovskia x `Little Spire` / Russian Sage 2`H x 2.5`W	1 gal	B&B		32
	Philadelphus x `Minnesota Snowflake` / Minnesota Snowflake Mock Orange 6`H x 6`W	2 gal	B&B		18
	Physocarpus opulifolius `Monlo` TM / Diablo Purple Ninebark 6`H x 8`W	2 gal	B&B		25
	Pinus mugo `Slowmound` / Mugo Pine 3`H x 3`W	5gal			31
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18" H x 8`W	2 gal.	B&B		54
	Existing Tree, Preserve & Protect				

LANDSCAPE REQUIREMENTS

REQUIREMENTS PER CITY OF HAILEY MUNICIPAL CODE

EXISTING TREES:
*TREES EXIST THAT WILL NEED TO BE REMOVED SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF HEALTHY AND REQUIRING REPLACEMENT; ONLY THE REQUIRED MINIMUM OF MITIGATION, THE AMOUNT BELOW IS SUBJECT TO CHANGE
*(1)5-3"; (3)-4"; (2)-2.5" EXTRA TREES PROVIDE 64.5 CALIPER TREES OVER REQUIRED MINIMUMS ARE PROPOSED FOR MITIGATION, IF ARBORIST DETERMINES LESS TREES SHALL BE MITIGATED, THE NUMBER OF PROPOSED TREES SHALL REDUCE RESPECTIVELY; IF MARKET AVAILABILITY LIMITS AMOUNT OF TREES TREES ALTERNATIVE COMPLIANCE SHALL BE PROVIDED VIA MORE TREES OR SWAPPING NON-REQUIRED DECIDUOUS TREES TO LARGER EVERGREEN
ADDITIONAL TREES THAT MAY BE REMOVED PER CONSTRUCTION OR HEALTH SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF MITIGATION IS REQUIRED
*IF REPLACEMENT IS REQUIRED, EACH TREE SHALL BE REPLACED WITH AN APPROVED 4" TREE FROM HAILEY'S APPROVED TREES LIST
**THE PROPOSED LOCATIONS FOR THE TREES ARE SHOWN FOR REFERENCE ONLY IN THE EVENT REMOVAL IS REQUIRED

STREET TREES:
*TREES TO BE SPACED PER TREE SELECTED
**MIL TREES 40' SPACING PROPOSED

	STREET	LENGTH	TREES REQ'D	TREES PROV'D
•	S MAIN STREET	684LF	17	23 EXISTING (5 CONIFER)
•	MAPLE	230LF	6	6
•	NORTH STREET	262LF	7	7

NOTE:
*SOUTH ALLEY DEDICATED FOR SNOW STORAGE, TREES WILL BE DAMAGED-DESTROYED, NO TREES PROPOSED
*EAST SIDE, REDUCED TREE COUNT TO PROVIDE FOR SNOW STORAGE ACCESS

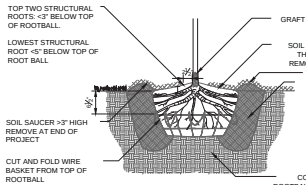
NOTE: MAPLE STREET TREES REDUCED PER EASEMENT & SNOW REMOVAL AREA
*MERGE STREET TREE WITH PARKING ISLAND TREE

	ISLANDS	TREES REQ'D	TREES PROV'D
•	28	23	21 (PER OVERHEAD STRUCTURE)

MINIMUM PLANT SIZES:
*IF 10+ TREES ARE PROPOSED: (EXCLUDING STREET TREES)
57 TOTAL NEWTREES PROVIDED
**10% SHALL BE 4" CALIPER; (6 OF 57) TREES TO BE 4", 6+ PROVIDED
**20% SHALL BE 3" CALIPER; (12 OF 57) TREES TO BE 3", 12+ PROVIDED
**20% SHALL BE 2.5" CALIPER; (12 OF 57) TREES TO BE 2.5", 12+ PROVIDED
*WOODY SHRUBS: 2GAL

ADDITIONAL REQUIREMENTS:
*ALL PLANTS TO BE ZONE 4 COLD-HARDINESS
*TREES AND SHRUBS OVER 36" SHALL NOT BE LOCATED WITHIN CLEAR VISION TRIANGLE
*SNOW STORAGE AREA SHALL BE PROVIDED, AND 25% AREA OF IMPROVED HARDSCAPE SPACES

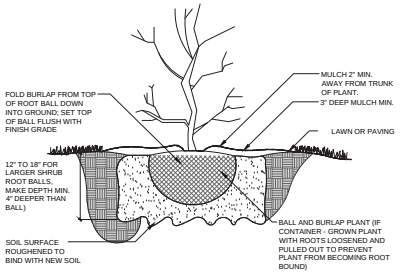
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

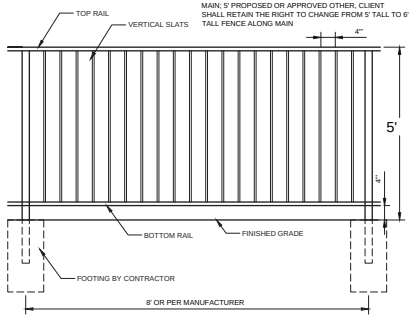
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/8" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



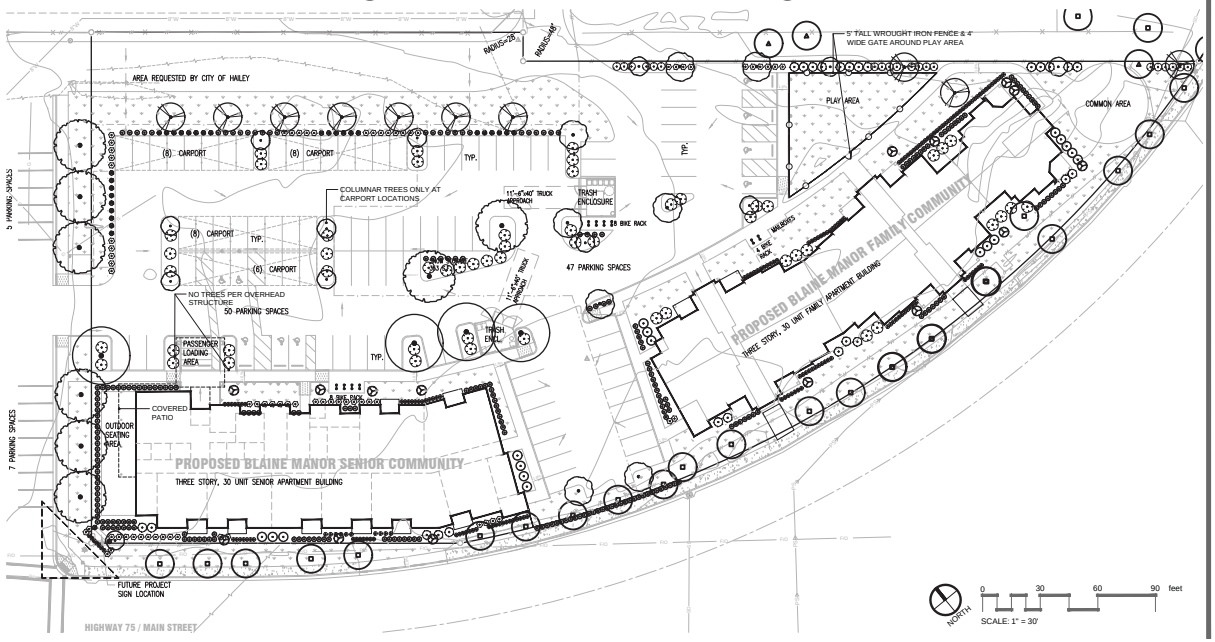
2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTES:
*INSTALL FENCE PER MANUFACTURER RECOMMENDATIONS
*CONTRACTOR RESPONSIBLE FOR FOOTINGS

NOTE:
CITY CODE PERMITS 6' TALL OPEN VISION FENCE ALONG MAIN, 5' PROPOSED OR APPROVED OTHER, CLIENT SHALL RETAIN THE RIGHT TO CHANGE FROM 5' TALL TO 6' TALL FENCE ALONG MAIN



3 5' OPEN VISION FENCE
3/4" = 1'-0" 323106-02



THE ARCHITECTS OFFICE, P.L.L.C.
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

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PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

STATE OF IDAHO · WILLIAM S. HOWARD · LA-16733 · 10-05-20 · LICENSED LANDSCAPE ARCHITECT

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FILE

DATE
FEBRUARY 14, 2020

FILE NO.
19-302

DRAWN
JESSEN J BUSTER

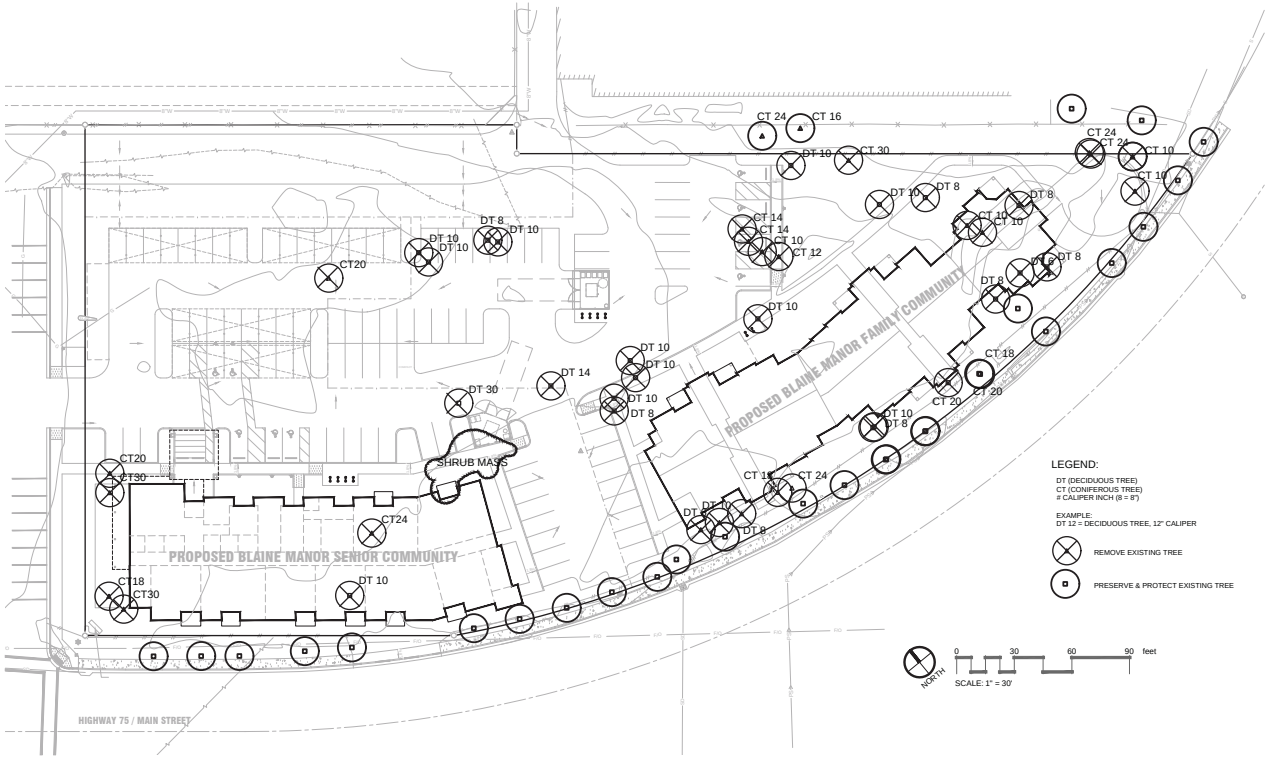
REVISIONS

SHEET

L1.0

LANDSCAPE PLAN

LANDSCAPE SITE & EXISTING TREE INVENTORY:



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STATE OF IDAHO
WILLIAM G. HOWARD
LA-16733
10-05-20
LICENSED LANDSCAPE ARCHITECT

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FEBRUARY 14, 2020

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19-302

DRAWN
JESSEN J BUSTER

REVISIONS

SHEET

L1.1

SITE TREE DEMO & PRESERVATION PLAN

To: City of Hailey Planning & Zoning, Design Review Board
Date: 03-05-20

Blaine Manor: Landscape Narrative; Updated Per DR Comments

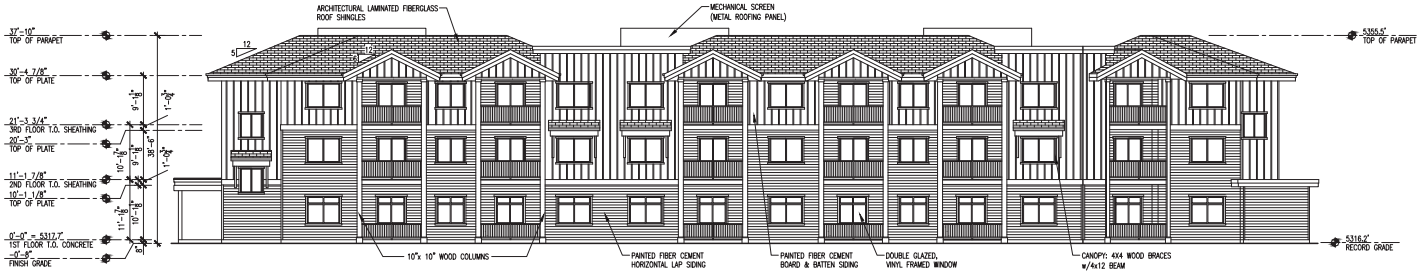
Blaine Manor Landscaping Overview

The landscaping for this project meets and/or exceeds the minimum requirements for this project. Street trees are provided as required, 23 existing trees are to be preserved. Parking lot trees are provided where possible, restrictions include an overhead structure that provides a high architectural and aesthetic trade-off, and some canopy trees are reduced to columnar trees adjacent to carports to avoid any conflicts or hazards. Site trees are provided throughout to enhance and complement the architecture, and to provide offset due to tree mitigation from removal of trees.
Some of the conifers are preserved which provide high aesthetic value and site function; many trees are removed due to site improvements, these trees are proposed for replacement by trees which offer higher aesthetic and functional value that will complement the new development. Trees are selected from the Wood River Valley tree list, and trees and shrubs are appropriate for Zone 4 climates & cold-hardiness. Snow storage is a necessity so hardy shrubs which are low spreading and can handle a degree of impact are proposed for these areas. Other plantings throughout are proposed to soften and enhance the patios, and main covered gathering patio.

03.05.20

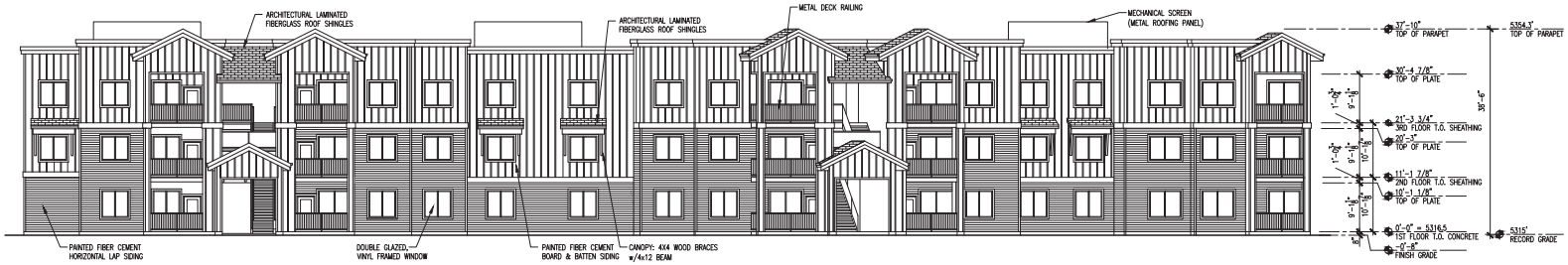
STATE OF IDAHO
WILLET O. HOWARD
LA-16733
LICENSED LANDSCAPE ARCHITECT

Thanks,
Will Howard, PLA
Stack Rock Group



1 SENIOR COMMUNITY EXTERIOR ELEVATION - WEST (MAIN STREET)

SCALE: 3/32" = 1'-0"



2 FAMILY COMMUNITY EXTERIOR ELEVATION - WEST (MAIN STREET)

SCALE: 3/32" = 1'-0"

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499 MAIN STREET (208) 343-2931
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PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

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HAILEY, IDAHO 83333

SEAL

LICENSED ARCHITECT AR-1917
2-14-20
Loring Mark Sanders
STATE OF IDAHO

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FEBRUARY 14, 2020

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19-302 A5.0

DRAWN
MARK SANDERS

REVISIONS

SHEET

A5.2

MAIN STREET
EXTERIOR ELEVATIONS

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

March 11, 2020

Planning & Zoning
City of Hailey
115 Main St S Ste H
Hailey, ID 83333

Re: Blaine Manor

To Whom It May Concern,

This letter is to serve for the purposes that Mark Sanders of The Architects Office PLLC, has engaged in conversation regarding the above-mentioned site for the placement of and operations to service garbage.

As per the attached plan's, Clear Creek Disposal is able to provide for the safe and efficient removal of solid waste. This letter shall be used as a "will serve" and for future garbage service. If you have any questions regarding this project, please call.

Sincerely,

Mike Goitiandia
Clear Creek Disposal

.Blaine Manor

CLEAR CREEK
DISPOSAL

Public Comment Received since March 30, 2020

From:	Lisa Horowitz
To:	Jessica Parker
Subject:	FW: In support of affordable housing
Date:	Tuesday, March 31, 2020 10:56:04 AM

For the next packet…

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 2013
CELL: 727-7097

From: Patrick Buchanan <patrick.buchanan.rfse@statefarm.com>
Sent: Monday, March 30, 2020 5:24 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: In support of affordable housing

To Whom it May Concern;
As a local business owner, I know the need for and the demand of housing in our community. Especially affordable workforce housing.
I am in support of the ARCH housing project moving forward in a responsible way.

Patrick M. Buchanan
The future belongs to those who prepare for it…
Agent
(208) 928-7888
www.5Binsurance.com
StateFarm
Providing Insurance and Financial Services

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 6, 2020

To: Hailey Planning and Zoning Commission

From: Sharon Grant, Interim Community Development Contractor

Overview: Consideration of a Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25. The subdivision will consist of six (6) four-plex apartment buildings, for a total of twenty-four (24) apartment units comprised of twenty-four (24) 2-story townhomes, each unit ranging in size from approximately 1,040 square feet to 1,324 square feet. A total of 39 covered parking spaces and 33 uncovered spaces are also proposed. This project will be located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) Zoning District.

Hearing: April 6, 2020

Applicant: Tanner Investments, LLC

Request: Design Review approval of a subdivision with six (6) buildings (28,368 sq. ft. in size)

Location: Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr (Parcel No. RPH0475086001A)

Zoning: General Residential (GR)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 13, 2020, and mailed to property owners within 300 feet, as well as public agencies, on March 17, 2020.

Application: Tanner Investments, LLC is applying for a Design Review Application for Amended Woodside Subdivision, located at E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr (Los 1-6, Block 86). The project will consist of six (6) buildings, two-stories in height, twenty-four (24) units in total. The six buildings will be 28,368 square feet in size and the following are proposed:

Four-Plex Buildings:

- Twenty-four (24) three-bedroom units
- Units range in size from 1,040 square feet to 1,324 square feet
- 39 covered parking spaces and 33 uncovered spaces
- Outside Covered Patio Area

The commission has seen several subdivision designs on the subject property over the last three years. The last version, submitted by this same applicant, was withdrawn due to the difficulty of providing adequate snow storage on a public road.

Procedural History: The Application was submitted on January 9, and certified complete on January 29, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on April 6, 2020, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒?	☐	☐	**Department Comments**	**Engineering**: *The Public Works Department has reviewed, and their comments are included in the appropriate sections below.*
				Life/Safety: *The Fire Marshall has no comments at this time.*
				Water and Sewer: *The Public Works Department and City Staff has discussed the following comments with the Applicant who has agreed to incorporate the suggestions:* - *With them boring under Woodside they will have no way of insolating the water lines to protect them from freezing. We did allow the ARCH houses on Woodside to bore under the street and they did not have issues this year. It was discussed to insulate the water lines under Woodside.* - *Services should be separated enough so if we need to dig up a middle service then we can access it without having to dig on top of other services. PW suggests that the four ARCH lines should be separated two and two by at least four (4) feet. The two lines should be 18" apart.* - *They have water services going through multiple lots. Not sure if we care since it is on the customers side of the meter vault.* - *Also, on the customers side of the vault, their water lines are in the middle of their parking lot where they will plow and drive over in the winter potentially causing a freezing issue. Move these out of the asphalt.*
				Building*: No comments at this time.*
				Streets: *The Streets Department and City Staff has discussed the following comments with the Applicant who has agree to incorporate the suggestions:* - *The Applicant needs to show two stop signs coming off the project, one at each entry, as well as street signs.* - *The Applicant needs to submit a traffic control plan and a pedestrian control plan to be approved before any construction starting.* - *The Applicant needs to show that the new bus stop pad is the same size.* - *The Applicant is to ensure there is no parking alongside Woodside during construction and all construction parking shall be constrained to inside the construction property.* - *All driveways in the right of way shall have conduit placed under them to allow sprinkler system repairs.*

				- *All landscape areas shall be replanted and sprinkler system modifications shall be the responsibility of the developer.* - *The Applicant needs to supply detailed drawings of the water connections and the road shall be cut and the lines insulation.* - *The Applicant needs to call out the typical curb section for right of way areas: Curb and Gutter ISPWC SD-701 or SD-703 and Sidewalk ISPWC SD-709.*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces.* *The project is comprised of six, two-story apartment buildings. Each building will have 4 residential units, 24 residential units in total; thereby, requiring a total of 36 onsite parking spaces.* *The site plan shows a total of 72 onsite parking spaces: thirty-nine (39) onsite covered parking spaces and thirty-three (33) onsite uncovered parking spaces.* *Parking requirements for the proposed project are met.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is equal to 200% of the number of spaces required by the Hailey Municipal Code, which is 72 spaces, so this project is not providing on-site parking for more than two hundred percent (200%) of the number of spaces required. Therefore, no application for parking in excess is needed.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **1. All exterior lighting shall be designed, located and lamped in order to prevent:** **i. Overlighting;** **ii. Energy waste;** **iii. Glare;** **iv. Light Trespass;** **v. Skyglow.** **2. 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.** **3. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**

				e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Cut Sheets and an Electrical Site Plan. The Applicant will need to provide a Photometric Plan.*
☒?	☐	☐	**Bulk Requirements**	**General Residential (GR) Zoning District:**
			Staff Comments	*Building Height:* - *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40').* - *Proposed Building Height for Buildings: 28'–4 ½".* *Building height requirements have been met.* *Building Setbacks:* - *Permitted Setbacks:* o *Front Yard: 20'* o *Side Yards: 10'* o *Rear Yard: 10'* - *Proposed Setbacks for the Six Buildings:* o *Front Yard (Woodside Blvd): 20+'* o *Side Yard (north): 10'* o *Side Yard (south): 10'* o *Rear Yard: 10' all buildings comply* *The setback along the perimeter (sides and rear) meet the permitted setbacks. The frontage along Woodside Blvd appears to be a little more than the permitted 20' setback.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The sidewalk along Woodside Blvd is existing and will be repaired where necessary to relocate the existing bus stop and construct parking lot access locations.* *A Drainage Plan has been submitted, prepared by a registered engineer. Drainage appears to be adequate for the site. The City Engineer has reviewed this plan and has no additional comments at this time.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒?	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*The proposed building layout allows for a large open space in the center of the property. The open space will be available for the residents.* *The proposed spaces will encourage and create usable outdoor spaces by residents and visitors alike, and each allow for safe access to the buildings.* *The Commission should discuss if the exterior spaces around buildings is adequately usable.*
☒?	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*Concept Planting Plan has been submitted (LC – 1.0), which show 50 new trees to be planted. No existing trees exist on site.* *The Plant Schedule for the site includes:*

PLANT SCHEDULE

Qty	Latin Name	Common Name	Size	Comments
TREES				
15	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3 1/2" CAL.	
5	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8-10' MULTI-STEM	
6	GYMNOCIADUS DIOICA	KENTUCKY COFFEE TREE	3" CAL.	
4	MALUS 'PERFECT PURPLE'	PERFECT PURPLE CRABAPPLE	2" CAL.	
5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAP. TREE LILAC	2" CAL.	
CONIFERS				
9	ABIES LASIOCARPA ARIZONICA	CORKBARK FIR	10-12' B&B	
6	PINUS MUGO 'ROSTRATA'	ROSTRATA MUGO PINE	7-8' B&B	
SHRUBS				
43	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	
GRASSES				
78	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	1 GAL.	
18	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.	
119	DESCHAMPSIA CAESPITOSA 'GOLDTAU'	GOLDTAU HAIR GRASS	1 GAL.	
47	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	
27	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE PRAIRIE GRASS	1 GAL.	

The project is proposing a total of 50 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.

The Applicant is proposing that 0% trees be a minimum of four-inch (4") caliper, which does not meet the minimum requirement that ten percent (10%), or a total of 5 trees, be at least four-inch (4") caliper.

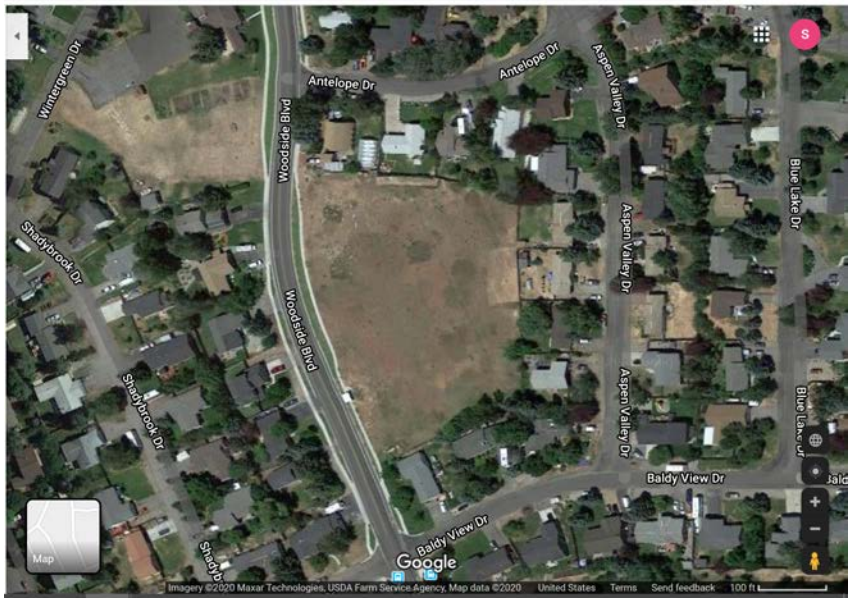
The Applicant is also proposing that 6 trees be a minimum of three-inch (3") caliper, which does not meet the minimum requirement that twenty percent (20%), or a total of 10 trees, be at least three-inch (3") caliper.

				Furthermore, the Applicant is proposing that 9 trees be a minimum of two-inch caliper, which does not meet the minimum requirement for 20%, which is 10 total trees of at least two-and-one-half-inch (2 ½") caliper. City Staff discussed with the Applicant that the requirement is for two-and-one-half-inch (2 ½") caliper not two-inch (2"). *City Staff also provided the caliper requirements to the Applicant and discussed the need to update the Concept Planting Plan to meet the requirements.* *City Staff and the City Arborist recommend that the landscaping be improved to meet the minimum requirements for caliper sizing. In addition, the concept planting plan could be more welcoming, and Staff recommend improving the overall layout and variety of plants to be more welcoming.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to provide vehicular access and parking to the inside of each of the six buildings that form a u-shape around the perimeter of the property. A six -foot (6') wide sidewalk is existing along Woodside Blvd. A concrete sidewalk is proposed adjacent to each building, and around the perimeter of the parking lot which allows pedestrians to safely access the site and buildings from Woodside Blvd.* *Additionally, Mountain Rides requests that the Applicant include accommodations for the relocated Mountain Rides' bus stop, as follows:* • *Mountain Rides concurs with the proposed relocation of its bus stop, per the Site Plan for Amended Woodside Subd. #25, by Galena Engineering, Inc., dated 3/20/20, requesting, however, that the relocated bus stop: i) be of the same, or better, quality than; ii) be of the same or larger footprint (area) than; and iii) include all of the amenities -- shelter, bench, signage, bike rack, "stub" sidewalk to street, concrete pad -- as the currently existing (and to be relocated) bus stop.*
☒?	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash enclosures are located near building 3 and building 5 on the inside of a u-shape layout of covered parking and between uncovered parking spaces and are screened from view by a charcoal-colored concrete enclosure and deciduous trees. The Commission may wish to see better renderings of these trash enclosures. There has been no mention as to the use of recycling, storage and accessibility by the tenant. The Applicant can further describe if recycling is provided and how it is accessed.* *The locations of the trash enclosures appear to be practical; however, a letter from Clear Creek Disposal commenting on accessibility shall be provided. This has been made a Condition of Approval.*

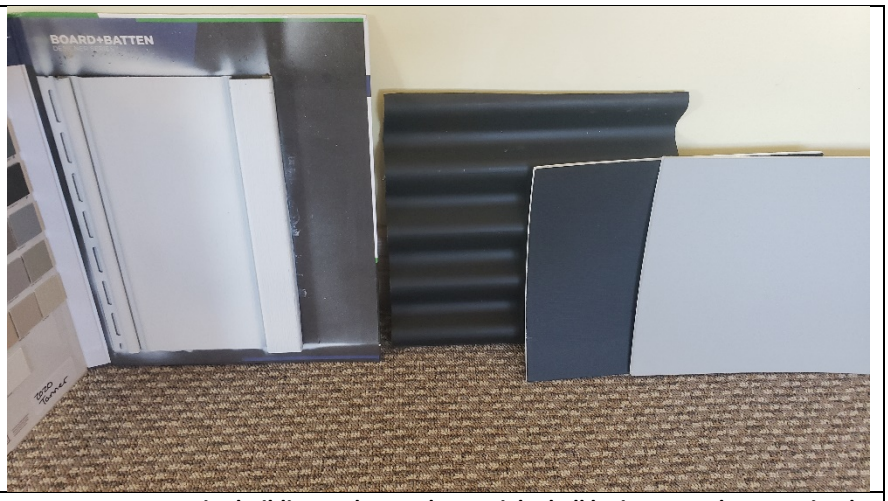
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A, no alleys are proposed.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite covered parking is located in close proximity to each building. The buildings have been located around the perimeter of the property, and parking is on the inside of the buildings. Landscape will provide parking screening from Woodside Blvd. Additional screening may be desired.* *Uncovered parking that can be used as guest parking spaces are accessible from Woodside Blvd.* *Snow storage is designated in the center landscaped area, and parking should not be obstructed by snow accumulation.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*This site is not serviced by an alley. Parking lot access is proposed in two locations to allow for adequate vehicular flow in and out of the site given the site's long frontage along Woodside Blvd. Six parking lots will share the two access points.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan shows snow storage areas in the open space in the center of the property. Management will restrict parking along the open space to allow for snow storage access as necessary.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*The cumulative paved area is approximately 31,900 square feet. The proposed snow storage area I s approximately 27,485 square feet, which is in excess of the 25% requirement.* *Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*The proposed snow storage areas are in excess of the 10' width requirement.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**

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

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒?	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multifamily buildings in the General Residential (GR) District, where a variety of mostly single-family homes exist. The height of the rooftop is 28'-4-1/2", which meets the zoned height limitations and is similar to other single-family, two-story homes in the area, although the nearby homes are a mixture of single-story and two-story homes. The nearest neighboring multifamily structures are the Sunnyside Apartments, which are also two-story buildings of a similar size and scale. The roof lines and shape of the buildings are similar to the proposed Skyview Apartments. Adjacent single-family residences, though smaller, are of similar size and have a similar feel to the rooflines.* 
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as this project is not a standardized corporate design.*
☒?	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed buildings encourage human interaction by providing sidewalks for pedestrian access to and around the site. Additionally, the building fronts include windows of a variety of sizes and shapes to encourage human scale.*

				Each building also sees undulation and personal covered patio space to encourage human activity and interaction. Outdoor common space in the form of a covered outdoor pergola structure surrounded by grass is proposed in the center of the open space, which has a u-shape of buildings around it. *The Commission should discuss if there is sufficient emphasis on designing to the human scale and encouraging human activity and interaction.*
☒?	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The street-facing building frontage includes windows, pedestrian entrances, second floor popouts and architectural detailing with varying window sizes and shapes and variable roof gable lines. Materials change from the ground level to the upper floors.* *That said, City Staff is concerned with how the development might look from Woodside Blvd, its large facade of each of two buildings (Buildings 1 and 6) at the end of the U shape. City Staff suggests more undulation and variety in the design features (and/or more welcoming landscape) of these facades facing Woodside. The Commission should discuss if enough undulation and design features are present.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials and two colors will provide texture on the exterior of the structures. The exterior materials include vertical metal siding, scored stucco and board and batten siding. The color scheme is made up of shades of white, gray and charcoal.* *A Materials Sample Board has been provided; see below.*

				
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The proposed exterior is a modern residential design. Though the adjacent residential structures are more traditional, the exterior materials, windows and roof line provide a residential feel to the structures.* *Please refer to Section 17.06.080(A)2f for further detail.*
☒?	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*Rooflines with a primary pitch of 12:6 and roof elements, such as gables and window features are 12:4 and are proposed on all buildings, which are two stories in height. All buildings incorporate roof elements, such as gables and window features to provide further interest and variety.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:* - *Double glazed windows*

				- *Windows with low-emissivity glazing (U-factor windows of 0.32 or lower)* - *The applicant will incorporate the above items and requests that additional insulation (R-26 wall and R-60 ceiling) be an acceptable alternative. The aforementioned insulation levels exceed the City's "Build Better Program" and the adopted building codes. City Staff feels this is an acceptable alternative that minimizes energy consumption by investing in a permanent feature of the building: the envelope.* *The Commission should discuss if additional insulation is an acceptable alternative to conserve energy.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Snow clips and gutters are proposed over entries and pedestrian walkways. In addition, the roof is a 6:12 pitch covered in asphalt shingles, so snow is not expected to slide.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will drain to landscape areas and away from buildings.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*The proposed trash enclosures will be in character with the modern residential building design. More detail as to their design may be needed.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*Trash enclosures are located near building 3 and building 5 on the other side of covered parking and between uncovered parking spaces and are screened from view by concrete enclosure and deciduous trees. Given the access and parking lot layout with the residences around the perimeter of the site, the proposed trash enclosure areas provide the most appropriate access for both the future residents and refuse collectors.* *Six (6) carports, each accommodating eight (8) parking spaces, are also proposed and are located on the inside of the u-shape of buildings. More detail as to their design may be needed.*
☒?	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**

			Staff Comments	*The proposed fencing is for 6' tongue and grove white vinyl privacy fencing to run along three perimeters that face residences (not the perimeter along Woodside). The proposed fencing is consistent with the proposed building color scheme.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*The proposed fencing will be minimally visible from Woodside Blvd as it will be blocked by the proposed buildings. The proposed landscaping along Woodside Blvd will provide a buffer where it is visible. Please refer to Section 17.06.080(A)3c for further detail.* *The Commission should discuss if the plantings are sufficiently integrated with fencing to soften the visual impact.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒?	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Heating and air conditioning will be located within the buildings. Two (2) trash enclosures are proposed, which will be screened from view by Charcoal-colored concrete enclosures and deciduous trees. The Commission should discuss the appropriateness of the trash enclosure.* *Transformer locations are not shown and shall be shown on the plans at final design. The applicant is flexible about the location and will work with Idaho Power on the location. The applicant will ensure that the transformers are screened from the street.*
☒	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines will be installed underground.*
☒	☐	☐	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*All species proposed are drought-tolerant where xeriscape is not proposed. See Concept Planting Plan LC – 1.0*

				And, the overall turf area is 52,339 square feet, which seems like a large portion of the site. *Staff encourages that turf make up less than 60% of the landscape area, which conserves water and reduces maintenance.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The applicant confirmed that at a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought-tolerant plant species and/or xeriscape-specific plant materials. Features that minimize water use, such as moisture sensors are encouraged.* *Staff suggests that moisture sensors be specified and installed not just encouraged.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The applicant says that the landscape area will be irrigated. The Irrigation Plan to be reviewed and approved at final design.*
☒?	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*Concept Planting Plan (LC – 1.0) has been submitted, which shows 50 new trees to be planted. There are no existing trees. Staff recommends that the Concept Planting Plan be updated and then provided to the Arborist for review to be submitted prior to the next hearing. This review and any recommendations made by the Hailey Tree Committee will be brought to a subsequent hearing.* *Please refer to Section 17.06.080(A)1b for further details.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the General Residential (GR) Zone District.*
☐	☐	☒	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*N/A, as the proposed project is located within the General Residential (GR) Zone District.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**

			Staff Comments	*Storm water will be retained onsite. Runoff is proposed to drain into the open space and infiltrate into the ground via surface infiltration and proposed drywells.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition. Proposed landscaping will be maintained by the HOA.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff* Comments**
☒	☐	☐	**17.06.080(D)1a**	**1. Site Planning**
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	*The surrounding area sees a variety of single-family residences. The topography is flat but near foothills.* *That said, the density of this project is allowed, and each building is a four-plex, which is larger than some single-family homes but less massive than a multifamily project could be. The design has a residential feel.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*A perimeter sidewalk along Woodside is existing and the proposed sidewalk will connect the two entrances to Woodside throughout the inside of the u-shaped*

				layout of buildings, which will help to connect and reinforce pedestrian circulation within the site.
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.**
			Staff Comments	*Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the public street (Woodside Blvd) via a u-shape with two access points to Woodside Blvd. A 6'-wide sidewalk is shown along the perimeter of the project on Woodside Blvd, where pedestrian traffic can safely navigate the site and visit the surrounding area. Gathering places appear to be minimal.*
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			**Standards and Staff Comments**	
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.090(C)1**	**1. Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*N/A not located in Old Town Hailey.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The proposed buildings are similar in height to other two-story buildings that exist in the area, but there are also single-story homes in the area. The buildings are four-plex's so larger than*

				some single-family homes in the area. • *All parking, utilities, trash collection and automobile access will take place off of Woodside Blvd.* • *No recreational vehicles are expected for the Buildings, though indoor parking for bicycles has been provided.* • *Minimal yards are proposed on three sides of the building. Open spaces are also proposed for each unit with the incorporation of private patios.* • *The proposed project incorporates snow storage areas, which will not impede vehicle or pedestrian access.* • *All planned utilities will be installed underground.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The buildings are not designed to incorporate passive solar energy. The spacing of the buildings is conducive to active solar design. Windows are double pane with low emissivity glazing.*
☒?	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The buildings have been designed to incorporate modular massing and variations in wall planes to create a sense of smaller forms in the overall arrangement of six large buildings. Each module has a gable roof form and will incorporate color to minimally segregate the modules from the building façade. The Commission should discuss whether the building offsets are adequate to break up the wall planes and massing of each building.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*Gable forms and modulation have been utilized to be reflective of the historic architecture in a contemporary manner. The materials utilized and proposed color scheme accentuate modern tones, also reflective of the current era.*
☒?	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The front entries are defined through the use of glazing and pitched and varying roof lines and/or gabled roof elements that overhang and protect the entries. The entries have been configured to face the internal parking and open space of the u shape layout of buildings along the perimeter. The Commission may wish to discuss if the front entries are prominent enough.*
☐	☐	☒		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*N/A*
☒?	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*Gable forms and modulation have been utilized to help reduce the perceived scale of the proposed building and fit with the traditionally found forms and*

				scales of the surrounding area. The Commission should discuss whether the building offsets and modulations are adequate to break up the wall planes of each building.
☒?	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*Lowered and/or gabled roof forms over the front entry of each building helps to delineate their locations and reduce the scale of the buildings. The modulation of the façade also diminishes the mass of the building; however, the Commission should discuss whether the building offsets and modulations are adequate to break up the wall planes of each building.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	• *The rooflines are pitched and have been designed to retain snow. While the gable portions of the roof may shed snow, they do so away from pedestrian areas.* • *The roof is also designed to drip over areas that are not pedestrian routes.* • *All setbacks proposed are within and/or greater than ten (10') feet.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The use of roof forms and pitch are similar to those found in the surrounding area.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The main roof form is pitched 12:6. Gabled portions and modulation have been added to the façade to be more compatible with buildings in the surrounding area and to provide further interest to each building.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The primary wall planes of two proposed buildings sit parallel to the front lot line.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes are proportional to the site and respect the scale of the surrounding neighborhood. The planes jog and modulate to reduce the mass of each façade.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The proposed buildings utilize pop-outs, such as balconies, decks and gables, and architectural elements over windows, which help break up and/or reduce the longer wall planes.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The windows are of scale to match residential construction in the surrounding area.*

☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The proposed buildings and windows have been planned to respect the privacy of neighbors in the surrounding area.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*Decks and balconies are designed to be integrated with the façade and in scale with the buildings, as well as the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*N/A There are no decks or balconies.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The buildings feature some modulation to break up the long wall plans and mass of the building. The modules incorporate color and a change in exterior material, further reducing the appearance of large, single-planed wall construction.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The buildings incorporate material and color change on all facades of the proposed buildings, which reduce the large mass and long wall planes.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Some architectural detailing is incorporated. There are a variety of materials in shades of white, gray and charcoal used on the exterior of all buildings as well as the fencing and trash enclosures. Please refer to Section 17.06.080(A)2f for more detail.* *Lowered and/or gabled roof forms are proposed over the front entry of each building, which help add interest and detail to the buildings.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*A stoop is utilized.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*The detailing and ornamentation are fairly compatible with that of the surrounding area.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Sidewalks and paths are provided throughout the site, coming to and from the building, and are located away from vehicular traffic and snow storage locations.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Parking is located adjacent to each building. Additional landscape screening may be needed to better screen the parking area between the buildings.*

☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The onsite parking and carports are accessed from Woodside Blvd and are not located on the street side of the building.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A, as no detached garages are proposed as this time.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A, as no garages are proposed at this time.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A, as no garages are proposed at this time and parking is not on the street side.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*N/A, as no off-street parking spaces for recreational vehicle spaces are proposed at this time.*
☐	☐	☒	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☐	☐	☒	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*N/A, as no accessory structures are proposed at this time.*
☐	☐	☒	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The carports are accessory structures and are located are not located near the rear of the lot but are located adjacent to the buildings along the inside of a u-shape layout.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
			17.06.090(C)7	**Guideline: A snow storage plan shall be developed for every project showing:**

☒	☐	☐		• **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage locations are planned around key pedestrian routes. Snow storage locations will not impede pedestrian access to/from the buildings.*
☐	☐	☒	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*N/A, as there are no existing trees.* *Please refer to Section 17.06.080(A)1b for further details.*
☐	☐	☒	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*N/A, as there are no mature landscaping features, such as trees, present onsite. Please refer to Section 17.06.080(A)1b for further detail.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*Noxious weeds will be controlled according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*Fencing is proposed that does not provide transparency; it is privacy fencing. The height of the fencing along the perimeter is 6', which seems consistent with most existing fencing on the adjacent properties. The proposed fending provides a consistent perimeter against the varied, mostly wood, fencing that is on most adjacent properties.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:

				• **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A, as no historic structures exist onsite.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A, as no historic structures exist onsite.*

17.06.060 Criteria.

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

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

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

1. **Ensure compliance with applicable standards and guidelines.**
2. **Require conformity to approved plans and specifications.**
3. **Require security for compliance with the terms of the approval.**
4. **Minimize adverse impact on other development.**
5. **Control the sequence, timing and duration of development.**

6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Title.**

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

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

Numerous technical items raised in his report will be addressed by the applicant. Additional items for discussion by the Commission:

1. Adequacy of proposed common amenities
2. Proposed carport and trash enclosure materials
3. Proposed landscape plan, size of turf area and tree caliper
4. Building design, detailing and undulation
5. Proposed alternative for energy conservation (additional insulation)
6. Photometric plan

Conditions of Approval:
Conditions of Approval will be developed for a subsequent meeting.

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

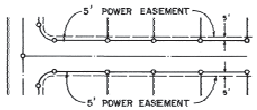
WOODSIDE SUBDIVISION

FINAL PLAT NO. 25

Being a subdivision of a portion of Section 15

T.2N., R.18E., Boise Base & Meridian, Blaine County, Idaho.

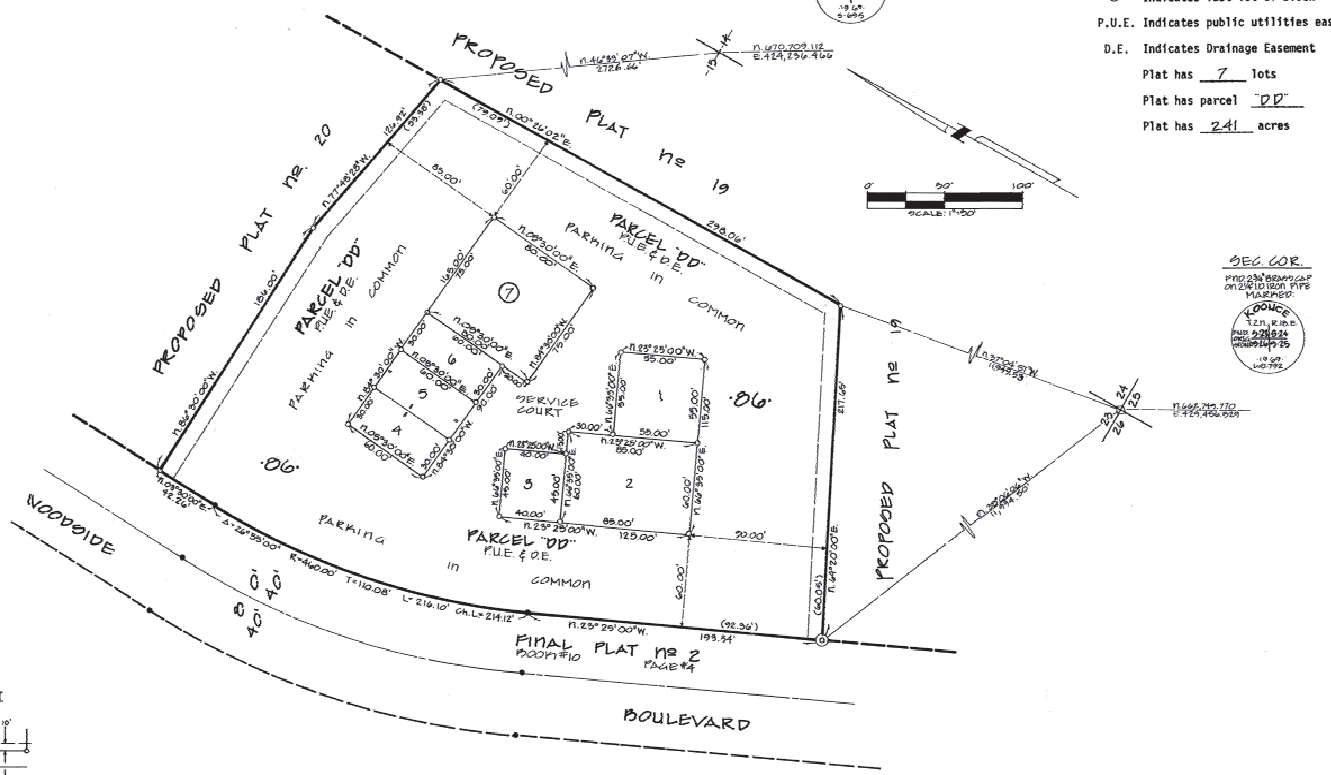
HAILEY, BLAINE COUNTY, IDAHO



POWER EASEMENT

NO SCALE

An easement to be granted for electrical power service purposes, over, under and across a strip of land five (5) feet in width lying parallel to and adjoining the street right-of-way as shown hereon.



NOMENCLATURE

Basis of Bearings: The bearing of N.56°00'29"E., derived between U.S.G.S. Triangulation Stations "Hailey" and "Airport", is used as the basis of bearings for this Plat.

◎ Indicates set 6" x 6" x 24" Concrete Monument marked L.S. 814

○ Indicates 5/8" x 30" iron pin with cap marked R.L.S. 814

● Indicates found monument

① Indicates last lot of block

P.U.E. Indicates public utilities easement

D.E. Indicates Drainage Easement

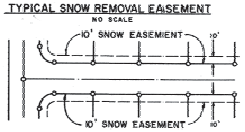
Plat has 7 lots

Plat has parcel "DD"

Plat has 2.41 acres

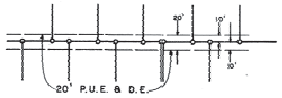
TYPICAL SNOW REMOVAL EASEMENT

NO SCALE



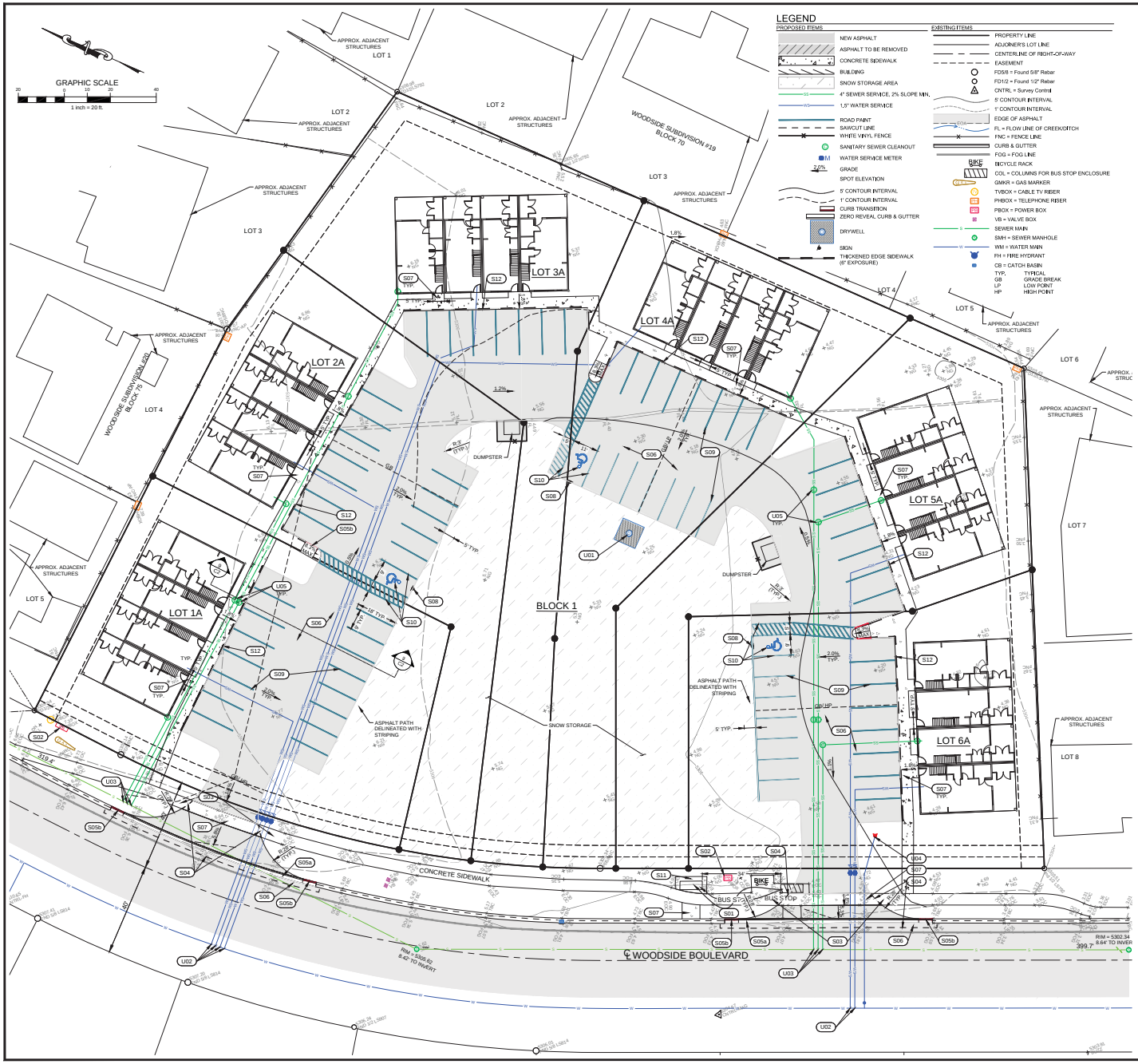
TYPICAL PUBLIC UTILITIES & DRAINAGE EASEMENT

NO SCALE



Plat has 7 lots

TRICO INTERNATIONAL INC.
CIVIL ENGINEERING
TEMPE, ARIZONA



LEGEND

PROPOSED ITEMS

- NEW ASPHALT
- ASPHALT TO BE REMOVED
- CONCRETE SIDEWALK
- BUILDING
- SNOW STORAGE AREA
- 4" SEWER SERVICE, 2% SLOPE MIN.
- 1.5" WATER SERVICE
- ROAD PAINT
- SAWCUT LINE
- WHITE VINYL FENCE
- SANITARY SEWER CLEANOUT
- WATER SERVICE METER
- 2.0% GRADE
- SPOT ELEVATION
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CURB TRANSITION
- ZERO REVEAL CURB & GUTTER
- DRYWELL
- SIGN
- THICKENED EDGE SIDEWALK (6" EXPOSURE)

EXISTING ITEMS

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- EDGE OF ASPHALT
- FL = FLOW LINE OF CREEK/DITCH
- FNC = FENCE LINE
- CURB & GUTTER
- FOG = FOG LINE
- BICYCLE RACK
- COL = COLUMNS FOR BUS STOP ENCLOSURE
- GMKR = GAS MARKER
- TVBOX = CABLE TV RISER
- PHBOX = TELEPHONE RISER
- PBOX = POWER BOX
- VB = VALVE BOX
- SEWER MAIN
- SMH = SEWER MANHOLE
- WM = WATER MAIN
- FH = FIRE HYDRANT
- CB = CATCH BASIN

TYP.	TYPICAL
GB	GRADE BREAK
LP	LOW POINT
HP	HIGH POINT

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   PROOF-ROLLING. AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
12. TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
15. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
16. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
17. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF HAILEY UTILITIES DEPARTMENT STANDARDS.
18. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
19. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
20. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
21. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
22. THE PROPOSED UTILITIES SHOWN HEREON ARE GENERALLY DIAGRAMMATIC AND MAY NOT SHOW EVERY BEND, FITTING, CLEANOUT, ETC. REQUIRED FOR INSTALLATION. UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TEN STATES STANDARDS, CITY OF HAILEY STANDARDS, THE UNIFORM PLUMBING CODE, AND ALL OTHER APPLICABLE AGENCIES UNLESS OTHERWISE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THESE STANDARDS.
23. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED 05/09/17.

PARKING SUMMARY

REQUIRED PARKING:	36 SPACES (1.5 PER UNIT, 24 UNITS)
	72 SPACES MAXIMUM
PROPOSED PARKING:	72 UNCOVERED SPACES

SNOW STORAGE SUMMARY

REQUIRED SNOW STORAGE:	25%
PROPOSED SNOW STORAGE:	±27,485 SF
	OR ±0.63 AC

CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

- S01 RETAIN AND RELOCATE EXISTING BUS STOP. COORDINATE WITH MOUNTAIN RIDES.
- S02 RETAIN AND PROTECT EXISTING TRANSFORMER.
- S03 RETAIN AND PROTECT EXISTING CONCRETE SIDEWALK.
- S04 SAWCUT EXISTING EXISTING ASPHALT OR CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE
- S05 CONSTRUCT CONCRETE CURB
  - a. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.
  - b. CURB TRANSITION PER DETAIL 3, SHEET C2 [ ]. (typ.).
- S06 CONSTRUCT ASPHALT DRIVEWAY / PARKING AREA. SEE DETAIL 4, SHEET C2.
- S07 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5, SHEET C2.
- S08 INSTALL ADA "VAN ACCESSIBLE" PARKING SIGN
- S09 INSTALL 4" WIDE WHITE PARKING SPACE PAVEMENT MARKINGS
- S10 INSTALL ACCESSIBLE PARKING PAVEMENT MARKINGS
- S11 BUS STOP CONCRETE PAD TO MATCH EXISTING.
- S12 THICKENED EDGE SIDEWALK. SEE DETAIL 2, SHEET C3

UTILITY IMPROVEMENTS

- U01 INSTALL DRYWELL PER DETAIL 8, SHEET C2
- U02 INSTALL 1.5" WATER SERVICE AND METER PER CITY OF HAILEY DETAIL 18.14.010.B.3. SEE DETAIL 6, SHEET C2. BORE UNDER WOODSIDE BLVD.
- U03 INSTALL SEWER SERVICE PER CITY OF HAILEY DETAIL 18.14.010.C.4. SEE DETAIL 7, SHEET C2.
- U04 INSTALL FIRE HYDRANT PER CITY OF HAILEY DETAIL 18.14.010.B.2. SEE DETAIL 1, SHEET C3.
- U05 INSTALL CLEANOUT PER ISPWC SD-506A

A SITE PLAN FOR

AMENDED WOODSIDE SUBD. NO. 25

LOCATED WITHIN SECTION 15, T 2 N., R 18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR TANNER CONSTRUCTION

PROJECT REF: 0784.17.07K
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SKS/FRM DESIGNED BY
FRM DRAWN BY
SKS CHECKED BY

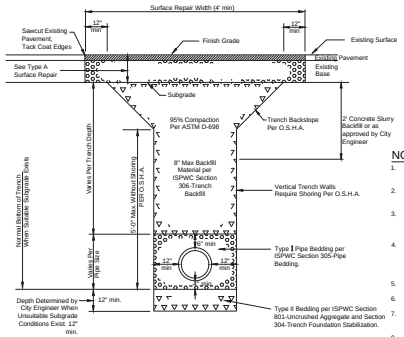
REUSE OF DRAWINGS
These drawings, or any portion thereof, may not be used for other projects or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4422 fax
email: galena@galena-engineering.com

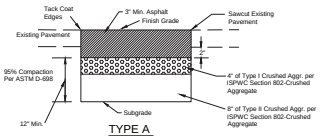
REVISIONS

NO.	DATE	BY	
1	3/20/20	SKS	ISSUE FOR REVISED DESIGN REVIEW

C1



EXISTING STREET
TYPICAL TRENCH SECTION
N.T.S.



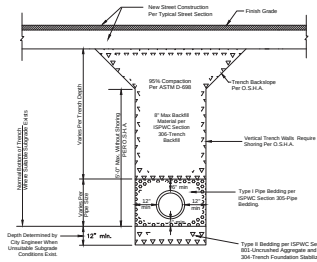
TYPE A
SURFACE REPAIR AND BASE
N.T.S.

NOTES

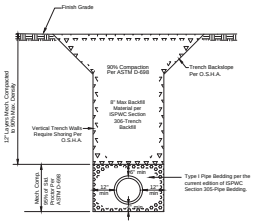
1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Where 25% or more of any portion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

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

1 / C2 CITY OF HAILEY TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)
N.T.S.



TYPE A
N.T.S.



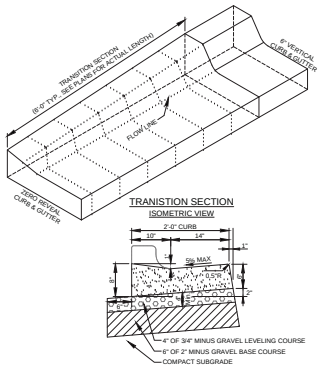
TYPE B
N.T.S.

TYPICAL TRENCH SECTIONS

NOTES

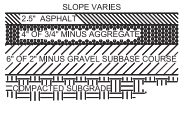
1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Native materials may be used for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

2 / C2 CITY OF HAILEY NEW DEVELOPMENT TYPICAL TRENCH SECTION DETAIL (18.14.010.A.2)
N.T.S.



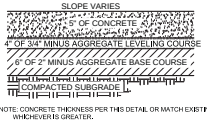
TRANISTION SECTION
ISOMETRIC VIEW

ZERO REVEAL CURB & GUTTER
3 / C2 TYPICAL CURB TRANSITION DETAIL
N.T.S.



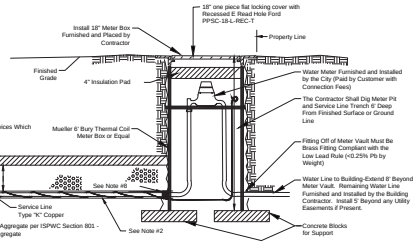
NOTE: ASPHALT THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

4 / C2 TYPICAL ASPHALT SECTION
N.T.S.



NOTE: CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

5 / C2 TYPICAL CONCRETE SECTION
N.T.S.

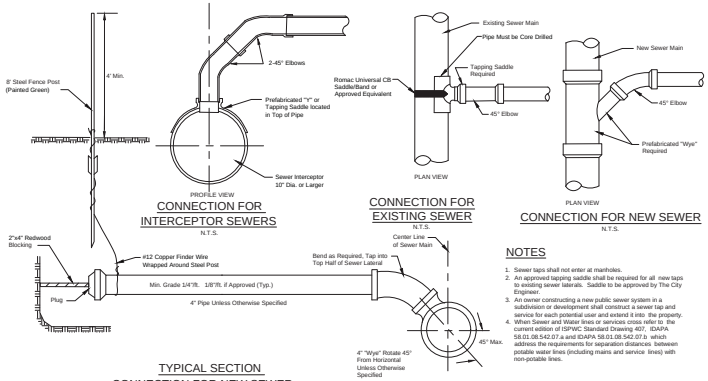


TYPICAL WATER SERVICE AND METER CONNECTION
N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. Meter vaults shall be Mueller 250CS2127FBBSN or Ford PFCBH-388-18-72-FP-NL.
4. Service Line shall be 3/4" diameter Type K copper unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with PASCO 10ml PVC #9052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper. Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

6 / C2 CITY OF HAILEY RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)
N.T.S.



CONNECTION FOR INTERCEPTOR SEWERS
N.T.S.

CONNECTION FOR EXISTING SEWER
N.T.S.

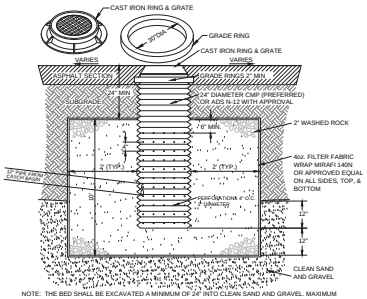
CONNECTION FOR NEW SEWER
N.T.S.

TYPICAL SECTION
CONNECTION FOR NEW SEWER
N.T.S.

NOTES

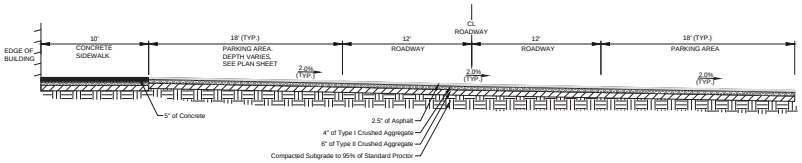
1. Sewer taps shall not enter at manholes.
2. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service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

7 / C2 CITY OF HAILEY SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)
N.T.S.



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

8 / C2 DRYWELL DETAIL (6'X6')
N.T.S.



9 / C2 TYPICAL ROAD SECTION
N.T.S.

A DETAIL SHEET FOR
AMENDED WOODSIDE SUBD. NO. 25
LOCATED WITHIN SECTION 15, T 2 N., R 18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR TANNER CONSTRUCTION

PROJECT REF: 0844.02.07N
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SKS/SFRM DESIGNED BY
FRM DRAWN BY
SKS CHECKED BY

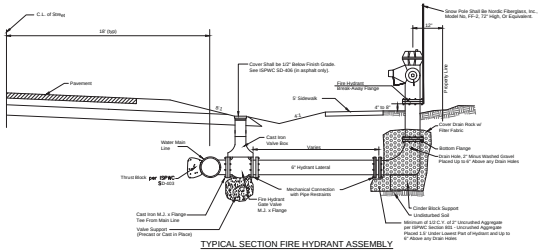
REUSE OF DRAWINGS
These drawings, or any portion thereof, may not be used for other projects or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
13847 W. Chinden Blvd.
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4402 fax
email: galena@galena-engineering.com

REVISIONS

NO.	DATE	BY	
1	3/20/20	SKS	ISSUE FOR REVISED DESIGN REVIEW

C2



TYPICAL SECTION FIRE HYDRANT ASSEMBLY
RESIDENTIAL STREET OPTION 2
N.T.S.

NOTES:

1. Hydrants shall have a 6' foot bury.
2. Hydrants shall be 5 1/4" Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
   - Meet AWWA C502 "Dry Barrel Fire Hydrants Design"
   - 1 ea. 4-1/2" NST threaded nozzles
   - 250 PSI rated
   - Dry Barrel type 6" barrel
   - UL Listed
   - Red in color
   - Main valve size 5-1/4"
3. Mechanical Restraints shall be used. Restraints shall be Romac Industries RomaGrip or approved equivalent. No lug type restraints are allowed on the hydrant or the main.
4. City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and at a minimum spacing of 500 feet in residential zones and 450 feet in business and industrial zones. No obstructions shall be placed within 3 feet of the back and 15 feet of the sides and front of Fire Hydrants.
5. Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seat, waterous series or approved equal).
6. Hydrants shall be Type 2 per Idaho Standard Specifications.
7. Hydrant bury line shall be 3/4" or equal to above centerline or 4" to 8" above finished grade as approved.
8. Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant. The Dow Board shall extend from auxiliary gate valve to the hydrant.

HYDRANT VEHICULAR PROTECTION

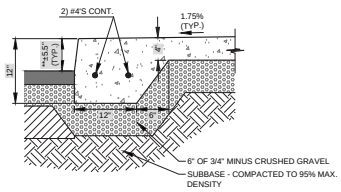
Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

When they are installed, they shall be:

- Constructed of steel not less than (4) inches in diameter and concrete filled.
- Spaced not more than four (4) feet between posts on center.
- Set not less than three (3) feet deep in a concrete footing not less than (15) inches in diameter.
- Set not less than three (3) feet from the hydrant in all directions.
- The post shall be painted bright red, reflective markings are recommended.
- Located at least three feet from any portion of the hydrant and located so as not to create an obstruction to its use.

Idaho Code 49-660: Stopping, Standing or Parking is prohibited, except momentarily to pick up or discharge a passenger or passengers, within fifteen (15) feet of a fire hydrant.

1 / C3 CITY OF HAILEY FIRE HYDRANT DETAIL (18.14.010.B.2)
N.T.S.



** FACE REVEAL HEIGHT IS 4.75" TO 5.5" WHEREIN 5.5" IS TYPICAL.
REFER TO INDIVIDUAL GRADING DESIGNS FOR ACTUAL CURB REVEAL.

NOTES:

1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

2 / C3 THICKENED SIDEWALK EDGE
N.T.S.

A DETAIL SHEET FOR
AMENDED WOODSIDE SUBD. NO. 25
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR TANNER CONSTRUCTION

PROJECT REF: DM-1707K
C:\Users\Admin\Desktop\7333-Dwg\Construction\7333-Q1_Site.dwg 03/20/2020 11:18:59 AM

SKS/SFRM DESIGNED BY
FRM DRAWN BY
SKS CHECKED BY

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

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
(208) 788-4422 fax
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	3/20/20	SKS	ISSUE FOR REVISED DESIGN REVIEW

C3

SKYVIEW BUILDING 1

AN RML DESIGN PROJECT

03/03/2020

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER

PROFESSIONALS

DESIGNER

RML DESIGN

RANDALL M. LEWIS
1436 S. LEGEND HILLS DRIVE
SUITE #320
CLEARFIELD, UTAH, 84015
801-217-3727

ENGINEERS

PRICE ENGINEERING

KYLE PRICE
3677 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

CONTRACTOR

TANNER CONSTRUCTION

BRANT TANNER
PO BOX 353
HAILEY, IDAHO 83333
(208) 720-5476

BUILDING INFORMATION

OWNER

TANNER CONSTRUCTION

ADDRESS

LOT # 1
WOODSIDE SUBDIVISION #25, BLOCK 86
HAILEY, IDAHO

SQUARE FOOTAGE UNITS 1, 4		SQUARE FOOTAGE UNITS 2, 3	
UPPER LEVEL	652 SQ. FT.	UPPER LEVEL	528 SQ. FT.
MAIN LEVEL	672 SQ. FT.	MAIN LEVEL	512 SQ. FT.
TOTAL	1324 SQ. FT.	TOTAL	1040 SQ. FT.
LOWER LEVEL	N/A	LOWER LEVEL	N/A
BONUS ROOM	N/A	BONUS ROOM	N/A
GARAGE	N/A	GARAGE	N/A

DRAWING INDEX

A0.1 COVER SHEET
A0.2 GENERAL NOTES
A0.3 GENERAL NOTES
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A2.3 ELEVATIONS
A2.4 ELEVATIONS
A3.1 MAIN FLOOR PLAN
A3.2 MAIN FLOOR WALL FRAMING PLAN
A3.3 SECOND FLOOR PLAN
A3.4 SECOND FLOOR FRAMING PLAN
A4.1 HOUSE SECTION
A4.2 SECTIONS & DETAILS
A4.3 SECTIONS & DETAILS
A4.4 SECTIONS & DETAILS
A4.5 SECTIONS & DETAILS
S1.1 FOOTING / FOUNDATION PLAN
S1.2 SECOND FLOOR FRAMING PLAN
S1.3 ROOF FRAMING PLAN
S2.1 STRUCTURAL DETAILS
S2.2 STRUCTURAL DETAILS
S3.3 STRUCTURAL DETAILS

RML DESIGN

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

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PROJECT NAME:
SKYVIEW BUILDING 1

LOCATION INFO:
LOT #
1
SUBDIVISION
WOODSIDE SUB. #25, BLOCK 86
CITY
HAILEY
STATE
IDAHO

CLIENT NAME:
TANNER CONSTRUCTION

PLAN NAME:
4-PLEX

ORIGINAL RELEASE:
NOVEMBER 19, 2019

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-SUNVAL-M-4PLEX-S-19-B

COVER

A0 | 1

LIGHT AND VENTILATION NOTES

1. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

2. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH IRC.

3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION ONE ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" (762MM) ABOVE THE FLOOR LEVEL.

4. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN THREE SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.

5. THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (24 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (10 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

7. AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRWAY SECTION.

8. WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT.

GLASS & GLAZING NOTES

1. 1. SAFETY GLASS (TEMPERED) SHALL BE USED IN ALL HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   3.1 EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET (0.836M^2).
   3.2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   3.3 TOP EDGE MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   3.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.

3. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

4. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND TO ALL PANES IN MULTIPLE GLAZING.

5. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

6. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

FOUNDATION DRAINAGE NOTES

1. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILE, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR THE PERFORATION ON COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

   A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM.

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM)

PLUMBING NOTES

1. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. INSTALLATION OF DIRECT-VENT WATER HEATERS WITHIN AN ENCLOSURE IS NOT REQUIRED.

2. WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A PAN. THE WATER SUPPLY HAVING A MATERIAL THICKNESS OF .0236" (.6096MM)(NO. 24 GAGE) OR STEEL PANS PROVIDED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

3. NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.

4. WATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.

5. PLUMBING VENTS SHALL TERMINATE AT LEAST 3 FEET ABOVE, 10 FEET AWAY FROM, OR 4 FEET BELOW ANY OPENABLE WINDOW, DOOR, OR AIR INTAKE OPENINGS.

6. IN SEISMIC DESIGN CATEGORIES D0, D1, D2, AND TOWNHOUSES
   IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 4" CLEARANCE ABOVE CONTROLS FOR LOWER STRAP

7. BACKFLOW PREVENTERS SHALL NOT BE LOCATED IN AREAS SUBJECT TO FREEZING EXCEPT WHERE THEY CAN BE REMOVED BY MEANS OF UNIONS, OR ARE PROTECTED BY HEAT, INSULATION, OR BOTH.

8. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN ALL AREAS SUBJECT TO FREEZING, EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND EXTERIOR WALLS. WATER SERVICE PIPES SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BELOW THE FROST LINE.

9. CONCEALED SLIP JOINT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINIMUM DIMENSION OF 12 INCHES. THE ACCESS PANEL IS NOT REQUIRED WHEN THE JOINTS ARE MADE BY SCREWING, SOLDERING, OR SOLVENT CEMENTING TO MAKE A SOLID CONNECTION.

10. IN LOCALITIES HAVING A WINTER DESIGN TEMPERATURE OF 32°F (0°C) OR LOWER AS SHOWN IN TABLE R301.2(1) OF THIS CODE, A WATER, SOIL, OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT IT FROM FREEZING BY INSULATION OR HEAT OR BOTH. WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12 INCHES (305 MM) DEEP AND NOT LESS THAN 6 INCHES (152 MM) BELOW THE FROST LINE.

11. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

12. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL.

13. ALL SHOWER DOOR OPENINGS SHALL HAVE A MINIMUM OF 22" CLEAR AND UNOBSTRUCTED FINISHED WITDH WITH THE DOOR OPEN.

PLUMBING NOTES CONT...

14. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAULKING.

15. VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV AERIALS, OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER.

16. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125.1. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

17. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH IRC.

18. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH IRC.

19. FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THE PRESSURE ON THE DOWNSTREAM SIDE OF A PRESSURE-REDUCING VALVE EXCEEDS THE PRESSURE-REDUCING VALVE SETTING.

20. WHERE A BACKFLOW PREVENTION DEVICE, CHECK VALVE, OR OTHER DEVICE IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED.

21. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKERS (FMRCB) AND FIBER-MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 INCHES (51 MM) AND NOT MORE THAN 4 INCHES (102 MM). TRAPS FOR FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER OR SHALL BE OF THE DEEP SEAL DESIGN. TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL.

23. SILLCOCKS, HOSE BIBBS, WALL HYDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER, OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

24. FIXTURE VALVES, WHEN INSTALLED, SHALL BE LOCATED EITHER AT THE FIXTURE OR AT THE MANIFOLD. IF VALVES ARE INSTALLED AT THE MANIFOLD, THEY SHALL BE LABELED INDICATING THE FIXTURE SERVICED.

25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RISERS AND BRANCHES SHALL BE PROVIDED WITH ACCESS. AN INDIVIDUAL SHUTOFF VALVE SHALL BE REQUIRED ON THE FIXTURE SUPPLY PIPE TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS.

26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" UNLESS REQUIRED IS LOCATED MORE THAN TWO FEET FROM ACCESS OPENING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN TWO FEET FROM ACCESS OPENING

27. COPPER TYPE PIPE IS REQUIRED FOR WATER SERVICE

28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES

29. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER TO THE PUBLIC SEWER SHALLNOT DISCHARGE THROUGH A BACKWATER VALVE

30. INSTALL NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS.

31. MAXIMUM FLOW RATES ARE AS FOLLOWS

LAVATORY FAUCETS - 2.2 GPM AT 60 PSI	
SHOWER HEAD - 2.5 GPM AT 60 PSI	
SINK - 2.2 GPM AT 60 PSI	
TOILET - 1.6 GALLONS PER FLUSH	

32. A SHOWER PAN IS TO BE PROVIDED.
33. INTERIOR WATER AND GAS PIPING IS TO BE BONDED AS PER IRC R360/36 AND R360/37

GARAGE FRAMING NOTES

1. THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERENCES THE FINISHED MAIN FLOOR AND NOT THE LITERAL HEIGHT OF THE WALL FROM THE FOUNDATION WALL OF THE GARAGE. THE LITERAL WALL WOULD BE TYPICALLY TALLER THAN THE HEIGHT NOTED.

   IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT THE TOP OF THE GARAGE WALL IS CONTINUOUS WITH THE TOP OF THE WALL OF THE PORTION OF THE HOUSE CLOSEST TO THE GARAGE.

   THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

ELECTRICAL NOTES

1. UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 3 INCH RIGID RISER WITH 3 INCH RIGID ELBOW ATTACHED TO 3 INCH PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM OF 18 INCHES DEEP.

2. OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 3 INCH RIGID STEEL ELECTRICAL CONDUIT AT CLEARANCES.

3. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRically CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

4. ALL BATHROOM RECEPTICLES ARE GFCI PROTECTED.

5. AFCI PROTECT ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN BEDROOMS, KITCHENS, AND LAUNDRY AREAS. THIS INCLUDES INDIVIDUAL BRANCH (MOTOR) CIRCUITS.

6. ALL 125 VOLT, SINGLE PHASE, 15- 4 20- AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOM RECEPTACLES, GARAGE AND ACCESSORY BUILDING RECEPTACLES, OUTDOOR RECEPTACLES, CRAWL SPACE RECEPTACLES, UNFINISHED BASEMENT RECEPTACLES, KITCHEN RECEPTACLES, AND LAUNDRY, UTILITY, AND BAR SINK RECEPTACLES.

7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE EACH SLEEPING ROOM, OUTSIDE THE SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH MULTIPLE LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

8. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

9. UTAH STATE AMENDMENT REQUIRES CARBON MONOXIDE DETECTORS ON EACH HABITABLE LEVEL OF DWELLING EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE DETECTORS ARE TO BE COMBINATION UNITS WIRED IN SERIES W/ SMOKE DETECTORS. THEY WILL BE HARD WIRED WITH BATTERY BACK UP.
STATE AMENDMENT

10. ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE.

11. A CLEAR WORK AREA AT LEAST 36 INCHES DEEP 4 30 INCHES WIDE SHALL EXIST IN FRONT OF THE POWER PANEL.

12. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.

13. WALL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL

14. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3703.2 SHALL SERVE ALL INDOOR AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3902.2 AND E3902.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES.

   IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS E3902.1 AND E3902.3, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN SECTION E3903.2, EXCEPTION 1 SHALL BE PERMITTED.

   THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED AT 15 AMPERES OR GREATER.

   THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3903.3 SHALL SERVE NO OTHER OUTLETS

   INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT

15. ENSURE SMOKE AND CARBON MONOXIDE DETECTORS RECIEVE POWER FROM A BEDROOM CIRCUIT.

16. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL-MOUNTED OFFICE INCHES (305 MM) OR LESS. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM) MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

   RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E3901.4.)

ELECTRICAL NOTES CONT...

17. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH 18.0 AND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER.

18. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO IRC, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

   RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR THE PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULAR COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES (457 MM) ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET, RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE.

19. CORD-CONNECTED LUMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACK, PENDANTS, AND CEILING-SUSPENDED (PADDLE) FANS SHALL NOT HAVE ANY PARTS LOCATED WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRES WITHIN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

20. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS.

21. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN THE INTERIOR OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES.

22. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME PLACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED

23. ALL LIGHTING OVER TUBS OR SHOWERS MUST BE SUITABLE FOR WET OR DAMP LOCATIONS.

24. CLOSET LIGHTING IS TO COMPLY WITH IRC E4089.12

25. CEILING FAN BOXES SHALL BE LISTED FOR THIS PURPOSE PER E3909.8

26. THE LAUNDRY AREA REQUIRES A DEDICATED 20 AMP GFI PROTECTED RECEPTACLE CIRCUIT WITH ITS RESET IN A READILY ACCESSIBLE LOCATION.

27. ENSURE ALL 15 4 20 AMP RECEPTACLES ARE TAMPER RESISTANT.

28. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

29. A MINIMUM OF ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS IN THE LAUNDRY AREA.

30. CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

MECHANICAL NOTES

1. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHODS SPECIFIED IN IRC.

   THE MAXIMUM LENGTH OF OF THE EXHAUST DUCT SHALL BE 35 FT (10668 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTER TERMINAL WHERE FITTINGS ARE USED. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH IRC.

   THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED

MECHANICAL NOTES CONT...

11. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENINGS SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (7.34 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

12.A CLOSED VESSEL IN WHICH WATER IS HEATED BY THE COMBUSTION OF FUELS OR ELECTRICITY AND IS WITHDRAWN FOR USE EXTERNALLY TO THE SYSTEM AT PRESSURES NOT EXCEEDING 160 PSIG (1100 KPA (GAGE)) INCLUDING THE APPARATUS BY WHICH HEAT IS GENERATED AND ALL CONTROLS AND DEVICES NECESSARY TO PREVENT WATER TEMPERATURES FROM EXCEEDING 210 DEGREES FAHRENHEIT (99 DEGREES CELSIUS).
UTAH STATE AMENDEMENT R2102

13. INSURE THAT THE GAS LOGS AND EACH GAS APPLIANCE SHALL HAVE A SHUT OFF VALVE WITHIN 6 FEET OF THE APPLIANCE

14. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

15. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

16. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 45°F (8°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

17. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOSAL CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE.

18. IN ADDITION TO THE REQUIREMENTS OF SECTION M1413, A SECONDARY DRAIN OR AUXILLARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN VERTICAL IN 12 UNITS HORIZONTAL (1 PERCENT SLOPE). DRAIN PIPING SHALL BE A MINIMUM OF 1 INCH (19 MM) NOMINAL PIPE SIZE.

19. PROVIDE 100 SQUARE INCHES OF MAKE UP AIR FOR CLOTHES DRYERS LOCATED WITHIN CLOSETS OR COMPARTMENTS.

20. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. THE CERTIFICATE SHALL ALSO LIST EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

21. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (19 CUBIC METERS PER SECOND) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

22. ALL DUCTWORK MUST BE INSULATED AND/OR SEALED

23. DUCT TESTING IS TO BE PERFORMED IN ACCORDANCE WITH IRC N1103.3

24. GAS-FILED WATER HEATERS MUST COMPLY WITH UTAH CODE 19-A-6-120 FOR NITROGEN OXIDE EMISSION LIMITS

EXCAVATION FOUNDATION NOTES

1. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

2. ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING.

3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER

4. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE.

4.1. EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FOST BY ONE OF MORE OF THE FOLLOWING METHODS

4.1.1. EXTENDED BELOW THE FROST LINE SPECIFIED BY THE LOCAL JURISDICTION.
4.1.2. CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3
4.1.3. CONSTRUCTIONS IN ACCORDANCE WITH ASCE 32; OR
4.1.4. ERECTED ON SOLID ROCK.

5. FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS

6. A MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA

7. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, AT LEAST A 4 INCH IN DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRAINAGE OF SURFACE WATER.

8. THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL

9. PROVIDE A VAPOR RETARDER 6 MIL PLY-ETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER UN-HEATED BUILDINGS.

10. SHOW COMPACTION ON ALL BACKFILLED AREAS. ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL

11. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
- BITUMINOUS COATING
- 3 POUNDS PER SQUARE YARD (1.63 KG/M2) OF ACRYLIC MODIFIED CEMENT,
- 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887
- ANY MATERIAL PERMITTED FOR WATERPROOFING IN
- OTHER APPROVED METHODS OR MATERIALS

PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.

12. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL, AND 8 INCHES (203 MM) FOR EARTH.

13. A 4 INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2 INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE.

14. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (41 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.
15. DIRT CANT BE PLACED OVER THE SIDEWALK OR GUTTER. IF THAT NEEDS TO BE DONE FIND OTHER MEASURES TO ACCOMPLISH WHAT YOU NEED.

HOME THEATRE NOTE

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM)(7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (64.6 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

FLASHING NOTES

1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1.1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
1.2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
1.3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
1.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
1.5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR WITH FRAME OR WOOD-FRAME CONSTRUCTION.
1.6. AT WALL AND ROOF INTERSECTIONS.
1.7. AT BUILT-IN GUTTERS.

2. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS
3. SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD.

EGRESS & EXIT NOTES

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 (2.08 PERCENT) TO 12 UNITS HORIZONTAL (2-PERCENT).

WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE STAIRWAY.

THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7-3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.

THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R311.4(A) SHALL NOT BE MORE THAN 7-3/4 INCHES (196 MM) LOWER THAN THE TOP OF THE THRESHOLD.

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

2. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.
- THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT.
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- THE EMERGENCY AND ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.

3. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

4. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY APPIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY-OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH IRC. LADDERS OR RUNGS SHALL HAVE AND INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL.

5. HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED WIDTH.

6. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
7. ALL EXTERIOR DOORS LANDINGS SHALL NOT BE MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

OCCUPANCY SEPARATION NOTES

1. THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.

2. PROVIDE 5/8 INCH TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE

3. IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.

4. A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND THE U OCCUPANCIES.

5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS.

6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION, APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE.

7. THE ATTIC ACCESS IN THE GARAGE MUST ALSO MEET THE SAME FIRE RATING OF 5/8" TYPE X GYPSUM

8. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.

9. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.2, WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE SON INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
9.1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND FLOOR-CEILINGS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE AVERAGE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED AS FOLLOWS.
9.1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES EXCEPT AT WALLS OR PARTITIONS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS,
9.1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION.
9.1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R602.8.1
9.1.4. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR
9.1.5. BY OTHER LISTED MATERIALS AND METHODS

10. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
11. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILINGS ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" (12.7 MM) GYPSUM BOARD OR EQUIVALENT.

INSULATION NOTES

1. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ. FT. (28 SQ. M.) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" (25 MM) HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.
2. ALL RECESSED LUMINAIRES (CAN LIGHTS) SHALL BE SEALED TO LIMIT AIR LEAKAGE.
3. THE AIR BARRIER SHALL BE VERIFIED WITH BUILDING TESTING (BLOWER DOOR TEST).
4. THE ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACE (ATTIC) SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
5. RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.3 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC.

CRAWL SPACES

1. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.09293 METERS SQUARE) FOR EACH 150 SQUARE FEET (14 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.09 929 METERS SQUARE) FOR EACH 1500 SQUARE FEET (140 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.

2. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" BY 24" (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" BY 24" (407 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

FIRE SAFETY NOTES

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (13MM) GYPSUM BOARD

2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

3. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED IN SERIES SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.

4. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.

5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
a. VERTICALLY AT THE CEILING AND FLOOR LEVELS
b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH IRC.
e. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
f. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
g. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

EXTERIOR FINISH NOTES

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

BATHROOM NOTES

1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR

WINDOW NOTES

1. ALL U-FACTORS SHALL BE DETERMINED BY TESTING IN ACCORDANCE WITH NFRC 100 AND LABELED AS SUCH BY THE MANUFACTURER, PER IRC.
2. ENSURE WINDOWS HAVE A U-FACTOR OF .32 OR LOWER.

A GENERAL NOTES
SCALE: NTS

D E S I G N
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CLEARFIELD, UTAH 84015
801. 217. 3727

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TANNER CONSTRUCTION

PLAN NAME:
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ORIGINAL RELEASE:
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GENERAL NOTES

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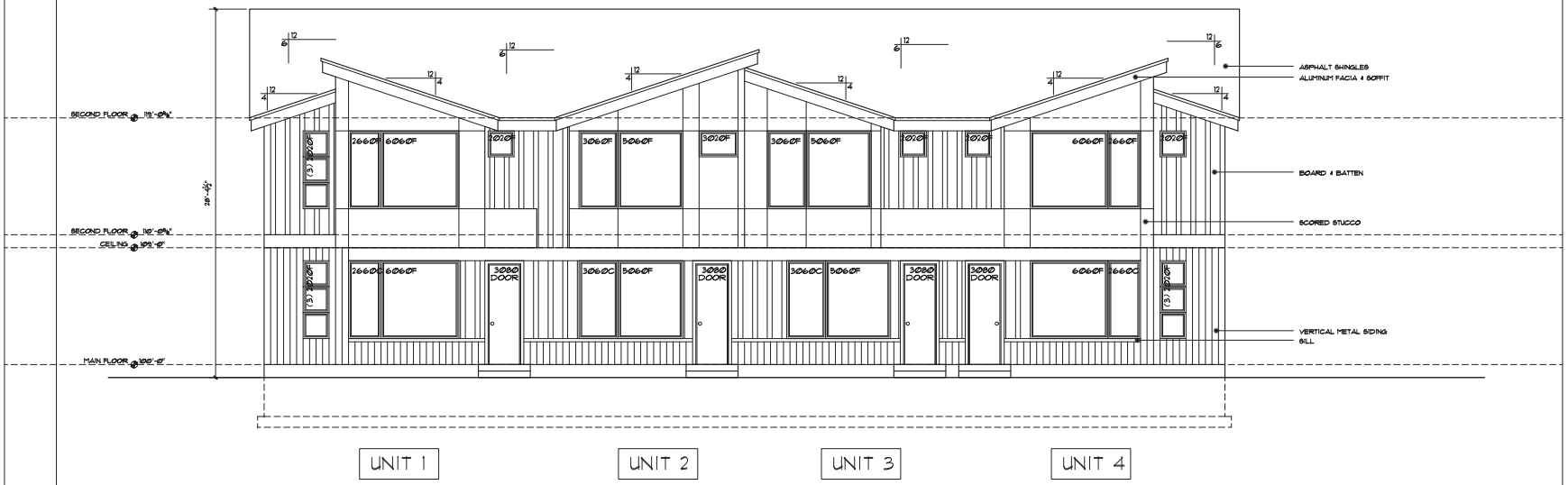

A FRONT ELEVATION

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

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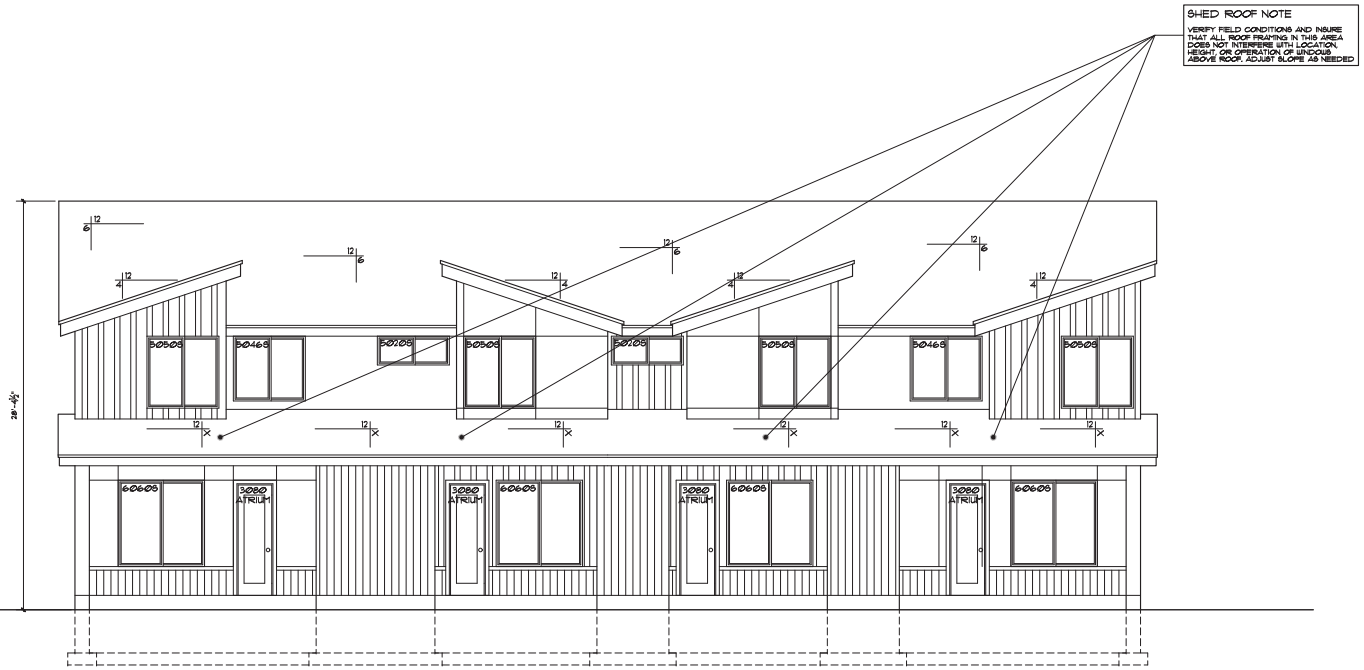
FRONT
REAR
ELEVATIONS

A2 | 1



A REAR ELEVATION

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

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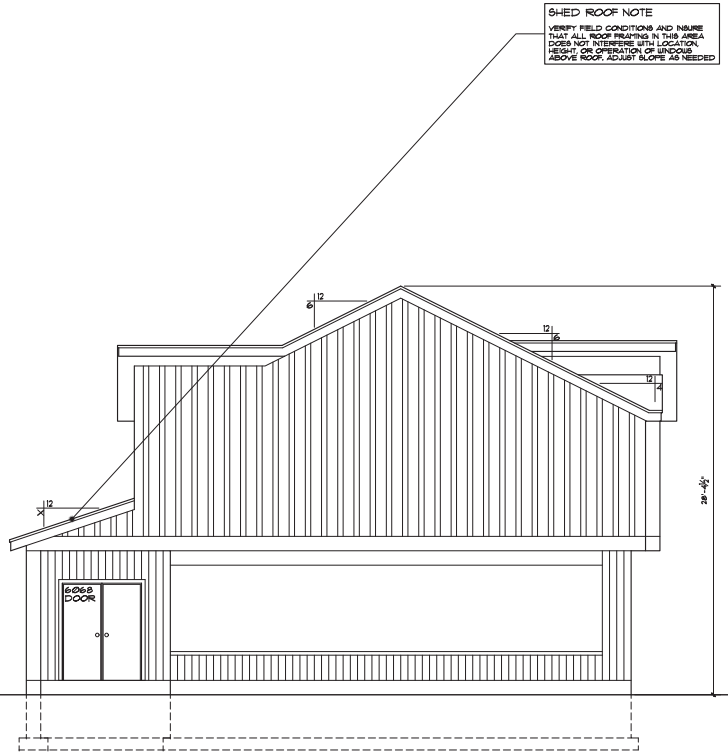
REAR ELEVATION

A2 | 2



A LEFT SIDE ELEVATION

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

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LEFT ELEVATION

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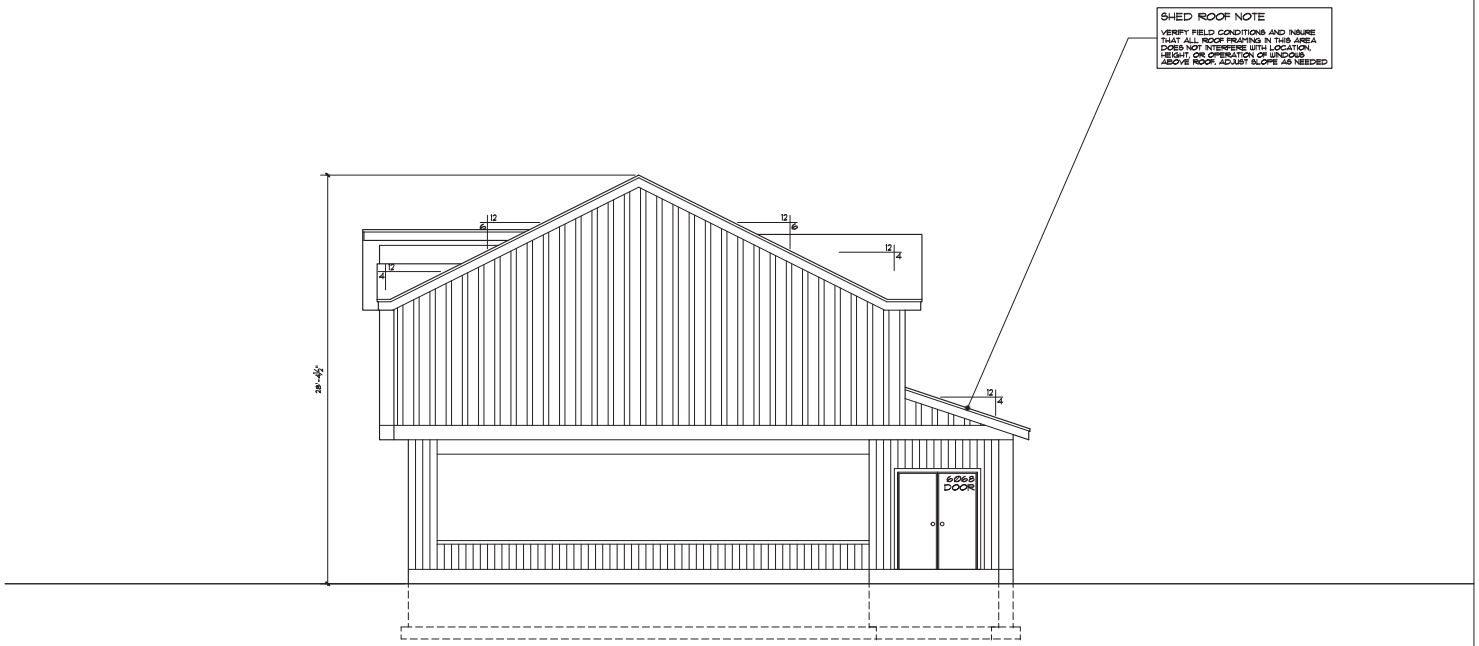

A RIGHT SIDE ELEVATION

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

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RIGHT ELEVATION

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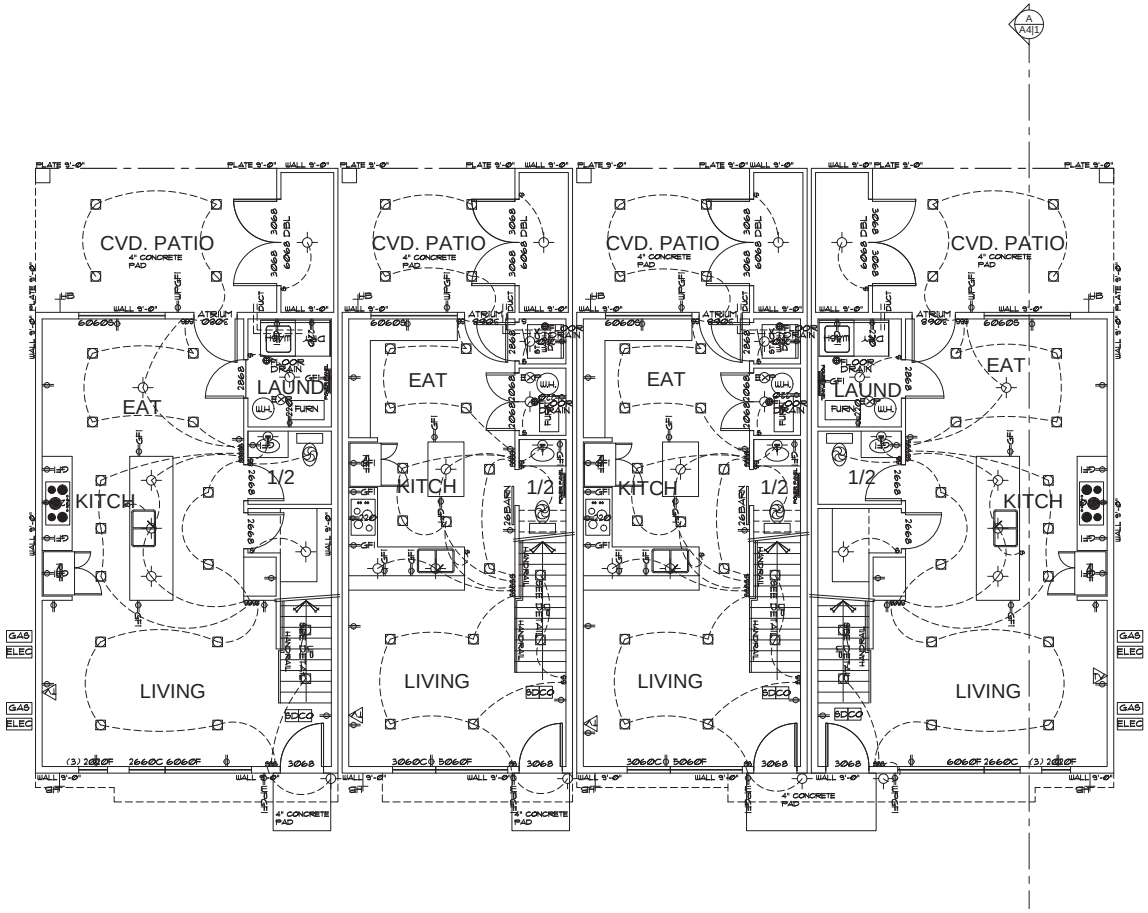

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A.F.F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
PULL	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
220	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED.

KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

A MAIN FLOOR PLAN

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

RML DESIGN

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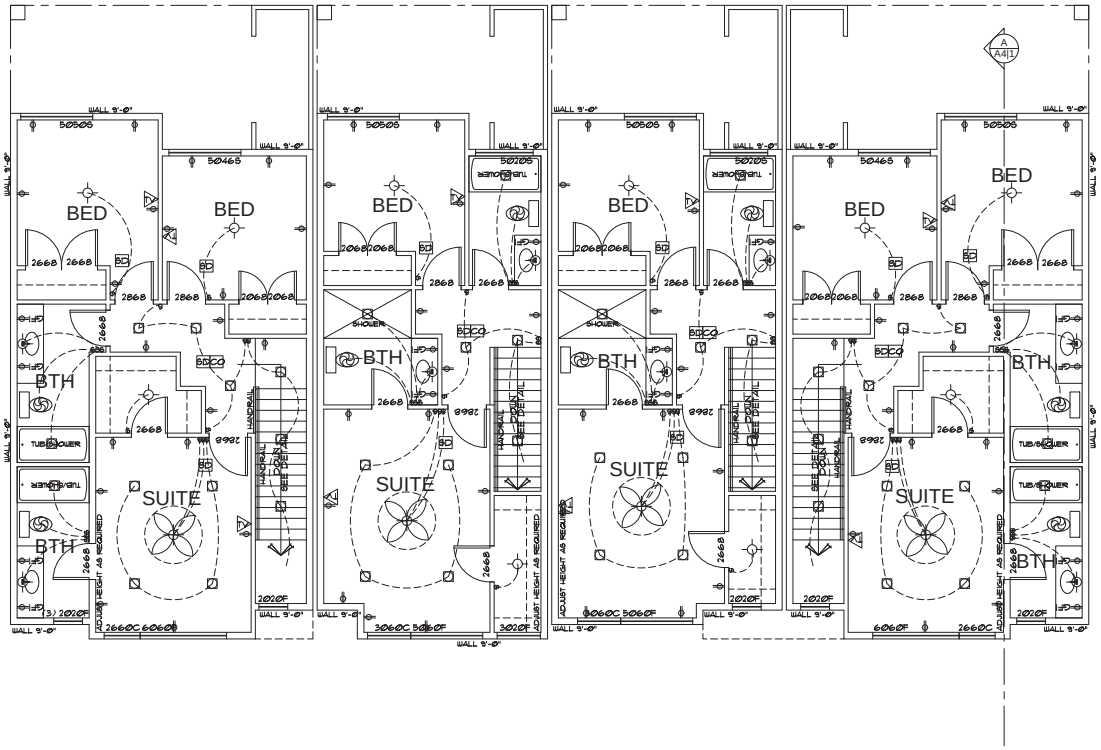
MAIN FLOOR PLAN

A3 | 1



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	WALL MOUNTED INCANDESCENT
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	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
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CO	CARBON MONOXIDE DETECTOR
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220	220 VOLT OUTLET
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KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

UPPER FLOOR PLAN

A

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

rml DESIGN

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION.

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PROJECT NAME:
SKYVIEW BUILDING 1

LOCATION INFO:
LOT # 1
SUBDIVISION WOODSIDE SUB. #25, BLOCK 86
CITY HAILEY
STATE IDAHO

CLIENT NAME:
TANNER CONSTRUCTION

PLAN NAME:
4-PLEX

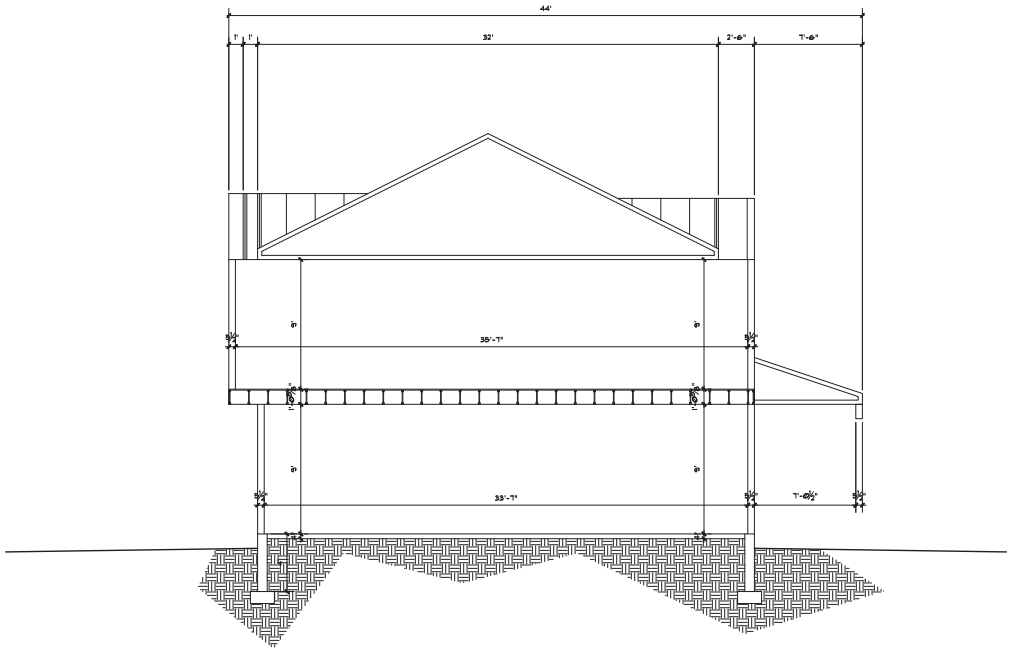
ORIGINAL RELEASE:
NOVEMBER 19, 2019

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-SUNVAL-M-4PLEX-9-19-AE

UPPER FLOOR PLAN

A3 | 3



A

HOUSE SECTION 1

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

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
SKYVIEW BUILDING 1

LOCATION INFO:
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IDAHO

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NOVEMBER 19, 2019

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

TANNER-SUNVAL-M-4PLEX-S-19-B

HOUSE SECTIONS

A4 | 1

PLANT IMAGES

'AUTUMN BLAZE' MAPLE

RUSIAN HAWTHORN

KENTUCKY COFFEE TREE

'PERFECT PURPLE' CRAB.

'IVORY SILK' TREE LILAC

'ROSTRATA' MUGO PINE

CORKBARK FIR

'KARL FOERSTER' GRASS

'GRO-LOW' SUAC

'GOLDTAU HAIR GRASS

'BLAZE' PRAIRE GRASS

'NORTHWIND' GRASS

PLANT SCHEDULE

Qty	Latin Name	Common Name	Size	Comments
TREES				
15	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3 1/2" CAL.	
5	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8-10' MULTI-STEM	
6	GYMNOCIADUS DIOICA	KENTUCKY COFFEE TREE	3" CAL.	
4	MALUS 'PERFECT PURPLE'	PERFECT PURPLE CRABAPPLE	2" CAL.	
5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAP. TREE LILAC	2" CAL.	
CONIFERS				
9	ABIES LASIOCARPA ARIZONICA	CORKBARK FIR	10-12' B&B	
6	PINUS MUGO 'ROSTRATA'	ROSTRATA MUGO PINE	7-8' B&B	
SHRUBS				
43	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	
GRASSES				
78	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	1 GAL.	
18	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.	
119	DESCHAMPSIA CAESPITOSA 'GOLDTAU'	GOLDTAU HAIR GRASS	1 GAL.	
47	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	
27	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE PRAIRIE GRASS	1 GAL.	

TURF GRASS

(52,339 SF) TOTAL LAWN AREA

SEED MIX - 'XERILAWN)

DATE	3.3.2020
REVISED	
PROJECT #	GSD 313.20
SCALE	1" = 20'

All ideas & designs appearing herein shall not be duplicated or otherwise used without the written consent of gardenspace design

WOODSIDE SUBD. NO.25

15, T.2N., R.18 E., B.M. HAILEY, IDAHO

CONCEPT PLANTING PLAN

Preliminary not for construction

PAGE 1 OF 2

garden space design
101 EAST BULLION ST, SUITE 3J
HAILEY, IDAHO
208.726.7210
gardenspacedesigns.com

LC - 1.0

GENERAL NOTES:

1 ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO START OF CONSTRUCTION.

2 CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.

3 INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS AND ARE BASED ON BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE LANDSCAPE DESIGNER OF DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN INTENT PRIOR TO PROCEEDING WITH WORK.

4 CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVAL AS REQUIRED AND COMPLY WITH RULES AND REGULATION OF JURISDICTION GOVERNING THE WORK.

5 THE HOME OWNER AND DESIGNER/CONSULTANT SHALL BE HELD HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR(S), AGENT(S), EMPLOYEE(S), OR SUBCONTRACTOR(S).

6 LANDSCAPE DESIGNER IS HELD HARMLESS FOR LANDSCAPE CONTRACTOR'S WORKMANSHIP.

7 EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS TO REPAIR SAID DAMAGE AT CONTRACTOR'S EXPENSE.

8 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANT MATERIALS WHICH ARE TO REMAIN ON SITE. CONTRACTOR SHALL INSTALL A MINIMUM OF 4' TALL TEMPORARY FENCE AT TREE OR SHRUB DRIP LINE AND AROUND EXISTING GARDEN AREAS.

9 ALL DETAILS OF CONSTRUCTION, NOT DEPICTED IN THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, WALLS, HARDSCAPE, SOIL PREPARATION, AND PLANTING ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.

10 CONTRACTOR TO VERIFY QUANTITIES OF ALL LANDSCAPE MATERIALS NEEDED FOR PROJECT.

11 THIS PLAN WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE DESIGNER.

PLANTING NOTES:

P-1 ALL PLANT MATERIALS SHALL BE TRUE TO NAME, SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE HOME OWNER OR LANDSCAPE DESIGNER IN WRITING.

P-2 PLANT LOCATIONS FOR NEW OR TRANSPLANTED TREES, SHRUBS AND PERENNIALS TO BE DETERMINED BY THE HOME OWNER OR LANDSCAPE DESIGNER. STAKE AND LABEL LOCATIONS OF INDIVIDUAL TREES AND SHRUBS, OUTLINE GARDEN BEDS OF MULTIPLE PLANTINGS.

P-3 VERIFY ALL EXISTING TREES, SHRUBS AND OTHER VEGETATION TO REMAIN IN PLACE. ANY TREES, SHRUBS OR OTHER VEGETATION TO BE REMOVED ENTIRELY OR RELOCATED ON-SITE MUST BE IDENTIFIED AND FLAGGED BY LANDSCAPE DESIGNER PRIOR TO REMOVAL OR TRANSPLANTING.

P-4 PRIOR TO PLANTING, CONTRACTOR SHALL AERATE ALL EXISTING SOILS. DECOMPACTION DEPTH SHALL BE EQUAL TO OR GREATER THAN MATURE ROOT DEPTH OF THE PLANTS TO BE INSTALLED.

P-5 ALL EXISTING SOILS THAT ARE TO BE USED FOR PLANTING WILL BE EVALUATED AND APPROPRIATELY AMENDED TO SUPPORT THE SPECIFIC PLANT NEEDS IN EACH SPECIFIED PLANTING AREA. GENERALLY, AMENDED SOILS SHOULD BE BLENDED: 50% BIOSOLIDS / 50% TOPSOIL.

P-6 ALL DECIDUOUS PLANT MATERIALS MOVED IN FULL-LEAF ARE REQUIRED TO BE COVERED WITH TARPS AND HANDLED APPROPRIATELY DURING TRANSPORTATION.

P-7 MAINTENANCE OF ALL PLANT MATERIALS STORED ON OR OFF SITE THROUGHOUT THE INSTALLATION PHASE IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

P-8 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIAL THROUGHOUT THE PROJECT.

P-9 PLANT MATERIAL OBSERVATION: DESIGNER MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT CONSTRUCTION SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. FURTHERMORE, DESIGNER RETAINS THE RIGHT TO OBSERVE TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.

P-10 GARDEN BED: FINISHED GRADE OF TOPSOIL SHALL BE APPROXIMATELY 3 1/2" BELOW ADJOINING PAVED SURFACES ALLOWING FOR 3" OF MULCH TO BE PLACED ON TOP.

P-11 TREES AND SHRUBS: INDIVIDUALLY PLANTED TRESS AND SHRUBS SHALL BE TOP DRESSED WITH 3-4" MINIMUM OF COMPOSTED MULCH ON TOP OF ROOT BALL(S) AND EXCAVATION. DAMAGED BRANCHES SHALL BE PRUNED AND APPROXIMATELY 1/3 OF INNER GROWTH REMOVED USING PROPER HORTICULTURE PRUNING STANDARDS.

P-12 SOD AND SEEDED AREAS: SEE P-5 FOR GENERAL SOIL COMPOSITION. AREAS TO BE SODDED 1- 1.5" BELOW FINISHED ELEVATION.

IRRIGATION NOTES:

I-1 IRRIGATE ALL DISTURBED AREAS WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.

I-2 SPRAY AND DRIP ZONES TO BE DETERMINED ON SITE BY WATER FLOW AND PRESSURE, AS WELL AS VEGETATION REQUIREMENTS.

I-3 ALL TURF AREAS TO BE ZONED SEPARATE FROM NATURAL GRASS AREAS AND OTHER VEGETATION TYPES.

I-4 ALL FLOWER CONTAINERS OR PLANTER BOXES TO HAVE SEPARATE ZONES FOR DRIP IRRIGATION.

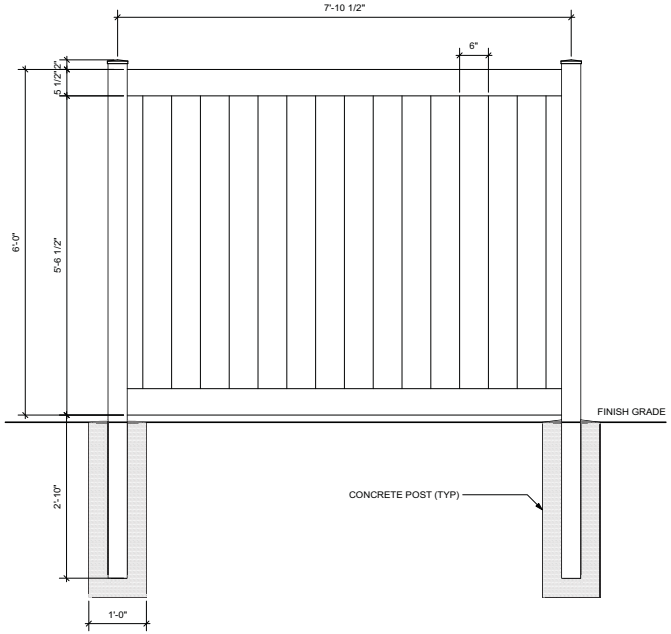
I-5 ANY EXISTING SITE IRRIGATION TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

I-6 ALL NEW GARDEN BEDS, TREES, AND SHRUBS TO BE DRIP IRRIGATED.

I-7 ON-SITE WEATHER MONITORING STATIONS CONNECTED TO AN AUTOMATED IRRIGATION CLOCK WITH AN EVAPOTRANSPIRATION MODULE TO BE USED FOR CONTROLLING ALL IRRIGATION ZONES.

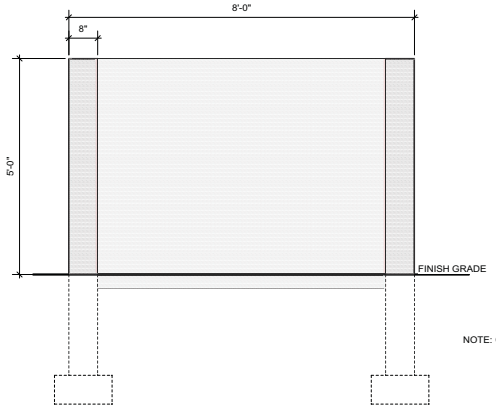
I-8 REFER TO IRRIGATION PLAN IF APPLICABLE.

SAMPLE IMAGE

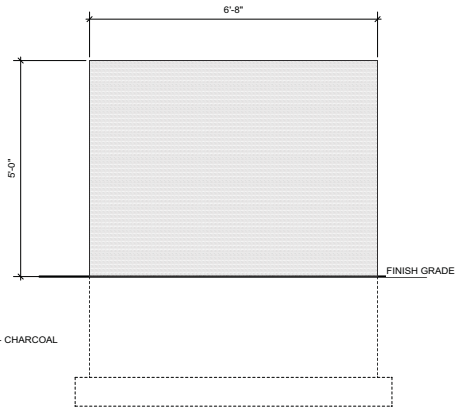


TONGNE & GROOVE VINYL PRIVACY FENCE (6' X 8')

SCALE : 1" =1'-0"



FRONT VIEW



SIDE VIEW

NOTE: CONCRETE COLOR - CHARCOAL

CONCRETE 'DUMPSTER' ENCLOSURE

SCALE : 3/4" =1'-0"

DATE	3.3.2020
REVISED	
PROJECT #	GSD 313.20

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SCALE '

WOODSIDE SUBD. NO.25

15, T.2N., R.18 E., B.M. HAILEY, IDAHO

DETAIL PAGE

Preliminary not for construction

PAGE 2 OF 2

garden space design

101 EAST BULLION ST, SUITE 2J
HAILEY, IDAHO

208.720.7210
gardenspacedesigns.com

LC - 2.0

BOARD+BATTEN
Todd Tanner

Project:

Fixture Type:

Location:

Contact:

CYLINDER

Wall mounted • Damp location listed

PROGRESS LED

Specifications:

P5642-20/30K

Description:

The P5642 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P8798-31 top cover lens for use in wet locations.

Construction:

Antique Bronze (-20) (powdercoat)
Die cast and extruded aluminum construction
metal shade
Flicker-free dimming to 10% brightness with most ELV type dimmers
(See Dimming Notes)
Back plate covers a standard 4" hexagonal recessed outlet box
Mounting strap for outlet box included
6" of wire supplied
Wet location listed when used with P8798 lens cover (sold separately)

Images:

Dimensions:

Width: 6"
Height: 18"
Depth: 8-7/8"
H/CTR: 8"

Performance:

Number of Modules	2
Input Power	29W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW (Down)	1262/44 (LM-79) per module
Lumens/LPW (Up)	1300/44 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cCSAus Damp location listed

Catalog number:

Base		Finish		Color Temp	CRI
P5642	-	**20** - Antique Bronze	/	**30K** - 3000K	**Blank**- 90 CRI

CYLINDER

Wall mounted • Damp location listed

PROGRESS LED

P5642-20/30K

Dimming Notes:

P5642 is designed to be compatible with many Electronic Low Voltage (ELV-Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls:

Electronic Low Voltage ELV Reverse Phase Controls

Lutron	Diva Series	(Part Number DVELV-300P)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Vierti Series	(Part Number VTELV-600)
Lutron		(Part Number MAELV-600)
Lutron		(Part Number SPELV-600)
Leviton		(Part Number AWRMG-EAW)
Leviton		(Part Number 6615-P)

Digital type dimmers are not recommended.

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

CYLINDER

wall mounted • Damp location listed

PROGRESS LED

Photometrics:

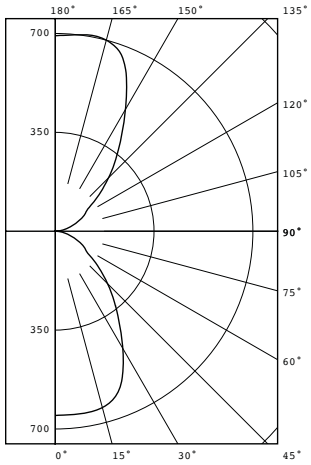
P5642-20/30K

ELECTRICAL DATA	P5642-20/30K
Input Voltage	120V
Input Frequency	60Hz
Input Current	0.11A
Input Power	29W
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC Title 47, Part 15, Class B
Operating Temperature	-30° C to 30° C
Dimming	Yes*

Over-voltage, over-current, short-circuit protected

*See Dimming Notes for more information

P5642-20/30K
LED Light Engine: 3000K 90 CRI
System Wattage: 58.0
Fixture delivered lumens: 2613
Fixture Efficacy: 44.2
Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	652
5	652
15	646
25	564
35	396
45	263
55	149
65	100
75	52
85	16
90	1
95	14
105	52
115	99
125	147
135	267
145	410
155	598
165	700
175	697
180	692

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	501	19.5%
0-40	750	29.2%
0-60	1091	42.5%
0-90	1262	49.2%
90-120	168	6.5%
90-130	306	11.9%
90-150	769	30.0%
90-180	1304	50.8%
0-180	2566	100.0%

COEFFICIENTS OF UTILIZATION
Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance									
	80%				70%		50%		30%	
	20% Effective Floor Cavity Reflectance									
	% Wall Reflectance									
	70	50	30	10	70	10	50	10	50	10
1	98	94	91	87	90	81	74	69	61	58
3	83	74	67	61	76	58	58	50	49	43
5	70	59	51	46	65	43	47	38	40	33
7	60	49	41	36	56	34	39	30	34	27
9	52	41	33	29	48	27	33	24	29	22

P5642-20/30K Test No. 16.00020

Test No. 16.00020
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Preliminary Plat- Quigley Townhomes

HEARING: April 6, 2020

Applicant: S.V. Flying Squirrels, LLC

Project: Quigley Townhomes

Request: Preliminary Plat

Location: Lot 1A and 2A of Quigley View Subdivision

Property Address: 631 E Croy Street

Size: .5 Acres

Zoning: Limited Residential 1 (LR 1)

Background

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

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

Procedural History

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

Notice

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

Standards of Evaluation for a Subdivision

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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	*The proposed Townhouse Subdivision is almost identical to the underlying condominium subdivision. The eight units each have one dedicated parking space, and the complex contains an additional 13 guest parking spaces. Common elements between the existing condo subdivision and the proposed townhouse subdivision include:* • *All elements of the built environment: roads, utilities, parking, buildings, Number of units and parking spaces dedicated to each unit.* *Changes include identification of limited common areas (parking stall for each unit and patio areas), now differentiated from common areas (drive aisles and guest parking areas).*

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.020**	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
			Staff Comments	*None of these standards apply, as there are no changes to City Streets.*
☐	☐	☒	**M.**	**Driveways:**
			Staff Comments	*No proposed driveways are shown. The project contains a parking access lane.*
☐	☐	☒	**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.**
			Staff Comments	*No proposed driveways are shown. The project contains a parking access lane.*
☒	☐	☐	**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.**

			Staff Comments	*The proposed parking access lane conforms with Fire Department requirements.*
☒	☐	☐	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The parking access lane serves as a Fire Lane.*

16.04.060: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.**
			Staff Comments	*Sidewalks were paid for in lieu in 2008.*

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Alleys:**
			Staff Comments	*An alley is shown on the plat to the rear of the property.*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*All utilities are in place and are underground.*
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*N/A*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A*
☒?	☐	☐	**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	*An alley exists, but has not historically been used to service this property. Plat notes mention the 5' side yard utility easement and the 10' easement centered on water and sewer lines. Staff requests that these be shown graphically on the plat. (Note that the 5' side yard easement would be needed on the east side only, as Croy Street is the front property line and the west side abuts an alley).*
☒	☐	☐		
			B.	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*See comments above.*
☐	☐	☒	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*Property does not border Big Wood River.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*Property does not border Big Wood River.*
☒?	☐	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*Some snow storage areas are shown, but calculations have not been provided.*

16.04.050: Blocks

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

			Comments	

16.04.060: Lots

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*There are no "lots" only Townhouse sublots. Therefore, these standards do not apply.*

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A*
☒	☐	☐	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **1. Provision of on-site or off-site street or intersection improvements.** **2. Provision of other off-site improvements.** **3. Dedications and/or public improvements on property frontages.** **4. Dedication or provision of parks or green space.** **5. Provision of public service facilities.** **6. Construction of flood control canals or devices.** **7. Provisions for ongoing maintenance.**
			Staff Comments	*No impacts are associated with the conversion of a Condominium Subdivision to a Townhouse Subdivision.*

☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A- all land owned by this applicant is included.*

16.04.080: Perimeter Walls, Gates and Berms

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

16.04.090: Cuts, Fills, Grading and Drainage

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*No cuts, fills, grading or new drainage is planned as this is only a plat conversion.*

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Flood Hazard Overlay District:**

			Staff Comments	*N/A*
☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*N/A*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Hillside Overlay District:**
			Staff Comments	*N/A*
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A*
☐	☐	☒	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A*

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.**
			Staff Comments	*These standards do not apply for a conversion from condominium to townhouse.*
			A. 1.	**Parks:**
☐	☐	☒	***Staff Comments***	*These standards do not apply for a conversion from condominium to townhouse.*

16.05: Improvements Required:

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to**

				construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	*No additional infrastructure is needed; all infrastructure is in place.*
☐	☐	☒	**A.**	**Plans Filed, Maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	*N/A*
☐	☐	☒	**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.**
			Staff Comments	*N/A*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☐	☐	☒	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the city engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.**
			Staff Comments	*None of these standards apply.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the city engineer for**

				review and approval. At the city engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	*All sewer connections exist.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the city engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the city engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*All water connections exist.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the city engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*No changes to on site drainage.*
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*All utilities are in place.*
16.05.070: Parks, Green Space				
☒?	☐	☐	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**

			Staff Comments	*See section 16.04.110*

16.05.080: Installation To Specifications; Inspections

☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*No inspections are needed- all improvements are in place.*

16.05.090: Completion; Inspections; Acceptance

☒	☐	☐	**A.**	**Installation of all infrastructure improvements must be completed by the developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the city engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*All infrastructure has been completed and accepted.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**
			Staff Comments	*N/A.*

16.05.100: As Built Plans and Specifications

☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*N/A.*

16.08: Townhouses:

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**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	*Association documents have been submitted. The party Wall agreement is imbedded in the CC & R's. The Building Official will inspect the separation between the condo units to ensure that a party wall is in place prior to the hearing.*
☐	☐	☒	**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	*N/A*
☐	☐	☒	**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	*Parking requirements are met, and exceeded.*
☐	☐	☒	**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	*N/A*
☐	☐	☒	**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)**
			Staff Comments	*N/A*
☐	☐	☒	**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)**
			Staff Comments	*N/A*
☐	☐	☒	**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)**
			Staff Comments	*N/A*
☐	☐	☒	**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)**

			Staff Comments	*N/A*
☐	☐	☒	**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).**
			Staff Comments	*N/A*

Summary and Suggested Conditions

The Commission shall review the subdivision application and continue the public hearing, approve, conditionally approve, or deny the application. If approved, the plat application will be forwarded to the Council.

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

a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, improvements shown on the submitted on the plat dated October 2, 2017.

b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 and 16.08 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions.

c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.

d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat.

e) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.

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

g) Any application development impact fees shall be paid prior to recording the final plat.

h) The 10' water, sewer easements and the 5' utility easement shall be shown graphically on the plat.

<u>Motion Language:</u>

Approval:

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

Denial:

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

Continuation:

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

N

A Vicinity Map Showing
Quigley View Townhomes
631 E. Croy St.
Hailey, Idaho

1 inch = 200 feet

ALPINE ENTERPRISES INC.

PO Box 2037
660 Bell Drive, Unit1
Ketchum, Idaho
208-727-1988

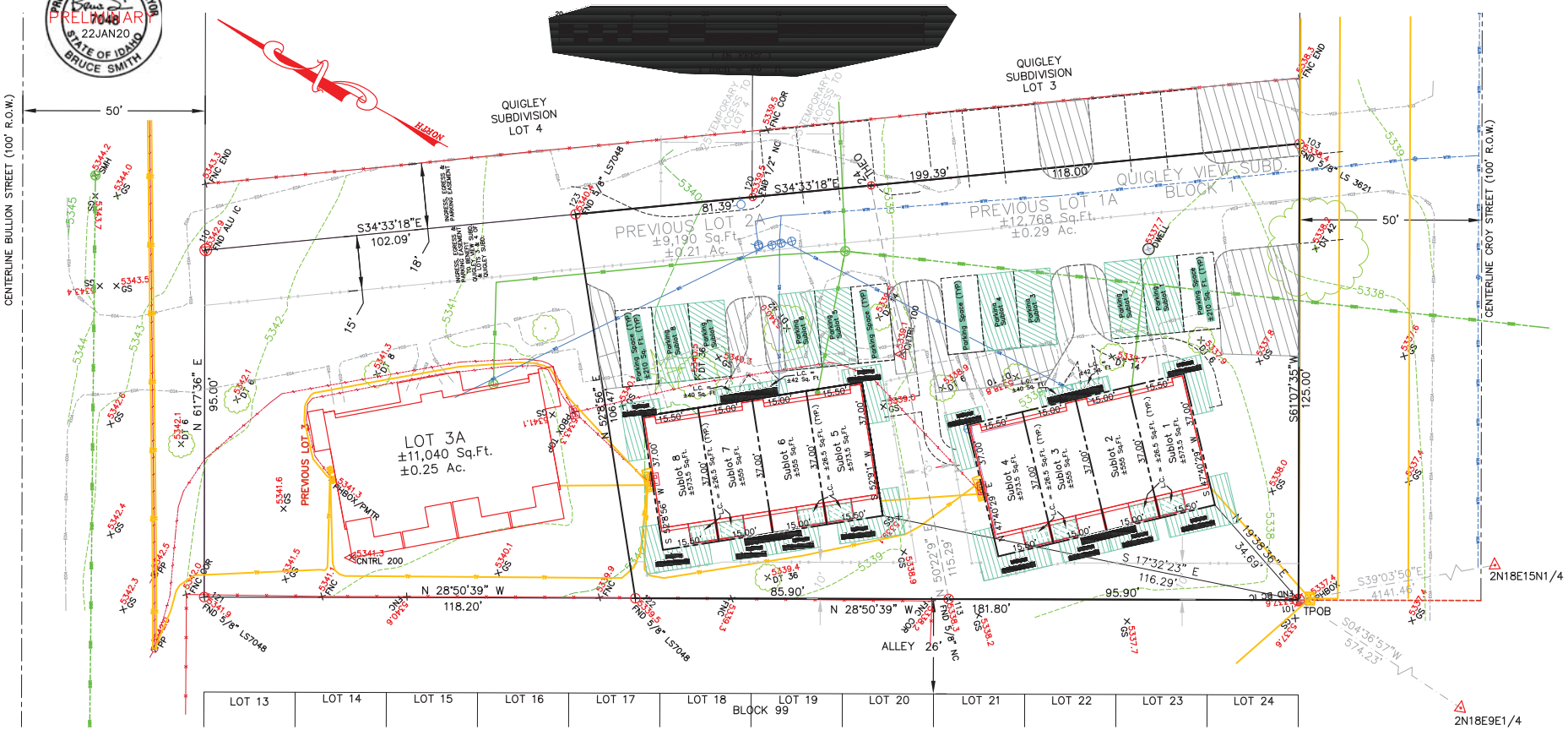
January 2020

A PRELIMINARY PLAT SHOWING

QUIGLEY VIEW TOWNHOMES

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

PROFESSIONAL LAND SURVEYOR LICENSED 7048 STATE OF IDAHO BRUCE SMITH
PRELIMINARY 22JAN20



LEGEND

- Property Boundary
- Proposed Sublot Boundary
- Previous Lot Line
- Adjoiner's Property Boundary
- 1' Contour Line
- 5' Contour Line
- Building/Structure Line
- Limited Common Area
- Snow Storage
- Access & Public Utility Easement Line
- FNC = Fence Line
- EOA = Edge of Asphalt
- Sewermain Line
- Overhead Power Line
- Overhead Telephone Line
- Water Main Line
- Water Service Line
- Sewer Service Line
- Cable TV Line
- Blaine County GIS Control and Ties
- DT = Deciduous Tree
- CT = Coniferous Tree
- CNTRL = Survey Control
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- FND ALU = Found Aluminum Cap
- FND BC = Found Brass Cap
- PBOX = Power Box
- CABOX = Cable Television Box
- PHBOX = Telephone Riser
- WV = Water Valve
- FH = Fire Hydrant
- SCO = Sewer Cleanout
- SMH = Sewer Manhole
- PP = Power Pole
- DWELL = Dry Well
- NC No Cap
- IC Illegible Cap
- GS Ground Shot
- PMTR Power Meter
- WMH Water Manhole

NOTES

1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, At Grid, in US Survey Feet. Vertical Datum is NAVD1988.

2) Boundary is based on record information and Found Monuments. Please refer to the Recorded Plat of Quigley View Subdivision, Instrument Number 583584.

3) This property is subject to the Amended and Restated Covenants, Conditions and Restrictions of Quigley View Townhomes, Articles of Incorporation and Bylaws recorded as Instrument No._____, records of Blaine County, Idaho.

4) All Areas that are not Sublots nor Limited Common Areas are Common Areas.

5) Documents that may affect the plat are recorded as Instrument Numbers 17553, 181167, 181640, 355935, 366305, 366306, 565334, & 565335; Records of Blaine County, Idaho.

6) 5 foot Utility Easements Shall be located along all Side Lot Lines.

7) A 10 foot Sanitary Sewer Easement and 10 foot Water Line Easement shall be located upon the center line of said Sanitary Sewer Lines and Water Lines.

8) Current Zoning appears to be Limited Residential 1 (LR-1).

9) Total Snow Storage Area is ±3,840 Sq. Ft.

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

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

Date

South Central District Health Dept., EHS

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

A PLAT SHOWING

QUIGLEY VIEW CONDOMINIUMS; PHASE 1

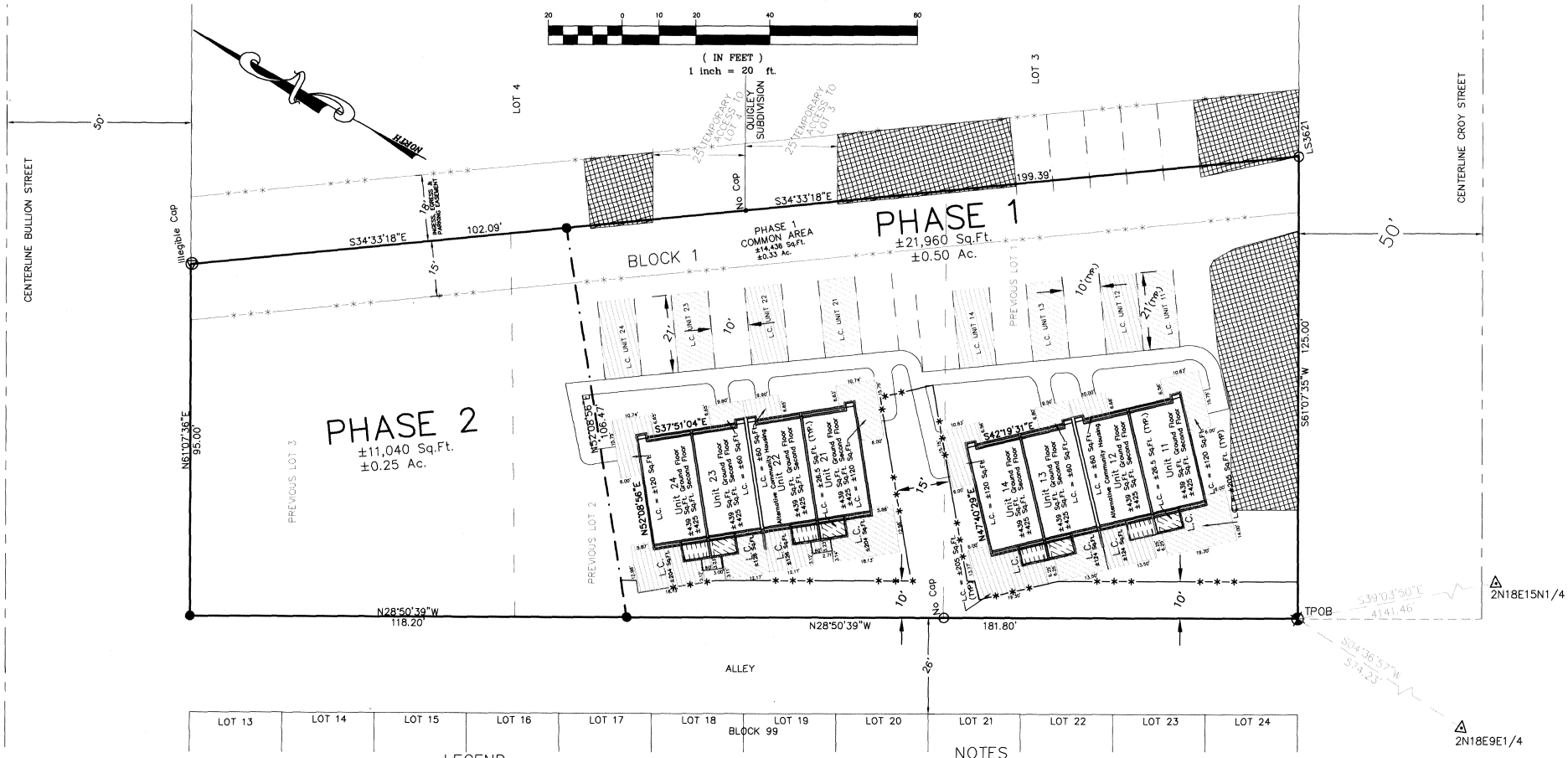
WHEREIN LOTS 1, 2, & 3, DEL NORTE APARTMENTS ARE CONDOMINIMIZED AS SHOWN

LOCATED WITHIN SECTIONS 9 & 10, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2009

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGEND

- Boundary Line
- Phase Line
- Previous Lot Line
- Adjoiner's Property Line
- Parking
- Power Easement
- Building/Structure Line
- Interior Unit Line
- Limited Common Area
- Snow Storage (Total Area = 3255 Sq. Ft.)
- Access & Utility Easement Line (See Note 5)
- Ties to Blaine County GIS Control
- Found Monuments as Shown
- Set 5/8" Rebar by LS7048

NOTES

1) Boundary is based on record information. Please refer to the recorded plat of Del Norte Apartments. Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, At Grid, in US Survey Feet. Vertical Datum is NAVD1988.

2) This property is subject to the Condominium Declaration for Quigley View Condominiums; Phase 1, recorded as Instrument No. 565334, records of Blaine County, Idaho.

3) All Interior Building Space that is Not a Unit nor Limited Common Area is Common Area.

4) In interpreting the declaration, plat or plats, and deeds, the existing physical boundaries of the unit as originally constructed or as reconstructed in lieu thereof shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the declaration, plat or plats, or deeds, regardless of settling or lateral movement of the building and regardless of minor variance between boundaries shown in the declaration, plat or plats, or deeds, and the actual boundaries of units in the building.

5) Documents that may affect the plat are recorded as Instrument Numbers 181167, 181640, 366305, & 366306, Record's of Blaine County, Idaho.

6) Please Refer to Page 2 of 3 for Ties from the T.P.O.B. to the Interior Building Corner of Each Unit.

PROFESSIONAL LAND SURVEYOR REGISTERED 18 FEB 09 STATE OF IDAHO BRUCE SMITH

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

2-23-2009
Date

South Central District Health Dept., EHS

QUIGLEY VIEW CONDOMINIUMS; PHASE 1
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 3

A PLAT SHOWING

QUIGLEY VIEW SUBDIVISION

WHEREIN THE LOT LINES BETWEEN LOTS 1, 2, & 3, DEL NORTE APARTMENTS ARE SHIFTED AND QUIGLEY VIEW CONDOMINIUMS: PHASE 1 ARE VACATED.

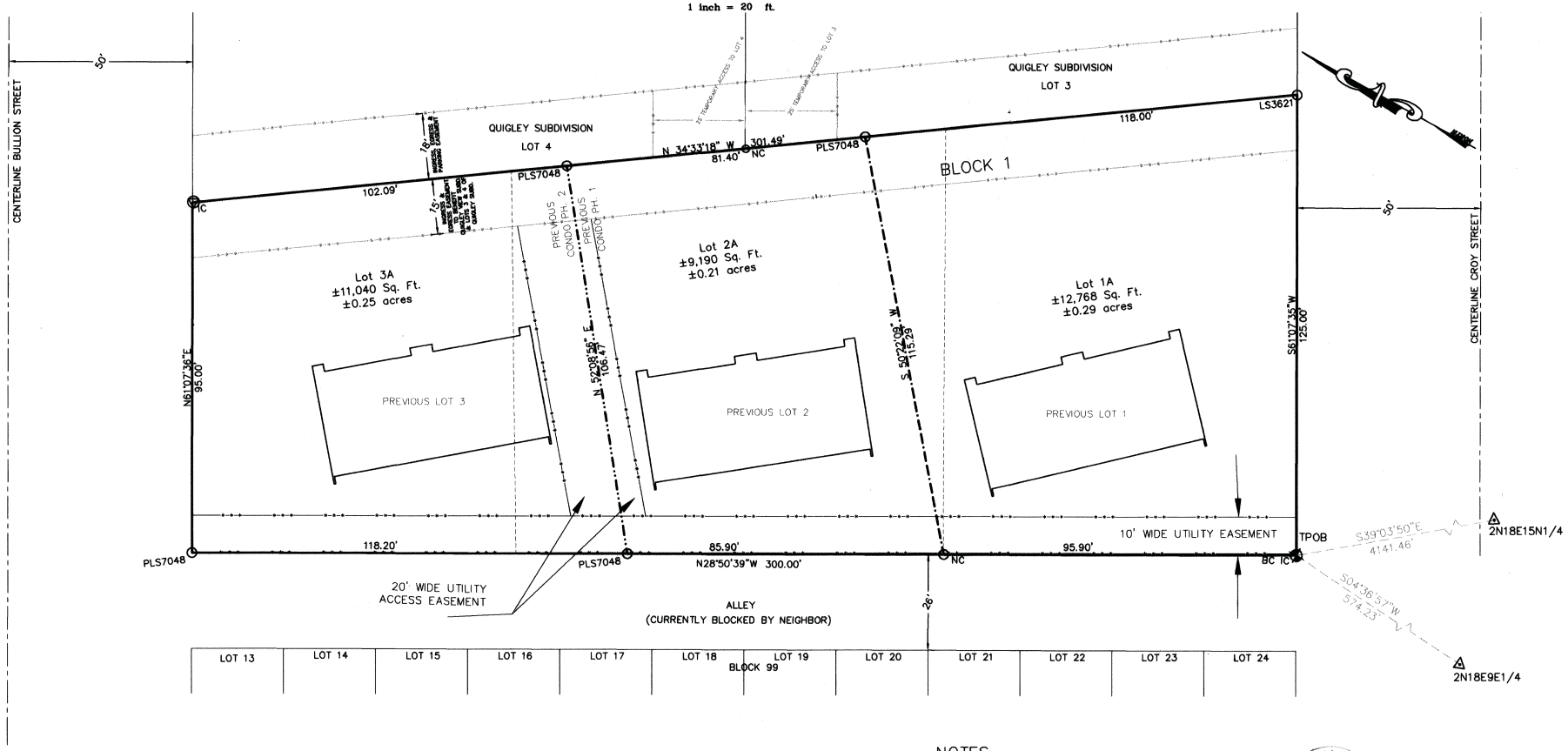
LOCATED WITHIN SECTIONS 9 & 10, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

DECEMBER 2010

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGEND

- Boundary Line
- New Lot Lines
- Previous Lot Line
- Adjoiner's Property Line
- Existing Building/Structure Line
- Access & Utility Easement Line
- Ties to Blaine County GIS Control
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- FND ALU = Found Aluminum Cap

NOTES

1) Boundary is based on record information. Please refer to the recorded plat of Del Norte Apartments. Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, At Grid, in US Survey Feet.

2) Documents that may affect the plat are recorded as Instrument Numbers 175553, 181167, 181640, 355935, 366305, 366306, 565334 & 565335 Records of Blaine County, Idaho.

3) 5 foot Utility Easements shall be located along all Side Lot Lines.

4) A 10 foot Sanitary Sewer Easement and a 10 foot Water Line Easement shall be located upon center line of said Sanitary Sewer Lines and Water Lines.

PROFESSIONAL LAND SURVEYOR REGISTERED 7913 STATE OF IDAHO BRUCE SMITH

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

12-15-2010
Date

South Central District Health Dept., EHS

QUIGLEY VIEW SUBDIVISION
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 2

A PLAT SHOWING

QUIGLEY VIEW SUBDIVISION

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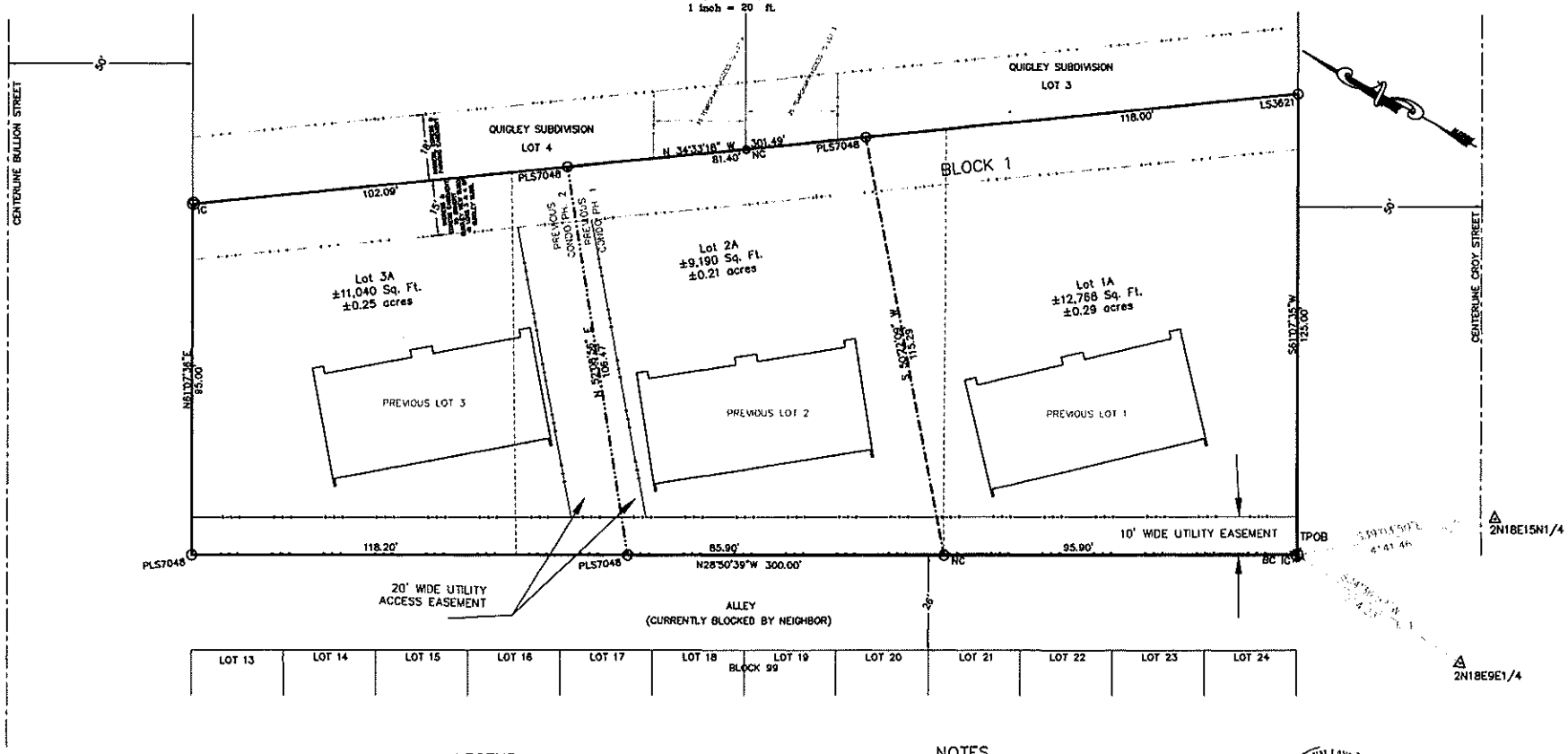

LEGEND

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PROFESSIONAL LAND SURVEYOR REGISTERED 7030 STATE OF IDAHO BRUCE SMITH

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

12-15-2010
Date

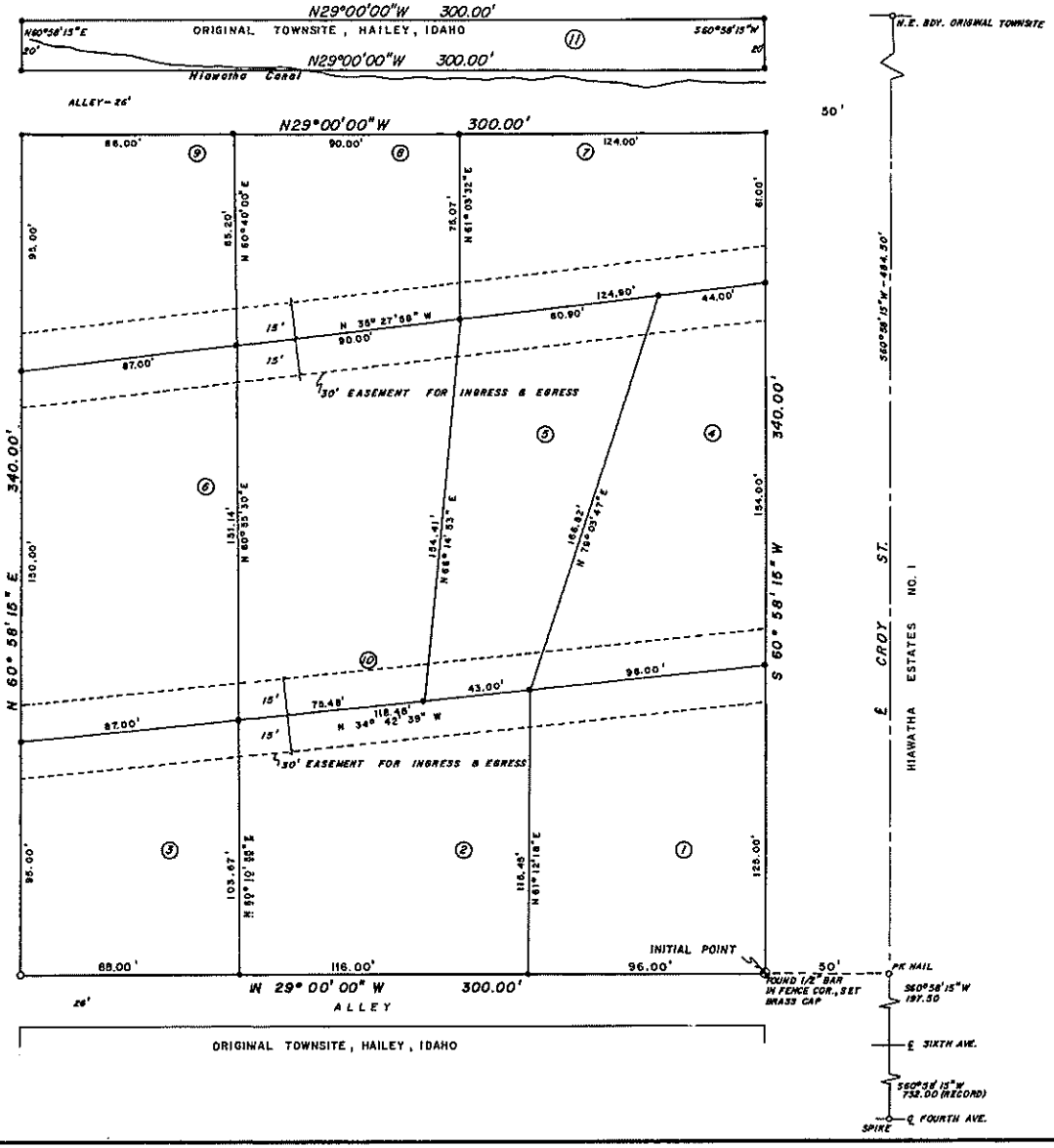
Robert Hutchison
South Central District Health Dept., EHS

QUIGLEY VIEW SUBDIVISION
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 2

Del Norte Apartments

HAILEY , BLAINE COUNTY , IDAHO

by
JOSEPH H. MILAZZO P.E.
KETCHUM, IDAHO



LEGEND

SUBDIVISION BOUNDARY	
LOT LINE	
EASEMENT LINE	
LOT NUMBER	⑩
INITIAL POINT	
1/2" BAR FND	○
ALUM. CAP EST.	◆

SCALE 1" = 30'

LOT 10 TO HELD IN COMMON BY THE OWNERS OF LOTS 1 THROUGH 9.

A 10 FOOT SANITARY SEWER EASEMENT AND A 10 FOOT WATER LINE EASEMENT SHALL BE LOCATED UPON CENTER LINE OF SAID SANITARY SEWER LINE AND WATER LINE.

BEARINGS AND RECORD DISTANCES BASED ON HAILEY SURVEY OF 5/72 BY JUB.

3 FOOT UTILITY EASEMENTS ALONG ALL SIDE LOT LINES

LOT 11 TO BE OPEN SPACE HELD IN COMMON BY THE OWNERS OF LOTS 1 THROUGH 9.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

JOHN A. SEILLER, Idaho State Bar No. 4595
Attorney at Law, PLLC
PO Box 6090
191 5th St. W, 3rd Fl.
Ketchum, ID 83340-6090
practice@sunvalleylaw.net
(208)726-5962
FAX 726-5998

(Space above line for Recorder's use only.)

COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES

SV FLYING SQUIRRELS LLC, a Washington limited liability company, registered with the Idaho Secretary of State, makes these COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES (the "CC&Rs") effective at the time of recording as the Owner of all the real property, referred to as Sublots, and binds such Sublots and Owners of the following described real property:

> Sublots 1, 2, 3, 4, 5, 6, 7 and 8 of the QUIGLEY VIEW TOWNHOMES subdivision plat, recorded as Instrument No. _____, records of Blaine County, Idaho.

The above-reference subdivision plat is referred to as the "Plat" in these CC&Rs, and the subdivision and all Sublots are collectively referred to as "Quigley View". The Owner of Quigley View is signing these CC&Rs and the Plat and adopting the CC&Rs for the benefit and burden of Quigley View with the purpose of attempting to preserve value for the present Owner and future Owners. Owner will record the CC&Rs in the real property records of Blaine County, Idaho, so that the CC&Rs become a covenant that runs with, binds and encumbers Quigley View until the Owners terminate the CC&Rs, as set out below.

1. Definitions.

a. "Association" means the Quigley View Association, Inc., an Idaho nonprofit corporation, and the management body of Quigley View under these CC&Rs for Quigley View, including the Sublots and Common Area.

b. "Common Area" means the area designated on the Plat as Common Area and all improvements on the Common Area, including without limitation the physical structures that bound a "Townhome" as that term is defined below.

c. "Common Expense" means all expenses, including a maintenance and capital reserve incurred for the upkeep, maintenance, improvement, repair, replacement, management

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and operation of the Common Area, including, but not limited to expenses, such as, common party walls, exterior walls, walkways, signage, common components or common structural components, exterior trim, windows, exterior doors, sliding glass doors, common utilities, if any, roofs, insurance, wages of workers, costs of materials, accounting fees, legal fees, management fees, and any other expenses and liabilities incurred by the Association for Quigley View, including the Common Area or Townhomes by reason of these CC&Rs.

d. "Owner", singular or plural, is an individual or individuals or other legal entity or entities, including the Association, holding an aggregate fee simple title interest in one Sublot or Common Area, but shall not include those having such interest merely as security for the performance of an obligation, such as a mortgagee, trustee or beneficiary of a deed of trust. An Owner is solely responsible for the acts or omissions of that Owner's lessees, guests or invitees.

e. "Sublot", singular or plural, refers to one or more Townhouse Sublots, as defined in the applicable City of Hailey ("Hailey") ordinances ("Ordinances), in effect as of the date of this CC&Rs, which are Sublots 1, 2, 3, 4, 5, 6, 7 and 8 within Quigley View.

f. "Member" or "Membership" is defined in the Bylaws. A Sublot has one Member or Membership appurtenant, but a Sublot may have multiple Owners. Each Sublot only has one vote, regardless of the number of Owners. As a result, there are eight (8) Members, even though there may be more than eight (8) Owners.

g. "Organizing Documents" refers to these CC&Rs, Articles of Incorporation (the "Articles") attached to the CC&Rs as Exhibit A, Bylaws, attached as Exhibit B, both of which are adopted by the Members with these CC&Rs, and Rules made by the Association under these CC&Rs, and including any amendments to the CC&Rs, Articles, Bylaws or Rules. The Articles and Bylaws may be amended without attaching them to the CC&Rs or any amendment to the CC&Rs.

h. "Rules" are the rules and regulations governing the use and enjoyment of Quigley View, including the Common Area and Townhomes adopted by the Association from time to time.

i. "Townhome" refers to a Townhouse Unit as defined in the Ordinance, which is the residential dwelling on each Sublot bounded by the Common Area.

2. A primary purpose for creation of the CC&Rs is the use, protection and management of the Common Area. The Common Area includes any portion of Quigley View designated as Common Area on any recorded plat together with all improvements to the Common Area for the Owners' use and primary benefit. Specifically, the Common Area includes any common utility system and all improvements that are part of it or part of any other or future common system for the benefit of Owners in all locations in Quigley View. The Common Area is subject to the Owners' reciprocal rights for access and use of the Common Area from and to all Sublots in Quigley View created by the Declaration and these CC&Rs (referred to as the "Easement"). The term Easement shall mean any and all easements over and across the portions of Quigley View and each Sublot incident and necessary to the Common Area and the use of the Common Area

for each Sublot. As necessary or desirable by the Owners, the Easement may be expanded or changed, but unless and until the Common Area is no longer necessary, the Easement shall not be terminated and shall be used in accordance with the CC&Rs and any plat. Each Owner shall be entitled to use the Common Area subject to: (1) Each Owner agreeing to comply with the CC&Rs in using the Common Area; (2) The right of the Association to assess the Owners under the CC&Rs, and specifically, for the Common Area; (3) The right of the Association to suspend the rights to use of the Common Area by an Owner for any period during which any assessment against a Sublot remains unpaid or for any infraction of the CC&Rs; (4) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for the purposes and subject to conditions agreed to by the Board; and (5) The right of the Association and its agents and assigns to ingress and egress over, upon, and across the Common Area incident to construction, maintenance, repair or replacement of improvements.

3. The Association was formed with the Idaho Secretary of State on _____, 2020. A Board of Directors (the "Board") governs the Association, as set out in the Articles and Bylaws, which are attached as Exhibits A and B and incorporated into and made a part of the CC&Rs and bind all Owners. The Association and Board have all of the powers granted in the Idaho Nonprofit Corporation Act (the "Act") or any applicable successor legislation, and the Organizing Documents, except as limited by the Organizing Documents. And except for the specific authority the Organizing Documents grant the Owners, the Board has the exclusive authority to operate the Association.

4. The Board has the authority on the Association's behalf to contract with any third party, independent contractor to perform any and all of the Association's responsibilities. Any reference to the Association in these CC&Rs includes an independent contractor or employee acting on the Association's behalf. The Board shall have the authority to retain any and all other necessary or desirable third party contractor services, including without limitation, legal and accounting services, such as, preparing and filing State of Idaho and/or federal income tax returns and any other returns necessary for payroll or any other reporting purposes.

5. Maintenance.

a. The Association will maintain all Common Area and Easements. The term "maintain", and all variations of the word, includes, without limitation, to construct, enforce, improve, modify, operate, repair, replace, remove or rebuild. The Association shall maintain the Common Area. The Townhome and interior maintenance to the point that it connects with Common Area shall be the responsibility of each Owner. In the event the need for maintenance or repair of the Common Area is caused by negligent, reckless, willful or intentional acts or omissions of an Owner, the cost of such maintenance or repair shall be added to or become part of the assessment to which such Owner is subject.

b. Party Walls. The Townhomes are constructed with a common party wall between them. The party wall and roof structures are situated approximately on the line between the Sublots and divide the Townhomes, and to the extent not inconsistent with the provisions of these CC&Rs, the general common law regarding party walls and liability for property damage

due to negligence or willful acts or omissions shall apply to the party walls.

(1) Maintenance. The cost of maintaining a specific party wall shall be borne equally by the Owners on either side of that party wall.

(2) Damage to Party Wall. In the event of damage or destruction of the party wall from any cause, other than negligent, reckless, willful or intentional acts or omissions of an Owner, then those Owners shall, at their joint expense, repair and rebuild said wall, and each Owner shall have the right to the full use of such wall so repaired or rebuilt. If either Owner shall neglect or refuse to pay that Owner's share of the costs, or all of such costs in the case of the above described act or omission, the other Owner may have the wall repaired and restored and shall be entitled to have the Association impose an assessment for those costs and an assessment lien against the other Townhome, pursuant to all procedures described in these CC&Rs for Assessments.

(3) Repair. Either party or the Association shall have the right to break through the party wall for the purpose of repairing or restoring utilities within the wall, subject to the obligation to restore the wall to its previous structural and aesthetic condition, at an Owner's sole expense as applicable and the payment to the adjoining Owner of any damages caused by it, if applicable, which shall also be enforced pursuant to the assessment procedures set forth in described in these CC&Rs for Assessments.

(4) Easement. Owners shall not alter or change a party wall in any manner, interior decoration excepted, and a party wall shall always remain in the same location as when erected, and each party to said common or division wall shall have a perpetual easement in that part of the premises of the other on which said party wall is located for party wall purposes.

6. Insurance.

a. Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following insurance coverage provided by companies duly authorized to do business in Idaho. The provisions of this section shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage, in addition to any insurance coverage required, in such amounts and in such forms as the Association deems appropriate from time to time.

(1) Casualty. The Association shall obtain property insurance on the Common Area and Townhomes in such amounts as shall provide for full replacement in the event of damage or destruction from the casualty against which the insurance is obtained and be the primary insurance covering such loss. Such insurance shall include fire and extended coverage, vandalism, and malicious mischief, if available, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection against in the exercise of good business judgment. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such "deductible" provisions as in the Association's opinion are consistent with good business judgment.

(2) Public Liability and Property Damage. The Association shall purchase broad form comprehensive liability coverage in such amounts and such forms as it deems advisable to provide adequate protection. Coverage may include, without limitation, liability for personal injuries, operation of automobiles on the Association's behalf, and activities in connection with the ownership, operation, maintenance and other use of the Common Area.

b. Form. Casualty insurance shall be carried in a form or forms naming the Association the insured as trustee for the Owners, which policy or policies shall specify the interest of each Owner and which policy or policies shall provide a standard loss payable clause providing for payment of insurance proceeds to the Association as trustee for the Owners and for the respective first deeds of trust, which from time to time shall give notice to the Association of such first deeds of trust, such proceeds to be used in accordance with these CC&Rs. Each policy shall also provide that it cannot be canceled by either the insured or the insurance company until after ten (10) days prior written notice is given first to each Owner and each first deed of trust holder. The Association shall furnish to each Owner, who requests it, a true copy of such policy together with a certificate identifying the interest of each Owner. All policies of insurance shall provide the insurance shall only be invalidated or suspended with respect to the interest of any particular Owner guilty of noncompliance with any provision of such policy that would otherwise invalidate or suspend the entire policy. All policies of insurance shall provide further that the insurance under any such policy as to the interest of all other insured Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect. Public liability and property damage insurance shall name the Association the insured, as trustee for the Owners, and shall protect each Owner against liability for acts of the Association in connection with the ownership and maintenance of the Common Area.

c. Insurance Proceeds. The Association shall receive the proceeds of any casualty insurance payments received under policies obtained and maintained pursuant to this article. The Association body shall apportion the proceeds to the portions of the project which have been damaged and shall determine the amount of the proceeds attributable to damage to the Townhomes. Each Owner and each trustee and beneficiary of a deed of trust shall be bound by the apportionments of damage and of the insurance proceeds made by the Association.

d. Premiums. The Association shall collect insurance premiums as a periodic assessment, procedures set forth in described in these CC&Rs for Assessments.

e. Owner's Individual Insurance. Each Owner must obtain insurance at an Owner's sole expense providing coverage upon a Townhome, personal property, for personal liability, and covering such other risks as the Owner may deem appropriate, but each such policy shall provide that it does not diminish the insurance carrier's coverage or liability arising under insurance policies which the Association obtains. Each Owner may also obtain property insurance at an Owner's sole expense providing coverage on a Townhome for causes such as flood and earthquake damage.

7. Assessments.

a. The Association has the authority to assess each Member and shall collect from

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each Member, at any time, amounts sufficient to pay any and all current liabilities and any and all liabilities the Association anticipates in no more than the next twelve (12) consecutive calendar months. The Association shall have the authority to assess each Member and shall collect from each Member, at any time, amounts sufficient to pay any and all current liabilities and any and all liabilities the Association anticipates in greater than the next twelve (12) consecutive calendar months, including without limitation, for capital reserve. The Association shall send by regular mail, postage prepaid any and all invoices for any and all assessments, which shall be due upon the date of mailing and paid by a Member to the Association no later than thirty (30) days after the date of mailing.

b. Except as set out below, assessments to each Member shall be in proportion to the number of individual Lots in Quigley View, therefore, each Member will pay ONE EIGHTH (1/8) of the total assessment, unless the Association assesses an individual Member as set out in these CC&Rs.

c. Within one month after the end of each of the Association's fiscal years, upon a Member's request, the Association shall provide a notice to that Member, at that Member's expense, if any, containing an accounting of all receipts and an itemization of all disbursements of the Association for the prior calendar year.

d. Any Member's assessment remaining unpaid more than thirty (30) days after the date of mailing shall begin to accrue interest from the date due (which is the date the assessment is mailed) at the interest rate specified by the Board or if the Board does not specify an interest rate, then the interest rate for money past due in Idaho Code section 28-22-104, as it may be amended, but which is currently twelve percent (12%) per annum, until the Association receives the assessment and any all outstanding interest and other charges in full. The Association shall first credit all amounts a Member pays to charges the Association incurs to collect the assessment, then to accrued interest, then to the principal amount of the then oldest unpaid assessment. Any assessment remaining unpaid more than sixty (60) days after the date of mailing, including accrued interest and charges the Association incurs to collect the assessment, shall automatically become a lien upon that Member's Sublot in Quigley View. At any time after the unpaid assessment becomes a lien upon a Member's Sublot, the Association may, at the Association's sole discretion and at the Member's sole expense by special assessment on that Member, limit, block or prevent a Member's access to and/or use of the Common Area, and/or record a notice of assessment lien against that Sublot stating the amount of the unpaid assessment or assessments, the accrued interest and charges the Association has incurred to collect the assessment through the date of recording the notice. A member of the Board shall sign the notice, have the signature acknowledged by a notary public and record the notice in the real property records of Blaine County, Idaho. The lien continues until the Member has paid in full any and all assessments, accrued interest and charges the Association has incurred to collect the assessment. Under the express terms of the CC&Rs, Owner expressly agrees by purchasing a Sublot that unpaid assessments on any Sublot, whether or not recorded as a lien, shall be a binding obligation upon the Sublot and also the individual Owner and any type of successor in interest, jointly and severally with the former Owner of that Sublot. The Association shall enforce such obligations against successors in interest as set forth in these CC&Rs. When a Member has paid a lien, assessment or any new assessments, accrued interest and the charges the

Association has incurred to collect the assessment in full, the Association shall sign, have acknowledged and record a notice in the real property records of Blaine County, Idaho that the Member has paid the lien in full. The Association may foreclose a lien that remains unpaid for ninety (90) days in the same manner as provided in the laws of the State of Idaho for the foreclosure of liens on real property and as otherwise provided by law.

8. The Association shall not be personally liable to any Member or owner of any interest in a Sublot, or to any other third party, for any claim, damage, loss or prejudice suffered or claimed by or to persons or property on account of any negligent act or omission of the Association. The term Association shall only include its directors and officers or Members serving the Association without compensation. The Members shall individually release, indemnify and forever hold the Association harmless for and from any acts or omissions of the Association, except for conduct which is willful, wanton, or which involves fraud or knowing violation of the law; intentional breach of a fiduciary duty or duty of loyalty owed the Association; for acts or omissions not in good faith or which involve intentional misconduct, fraud or a knowing violation of law; or for any transaction from which the officer, director or volunteer derived an improper personal benefit.

9. The Association or an Owner, individually, shall have the right to enforce any or all of the provisions of the CC&Rs upon a Sublot or Owner. The failure of the Association to enforce any of the provisions of the CC&Rs at any time shall not constitute a waiver by the Association of the right to enforce any such provision or any other provisions of the CC&Rs.

10. Design Review.

a. A Design Review Committee (the "committee") shall consist of the Board. The committee may not act unless at least two (2) members of the committee are present in person. All decisions of the committee shall be made in person and in writing. The committee may make and amend rules governing its process and set, charge and collect from Members prior to issuing a written decision, a fee for obtaining professional review of any item a Member submits to the committee.

b. All Members are required to submit for advance written approval to the committee anything a Member is required to submit to the City of Hailey Building Department ("Building Department"). However, any modifications exclusively to interior portions of a Townhome that does not require a building permit does not require committee review or approval.

c. At the time a Member makes a submission to the committee for development, a Member shall submit three (3) sets of the following information to the committee: Schematic drawings at a scale of not less than one-eighth of one inch (1/8") equals one foot (1') including floor plans, elevations, cross sections dimensions of all improvements for which Owner submitted for a building permit. The committee, in its sole discretion, may require other information and/or studies as it deems appropriate for review of the proposed improvement. Additionally, if the plans for an improvement approved by the committee change in any way that alters the improvement in any way from the approved plans, Members are required to obtain

written approval for the modification from the committee prior to making an improvement in accordance with a modification to the plans.

d. The committee shall make all reasonable efforts to review proposed development on any Sublot within thirty (30) days of its receipt of a complete submittal and with regard to the following standards, criteria and factors:

(1) The proposed development meets reasonable standards, criteria and factors deemed appropriate in the sole discretion of the committee given the nature, character and location of the proposed developments as it relates to the Common Area. Furthermore, the committee may impose reasonable conditions on the committee's approval, which shall be strictly complied with prior to occupancy after the improvement, despite having received a final inspection and/or a temporary or permanent certificate of occupancy from the Building Department. In applying this criteria and all other criteria set out in this paragraph, the committee shall balance its discretion and its determination of the term "reasonable" with whether or not it is imposing conditions that impinge on a Member's private property rights and how or whether those are offset by the protection of other Members' private property rights.

(2) The Member is seeking advance written approval from the committee.

e. The committee may make regular inspections of not less than one (1) per calendar month during the course of construction of any and all improvements approved by the committee. The committee or its authorized representative may inspect the improvement at any reasonable time, with or without advance oral or written notice

f. The committee shall have no authority to grant a variance from the Organizing Documents. In addition to the definition of the term "variance" in any applicable law, it shall also be defined as a modification of the requirements of the ordinance as to Sublot area or coverage, particularly if the improvement impacts Common Area. In addition, the term "variance" as used in the CC&Rs shall include a modification of an allowed use. In addition to the definition of the term "use" in the applicable ordinance, it shall also be defined as the purpose for a Sublot or Townhome is designed, arranged, intended, or for which it may be occupied or maintained.

11. The Association, with Member approval under the Bylaws, shall have the right to make, amend or revoke Rules that are consistent with the CC&Rs governing Quigley View, the Common Area and the Owners' use of Sublots and Townhomes.

a. Members shall keep Common Area and Townhomes in a neat, clean, orderly and well-maintained appearance. No Member shall commit or allowed to be committed in any Townhome or on a Sublot any waste or nuisance or store any hazardous substances, as those terms are defined by federal law, the Idaho Code and/or applicable ordinance.

b. No improvement, whether to Common Area or a Townhome within Quigley View, shall be permitted to fall into disrepair, and each improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

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c. Owners shall not use or park any type of vehicle on any Common Area, without a Member's express approval.

d. A Sublot is limited to a total of two vehicles, whether cars, boats and/or snowmobiles on trailers, campers and/or any other type of recreational vehicle with advance written Association approval.

e. No exotic, dangerous or vicious animals of any kind shall be raised, bred or kept on any property within Quigley View, except that household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Owners must clean up all their own pet's waste and not leave any outside food dishes, so as to avoid conflict with wild animals or roaming pets.

f. No exterior stand-alone satellite dishes, radio or television antenna shall be erected or maintained in Quigley View, small satellite dishes of no greater than two (2) feet in diameter may be affixed to the exterior of dwelling units in inconspicuous locations.

g. No sign of any kind, including, but not limited to real estate marketing signs, shall be displayed to the public view without the approval of the committee.

h. No gainful occupation, profession, trade or other non-residential use except for a "home occupation" as that term is defined in applicable ordinances shall be conducted on any Sublot. Nothing in the CC&Rs shall prevent the rental of an entire Sublot for residential purposes, on either a short or long-term basis.

i. Trash and recycling must be taken from inside a Townhome and placed directly into an Association dumpster or other Association approved container, which shall be kept within an enclosed structure or screened from view. No trash or recycling shall be kept outside a Townhome or Sublot at any time in any other place. Any hanging, drying or airing clothing or household fabrics shall be screened from view; and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk materials or scrap shall be kept, stored or allowed to accumulate on any Sublot, except within an enclosed structure or screened from view.

j. No activities shall be conducted or improvements made in Quigley View, which are or might be unsafe or hazardous to any person or property, including without limitation no firing of any weapons and no open fires shall be lighted or permitted on any property except while personally attended at all times and in a contained barbecue unit or outdoor fireplace, specifically, fire pits.

2. Enforcement.

a. In addition to any other enforcement rights described in the Organizing Documents or authorized by law and subject to any restrictions on the Association's enforcement rights, including any due process requirements imposed by these CC&Rs or the law, the

Association may take any of the following actions against any Owner whose act or failure to act violates or threatens to violate any provision of the Organizing Documents.

(1) Impose a special assessment against a Sublot or Owner constituting liquidated damages for violation of the Organizing Documents, due to the fact that damages to the Association and other Owners at the time of creating the CC&Rs or a schedule of such special assessments or imposition of a special assessment are difficult, if not impossible to determine, based on the unknown quality or quantity of the violation and the impact to other Owners and Sublots, as long as in the Board's sole discretion, the liquidated damages imposed are a reasonable approximation of the likely damages to the Association, other Sublots and Owners.

(2) Impose monetary fines, including late charges and interest subject to the following conditions:

(a) A majority vote by the Board shall be required prior to imposing any fine on an Owner for a violation of any covenants and restrictions of the Declaration pursuant to the Association Bylaws.

(b) Written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the Owner at least thirty (30) days prior to the meeting.

(c) In the event the Owner begins resolving the violation prior to the meeting, no fine shall be imposed as long as the Owner continues to address the violation in good faith until fully resolved.

(d) No portion of any fine may be used to increase the remuneration of any Board member or agent of the Board.

(3) Require that the violation be corrected within a certain time period;

(4) Suspend voting rights in the Association;

(5) Suspend use of the Common Area to the extent possible; and

(6) Commence a legal action for damages, injunctive relief, or both.

b. The determination of whether to impose any of the above sanctions shall be within the Association's sole discretion. Any legal action may be brought in the name of the Association or on behalf of the Owner who consents and the prevailing party in any such action shall be entitled to recover costs and reasonable attorney's fees. The Association may take more than one of the foregoing enforcement actions against any one violation or threatened violation, provided a monetary fine, liquidated damages to be set by the Association shall not exceed an amount set by the Board and approved by the Owners for any continuing violation, for each day which it continues (excluding late charges imposed for delinquent assessments). The

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Association, in the Board's sole discretion, may resolve or settle any dispute, including legal action, under such terms and conditions as the Board considers appropriate. Amounts owing by Owners under this section may be collected by the Association by assessment as provided by law, the CC&Rs and any amendments.

c. Prior to the imposition of any sanction, the Association shall serve the alleged violator with written notice describing (1) the nature of the alleged violation, (2) the proposed sanction to be imposed, (3) a period of not less than ten (10) days in which the alleged violator may present a written request for a hearing to the Board, (4) a statement that the proposed sanction shall be imposed as contained in the notice unless the challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the sanctions stated in the notice shall be imposed; provided the Board may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the ten (10) day period. Such suspension shall not constitute a waiver of the right to sanction further violations of the same or other provisions of the CC&Rs or rules by any party.

d. If a hearing is requested within the allotted ten (10) day period, the hearing shall be held before the Board in an executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery is entered by the officer, director, agent, or Owner delivering such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. If a final judgment or determination of alleged violation is not reached at such meeting, then the Board shall have up to an additional ten (10) days to confirm any sanction. If no notice of a sanction is provided to an alleged violator within that time frame, it shall be assumed no sanction or action will be required.

e. Notwithstanding anything to the contrary in the Organizing Documents, the Board may elect to enforce any provision of the Organizing Documents by suit at law or in equity to enjoin any violation or to recover monetary damages, or both without the necessity of compliance with the procedures set out above. In any such action, to the maximum extent permissible, the Owner responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

13. Miscellaneous Provisions.

a. Entire Agreement. This is the entire CC&Rs.

b. Choice of Law. The CC&Rs shall be interpreted and enforced under the laws of the State of Idaho.

c. Dispute Resolution. Except for the enforcement of a lien under paragraph 12., of the CC&Rs, the Association and/or Members shall submit any dispute arising out of or related to the CC&Rs to at least two (2) sessions of mediation of at least two (2) consecutive hours each

session by any and all Members and/or the Association involved in the dispute prior to commencing any litigation. The parties shall use a mediator or mediators acceptable to both parties and bear equally the costs of mediation. Each party involved in the mediation agrees to pay each party's own attorney fees incurred prior to and during a mediation.

d. Attorneys' Fees and Costs. The prevailing party in any litigation to enforce any provision or part of the CC&Rs or any of the provisions of the Organizing Documents (including Rules) shall be entitled to reimbursement from the non-prevailing party of all costs and attorney's fees, including without limitation attorney fees incurred on appeal or in bankruptcy court.

e. Binding Effect. The CC&Rs shall inure to the benefit of and shall be binding upon the Association and the Owner of any interest in a Sublot, and all their family, assigns, successors in interest, personal representatives, trustees and heirs.

f. Interpretation. The parties waive the right to make any argument interpreting any ambiguity in the CC&Rs against the Board or the Association as a result of having the CC&Rs drafted.

g. No Retroactivity. These CC&Rs shall not apply retroactively or prior to the date of recording, and nothing in these CC&Rs shall have the effect of overturning or changing any approvals given by the Association for Sublots prior to recording these CC&Rs, and the recording of these CC&Rs shall not apply new or different criteria or conditions to past approvals.

h. Amendment. The provisions of these CC&Rs, including this paragraph, may be amended by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying that the amendment has been approved by the vote or written consent of at least six (6) Members. Any amendment shall be recorded in the Blaine County real property records to be effective. The CC&Rs and any amendment shall not defeat or render a beneficiary's rights invalid under a Deed of Trust recorded against a Sublot made in good faith and for value, prior to the recording of these CC&Rs or any amendment, provided that after the foreclosure of any Deed of Trust the Sublot shall remain subject to the CC&Rs as amended.

(Signature of fee simple title holder of all of Quigley View on the following page.)

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SV FLYING SQUIRRELS LLC, a Washington limited liability company, registered with the Idaho Secretary of State

By: _____
Jerry E. Femling, Manager

State of Idaho

County of Blaine

This record was acknowledged before me on _____, 2020, by JERRY E. "Walt" FEMLING, Member, on behalf of SV FLYING SQUIRRELS LLC.

_____ (Stamp)
Signature of notary public

My commission expires: _____

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EXHIBIT A
COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES

ARTICLES OF INCORPORATION OF QUIGLEY VIEW ASSOCIATION, INC.

The undersigned, acting as incorporators of a corporation under the Idaho Nonprofit Corporation Act, Idaho Code section 30-30-101, *et seq*. (the "Act"), adopt the following Articles of Incorporation (the "Articles").

ARTICLE 1. NAME

The name of the corporation is Quigley View Association, Inc. (referred to as the "Association").

ARTICLE 2. PROPERTY

All the real property governed by the Association is legally described as follows, which shall collectively be referred to as "Quigley View":

> Sublots 1, 2, 3, 4, 5, 6, 7 and 8 of the QUIGLEY VIEW TOWNHOMES subdivision plat, recorded as Instrument No. _____, records of Blaine County, Idaho.

ARTICLE 3. PRINCIPAL OFFICE AND REGISTERED AGENT

The current physical location of the principal office of the Association is 631 East Croy Street, Blaine County, City of Hailey, Idaho. The current Association mailing address is c/o JERRY E. "Walt" FEMLING, Member, SV FLYING SQUIRRELS LLC, PO BOX 2273, HAILEY ID 83333, or as the addresses may be changed by the Association, with notice to the Secretary of State of Idaho. The registered agent of the Association is Walt Femling, or as the registered agent may be changed by the Association, with notice to the Secretary of State of Idaho. The Association may change both its addresses and registered agents without amending the Articles of Incorporation.

ARTICLE 4. DIRECTORS AND OFFICERS

The directors and officers and their addresses are as follows:

Director and President	Walt Femling	PO Box 2273 Hailey, ID 83333 rmcwalt@cox.net
Director and Secretary	Jennifer A. Femling	(same address as above)
Director	Bruce Titus	6221 Tacoma Mall Blvd. Tacoma, WA 98409-6806

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ARTICLE 5. PURPOSE AND POWERS OF THE ASSOCIATION

The purposes for which the Association is formed are:

5.1 The Association was formed to manage a nonprofit homeowners association in accordance with the COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES (the "CC&Rs") to which these Articles are attached and otherwise to act and be operated with and under the authority granted in the CC&Rs and Bylaws, which is Exhibit B to the CC&Rs (the "Bylaws"), as a "homeowners association" as defined in Section 528 of the Internal Revenue Code of 1986 ("IRC"). All words used in these Articles shall have the same meaning as defined in the CC&Rs and Bylaws. All references to the CC&Rs, Bylaws and applicable law shall be to those currently in effect and as they may be validly amended or replaced. The Association is being incorporated primarily to provide liability protection for the Owners.

5.2 Nothing in these Articles shall be construed as being in conflict with the CC&Rs or the Bylaws, Act or other applicable law or providing the Association with greater authority.

5.3 Subject to the provisions of the Declaration, the general purposes and powers of the Association, included, but are not limited to the following:

a. To the extent possible, to preserve the value of Quigley View and the Sublots for Members and promote the health, safety and welfare of Owners;

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set out in the CC&Rs and Bylaws; and

c. To have and to exercise any and all powers, rights and privileges of the Association and a corporation organized under the Act and applicable law.

This statement of purpose shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that do not further the primary purposes of the Association.

ARTICLE 6. MEMBERSHIP

The Association has "Members", as that term is defined in the Bylaws and CC&Rs.

ARTICLE 7. VOTING RIGHTS

The authorized number and qualifications of Members to vote and other rights and privileges of members are set out in the Bylaws and CC&Rs.

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ARTICLE 8. BOARD OF DIRECTORS

The Association shall be managed by a board of three (3) directors (and no less than three under the Act) (the "Board"), required to be Members, and as set out in the Bylaws.

ARTICLE 9. DISSOLUTION

The Association may be dissolved as provided by the Bylaws, CC&Rs, Act or applicable law. Upon the dissolution of the Association, the Board shall, after paying or making provision for the payment of all of the Association's liabilities, dispose of all of the assets of the Association exclusively for the Owners in such manner as the Board shall determine with approval by the majority of the Membership. Any such assets not so disposed of shall be disposed of by the District Court of the Fifth Judicial District of the State of Idaho, in and for Blaine County, either in an action for dissolution of the Association or interpleader.

ARTICLE 10. NONPROFIT LIMITATIONS

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to Members, Directors, Officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered to the Association by its employees or third party, independent contractors, and to make payments and distributions for the purposes in Article 5. No substantial part of the activities of the Association shall be for attempting to influence legislation, and the Association shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office (including the publishing or distribution of statements). Notwithstanding any other provision of these Articles, the Association shall not carry on any other activity not permitted to be carried on by a corporation exempt from federal income tax under IRC Section 501(c)(4).

ARTICLE 11. DURATION

The Association shall exist perpetually.

ARTICLE 12. AMENDMENTS

Amendments of these Articles shall require the vote of six (6) of the Members of the Association at a meeting duly called for that purpose, provided that no amendment to these Articles is contrary to the CC&Rs, Bylaws or applicable law.

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EXHIBIT A
COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES

CERTIFICATE OF ADOPTION

We, the undersigned, certify as follows:

That we are the qualified and acting President and Secretary of the Association and that these Articles and are currently effective.

By: _____
Jerry E. Femling, President

By: _____
Jennifer A. Femling, Secretary

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EXHIBIT B
COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES

BYLAWS OF QUIGLEY VIEW ASSOCIATION, INC.

ARTICLE 1. MEMBERS AND OFFICES

1.1 MEMBERS. The QUIGLEY VIEW ASSOCIATION, INC. (the "Association") is an Idaho membership nonprofit corporation. The capitalized words, such as Sublot and Member or Membership, shall have the same definitions as in the COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES (the "CC&Rs") to which these are attached as Exhibit B. Each Sublot in QUIGLEY VIEW TOWNHOMES ("Quigley View") represents one (1) Member or Membership in the Association, which is owned by the fee simple title holder or collectively by multiple title holders to the Sublot, referred to as the "Owner" in the CC&Rs. One Membership shall be appurtenant to one Sublot and shall not be transferred, pledged, or alienated in any way except upon the transfer of legal and equitable title to a Sublot, and then only one Membership to one or more transferees of fee simple title. Any attempt to make a prohibited transfer shall be void. Any transfer of legal and equitable title to a Sublot shall operate automatically to transfer one Membership to the new Owner or Owners of that Sublot.

1.2 PRINCIPAL OFFICE. The principal office for the transaction of the business of the Association is located at the residence or office of the president of the Association or a manager, as the Board of Directors (the "Board") determines. The Board is granted full power and authority to change the principal office from one location to another in Blaine County.

1.3 REGISTERED OFFICE. The Association shall continuously maintain a registered office and a registered agent in the State of Idaho, as required by the Idaho Nonprofit Corporation Act, Idaho Code section 30-30-101, *et seq*. (the "Act"). The current mailing address is c/o JERRY E. "Walt" FEMLING, Member, SV FLYING SQUIRRELS LLC, PO BOX 2273, HAILEY, ID 83333, and may be changed from time to time by the Board.

ARTICLE 2. MEETINGS OF MEMBERS

2.1 PLACE OF MEETING. All meetings of Members shall be held at the principal office of the Association or any place the Board approves and designates in the notice of any meeting.

2.2 ANNUAL MEETING. The annual meeting of Members shall be held at a date and time set by the Board with notice to Members in accordance with the Act, as it may be amended or replaced from time to time. At the meeting, Directors shall be elected, reports of the Association's affairs shall be considered and any other business may be transacted which is within the power of the Members.

2.3 SPECIAL MEETINGS. Special meetings of Members, for any purpose or purposes, may be called at any time by the Board, or by a petition signed, dated and presented to the president by at least three (3) of the Members describing the purpose for which those Members desire to hold a special meeting.

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2.4 ADJOURNED MEETINGS. Any Members' meeting, annual or special, whether or not a quorum is present, may from time to time be adjourned by the vote of a majority present. At the adjourned meeting, any business may be transacted, which might have been transacted at the meeting at which such adjournment is taken.

2.5 NOTICE OF MEETINGS. The Association shall give notice of annual or special meetings of Members in writing to each Member, specifying the place, day and hour of the meeting and the general nature of the business to be transacted, and if it is a special meeting, a description of the matter or matters for which the meeting is called, and whether action is proposed to be taken requiring the approval of the Members (such as, electing Directors or modifying the CC&Rs), not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally or by mail or other means of written communication, addressed to the Member at a mailing address, email address or fax number the Member has provided to the Association. If the Member has not provided such contact information, the Association shall attempt to contact that Member either personally or by telephone to attempt to obtain that contact information. If the Association cannot contact the Member, the Association shall use the name and address on file for that Member with the Blaine County Assessor's Office for providing all property tax notifications. Providing additional notice of a meeting previously adjourned to a different date, whether annual or special, is not necessary unless the meeting is adjourned for more than forty-five (45) days before the date of the next meeting.

2.6 QUORUM OF MEMBERS. Five (5) Members must be represented in person, by proxy, by mailed, written ballot or by absentee ballot at a meeting of Members to constitute a quorum on that matter. In the absence of a quorum at the beginning of a meeting, any meeting may be adjourned, but no other business may be transacted, unless voting on an agenda item or other matter is conducted by absentee ballot sufficient to provide a quorum.

2.7 VOTING. A vote in favor or against a matter by a majority of a quorum of the Members, as set forth above, shall decide the matter. Only Members on the date of a mailed, written ballot or absentee ballot or the date of any meeting shall be entitled to vote at such meeting, unless some other period is fixed by resolution of the Board. Each such Member is entitled to one vote. The vote for each such Sublot shall, if at all, be cast as unit, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree as to how their vote shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a vote representing a certain Sublot, it will thereafter be conclusively presumed for all purposes that Member is acting with the authority and consent of all other Owners of the same Sublot. Only another Member may represent a Member by a written proxy. Unless six Members or sixty percent (60%) or more of the voting power is present in person, by proxy, by mailed, written ballot or by absentee ballot, the only matters that may be voted upon at an annual or special meeting of Members are those matters that are described in the meeting notice.

2.8 ACTION BY WRITTEN CONSENT OR ABSENTEE BALLOT. Any action required or permitted by law to be taken by the Members may be taken without a meeting or any action proposed to be taken at a meeting can be approved by written consent signed by all of the Members entitled to vote with respect to the subject matter thereof, or by written ballot provided that the ballot procedure complies with the following:

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2.8.1 A written ballot shall be sent to each Member and shall:

(a) Set forth each proposed action; and

(b) Provide an opportunity to vote for or against each proposed action.

2.8.2 Approval by written ballot alone, when a meeting is not held, shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

2.8.3 All solicitations for votes by written ballot shall:

(a) Indicate the number of responses needed to meet the quorum requirements;

(b) State the percentage of approvals necessary to approve each matter other than election of Directors; and

(c) Specify the time by which a ballot must be received by the Association in order to be counted.

2.8.4 Once cast, a written ballot may not be revoked, even if submitted as an absentee ballot and the Member attends the meeting.

2.9 CONSENT TO MEMBERS' MEETING. No defect in the calling or noticing of a Members' meeting, either annual or special, will affect the validity of any action at the meeting if a quorum is present; or if each Member entitled to vote, but not present in person or by proxy, signs a written waiver of notice, a consent to the holding of the meeting or an approval of the minutes, either before or after the meeting and such waivers, consents or approvals are filed with the corporate records or made a part of the meeting minutes. Attendance by a Member at a meeting shall be that Member's waiver of notice of that meeting, except when the Member objects, at the beginning of a meeting to the transaction of any and all business because the meeting is not lawfully called or convened. Attendance at a meeting is not a waiver of any right to object to the consideration of matters not included in the notice of the meeting, if the Member objects orally or in writing at the beginning of the meeting.

ARTICLE 3. BOARD OF DIRECTORS

3.1 GENERAL POWERS. The Board shall exercise all corporate powers of the Association allowed under the Act, and they shall be exercised under the authority of the Board. As a result, Directors have all the powers conferred by law, but shall act only as a Board, and an individual Director has no power as an individual. The Board shall control the business and affairs of the Association; subject, however, to such limitations as are imposed by law, the Articles or Bylaws. The Board may give general or limited or special power and authority to an independent

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contractor or employee of the Association to transact the business and affairs of the Association, and may give powers of attorney to agents of the Association to transact any special business requiring that authorization.

3.2 SPECIFIC POWERS AND DUTIES. The Board shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things authorized by the CC&Rs, the Articles of Incorporation ("Articles") and Bylaws, and any amendments to those organizing documents. The Board shall not have power to take action which by law or the CC&Rs, Articles or Bylaws may not be delegated to the Board by Members. Such powers and duties of the Board shall include, but shall not be limited to the following:

3.2.1 Improvement, operation and maintenance of the elements and areas common to all Sublots, including, without limitation, the parking area and landscaping (referred to as "Common Area" in the CC&Rs). This includes, without limitation, making repairs, additions, restorations, maintenance or alternations to the Common Area, if any, after damage or destruction by any cause or as a result of condemnation or eminent domain.

3.2.2 Determination of Common Expenses required for the affairs of the Association, including, without limitation, the improvement, operation and maintenance of the Common Area.

(a) The Board shall from time to time, and at least annually, prepare a budget for the Association, determining the amount of assessments payable by the Members to meet the Association's common expenses and allocate and assess those assessments among the Members on an individual or pro rata basis.

(b) Common Expenses shall include, but not be limited to real and personal property taxes on the Common Area, the cost of premiums on all policies of insurance required or which the Board has obtained, improvement, operation and maintenance of the Common Area. Common Expenses may also include amounts the Board deems proper, generally, for the improvement, operation and maintenance of the Common Area, including within limitation, working capital of the Association, general operating reserve, capital reserve fund, and to make up any deficit.

(c) Common Expenses shall also be used for the purposes set out in the Articles of this Association as provided in the CC&Rs.

(d) The Board shall advise all Members promptly, in writing, of the amount of assessments payable by each of them, respectively, as determined by the Board, and shall furnish copies of such budget on which such assessments are based, to all Members.

3.2.3 Collection of assessments from the Members.

3.2.4 Employment of or contracting with and the dismissal of personnel necessary for the management, maintenance and operation of the Association.

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3.2.5 Adoption and amendment of rules and regulations covering the details of the operation and the use of the Common Area.

3.2.6 Opening of bank accounts on behalf of the Association.

3.2.7 Purchase and maintain Association insurance.

3.3 NUMBER, CLASSIFICATION AND ELECTION. The authorized number of Directors of the Association shall be three (3) until changed by amendment of the Articles. Also until changed by amendment of the Articles, one (1) Director shall be elected every year by the Members of the Association appointed by the Board then entitled to vote, and shall hold office until the earlier of their respective successors being elected or until their death, resignation or removal. Directors may be elected to unlimited successive terms. However, initial directors at the time of adoption of these Bylaws, or any other applicable time, must decide by majority vote, who will have the one, two and three year terms, respectively.

3.4 VACANCIES. Vacancies in the Board shall exist in the case of any of the following events: (1) the death, resignation, or removal of any director; (2) the authorized number is increased.

3.5 DECLARATION OF VACANCY. The Board may declare the office of a director vacant in any of the following cases: (1) if the holder of said office is declared to be of unsound mind by a final order of court; or (2) if convicted of a felony; (3) if within sixty (60) days after notice of election the director does not accept the office either in writing or by attending a meeting of the Board; or (4) if, in the judgment of a majority vote of the Board, the business interests of the Association will be served thereby.

3.6 FILLING VACANCIES. Vacancies on the Board may be filled by a majority of the remaining Directors, although less than a quorum, or by a sole remaining director. If the Board accepts the resignation of a director tendered to take effect at a future time, the Board may elect a successor to take office when the resignation becomes effective. A reduction of the authorized number of Directors does not remove any director prior to the expiration of his term of office.

3.7 ANNUAL AND REGULAR MEETINGS. Annual and/or regular meetings of the Board shall be held at any place within Blaine County at such times and on such dates as authorized and provided from time to time by the president or Board resolution, or by written consent of all Directors. In the absence of such designation, other regular meetings of the Board shall be held at the principal office of the Association. Should any meeting date fall on a legal holiday, then the meeting shall be held on the next business day that is not a legal holiday. Notice of regular meetings is not required.

3.8 SPECIAL MEETINGS. Special meetings of the Board for any purpose may be called at any time by two Directors. Written notice of special meetings stating the time, place and in general terms, the purpose or purposes thereof, shall be mailed, emailed, faxed or personally delivered to each director not later than three (3) business days before the meeting.

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3.9 ADJOURNED MEETINGS. A quorum of the Directors may adjourn any Board meeting, to meet again at a stated time and place; provided, however, that, in the absence of a quorum, a majority of the Directors present at any Board meeting, either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the Board. Notice of the time and place of holding an adjourned meeting need not be given to absent Directors, if the time and place is fixed at the adjourned meeting. Otherwise notice of the time and place shall be given before the time of the adjourned meeting, as specified in Section 3.8, to the Directors who are not present at the time of the adjournment.

3.10 QUORUM. At all meetings of the Board, a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present shall be regarded as the act of the Board, unless a greater number is required by law or by the Articles.

3.11 ACTION WITHOUT MEETING. Any action required or permitted by law to be taken by the Board may be taken without a meeting, if each member of the Board signs a written consent to that action and all the consents are filed with the corporate records. Action by written consent shall have the same force and effect as a unanimous vote of those Directors or committee members. Any certificate or other document, which relates to action taken, shall state that the action was taken by unanimous written consent of the Board or committee without a meeting.

3.12 MANIFESTATION OF DISSENT. A director of the Association who is present at a meeting of the Board at which action on any corporate matter is taken shall be presumed to have assented to the action taken, unless his dissent is entered in the meeting minutes, or unless a written dissent to such action is filed with the Association before the adjournment of the meeting, or shall forward such dissent by registered mail to the Association immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of an action.

ARTICLE 4. COMMITTEES

4.1 COMMITTEES OF THE BOARD. The Board may create one (1) or more Board committees and appoint Directors or Members to serve on them. Each committee shall be comprised of at least one (1) Director, unless all members of the committee are required to be Directors for purposes of obtaining insurance coverage, and have one (1) or more Directors, who serve at the pleasure of the Board. The Board may delegate to a committee any of the power and authority of the Board in the management of the business and affairs of the Association. The Board shall have the power to prescribe the manner in which the proceedings of the committees shall be conducted.

4.2 CREATION OF COMMITTEES. The creation of new committees and appointment of members to it or the termination of a new committee must be approved by the greater of:

4.2.1 A majority of all the Directors in office when the action is taken; or

4.2.2 The number of Directors required by these Bylaws to take action.

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4.3 CONDUCT OF COMMITTEE MEETINGS. Committees shall only hold meetings as necessary to conduct the business of the committee. The portion of these Bylaws governing meetings, action without meetings, notice and waiver of notice, and quorum and voting requirements of the Board, apply to Board committees and their members as well.

ARTICLE 5. OFFICERS

5.1 TITLE AND APPOINTMENT. The Board shall elect at least a president to conduct Board and Members' meetings and a treasurer and a secretary. The president shall in general supervise and control all of the business and affairs of the corporation. The same individual may simultaneously hold more than one (1) office, except the office of president and secretary. If there is no secretary, the board shall delegate to one (1) of the officers responsibility for giving the Board and Members notice in accordance with the Bylaws and Idaho law, preparing minutes of the Board and Members' meetings and for keeping and authenticating corporate records. Otherwise, the secretary will be responsible for those actions. If there is no treasurer, the board shall delegate to one (1) of the officers responsibility for the charge and custody of all funds, to collect funds due and payable from any source and deposit all corporate funds in the name of the corporation in banks or other depositories as shall be selected by the Board. Otherwise, the treasurer will be responsible for those actions.

ARTICLE 6. CORPORATE INSTRUMENTS AND INDEMNIFICATION

6.1 CORPORATE INSTRUMENTS. The Board may, in its sole discretion, determine the method and designate the person or persons, to execute any corporate instrument, check or other document, or to sign the corporate name, without limitation; except where otherwise provided by law or by the Bylaws; and that execution or signature shall be binding upon the Association.

6.2 INDEMNIFICATION. The Association shall not be personally liable to any Member or Owner of any interest in a Sublot, or to any other third party, for any claim, damage, loss or prejudice suffered or claimed by or to persons or property on account of any negligent act or omission of the Association. The term Association shall only include its Directors and officers or Members serving the Association without compensation. The Members shall individually release, indemnify and forever hold the Association harmless for and from any acts or omissions of the Association, except for conduct which is willful, wanton, or which involves fraud or knowing violation of the law; intentional breach of a fiduciary duty or duty of loyalty owed the Association; for acts or omissions not in good faith or which involve intentional misconduct, fraud or a knowing violation of law; or for any transaction from which the officer, director or volunteer derived an improper personal benefit.

ARTICLE 7. CORPORATE RECORDS AND REPORTS

7.1 CORPORATE RECORDS. The Association shall keep as permanent records at the office of the property manager of the Association, in written form or in another form capable of conversion into written form within a reasonable time, the following:

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7.1.1 Minutes of all meetings of the Members and Board and all actions taken by the Members or Board without a meeting, and a record of all actions taken by Board committees;

7.1.2 Appropriate accounting records that include at least a balance sheet as of the end of each fiscal year and statement of operations for that year and any and all tax filings;

7.1.3 A record of its Members in a form that permits preparation of a list of the names and addresses of all Members, in alphabetical order, showing the number of votes each Member is entitled to cast;

7.1.4 Articles or restated articles of incorporation and all amendments currently in effect;

7.1.5 Bylaws or restated bylaws and all amendments currently in effect;

7.1.6 Resolutions adopted by the Board relating to the characteristics, qualifications, rights, limitations and obligations of Members;

7.1.7 All written communications (e.g., notices and announcements) that the Association makes to the general Member population within the past seven (7) years, including the financial statements furnished for the past seven (7) years under Idaho Code section 30-3-134;

7.1.8 A list of the names and business or home addresses of its current Directors; and

7.1.9 The most recent annual report delivered to the Idaho Secretary of State.

7.2 INSPECTION OF RECORDS BY MEMBERS. Subject to Idaho Code and these Bylaws, a Member is entitled to inspect and copy, at a reasonable time and location specified by the Association, any of the above-described records of the Association, if the Member gives the Association written notice or a written demand at least fifteen (15) business days before the date on which the Member wishes to inspect and copy.

7.2.1 A Member may inspect and copy the records identified in this section only if:

(a) The Member's demand is made in good faith and for a proper purpose reasonably related to the Member's interest as a Member of the Association;

(b) The Member describes with reasonable particularity the purpose and the records the Member desires to inspect;

(c) The records are directly connected with this purpose; and

(d) The Board shall determine whether a Member's request is for a proper purpose.

7.2.2 The provisions of this section do not affect:

(a) The right of a Member to inspect records under Idaho Code section 30-3-54, which concerns a Member's right to inspect a Membership list at or prior to a noticed meeting of the Members, or, if the Member is in litigation with the Association, to the same extent as any other litigant; or

(b) The Board may restrict or deny inspection of personnel and employment records, and confidential attorney-client communications if it determines that such restriction or denial of access to said records or information is in the best interests of the Association.

7.2.3 The right to copy records, includes, if reasonable, the right to receive photocopies, fax copies or copies by other electronic means as long as each copy is a true and legible reproduction of the original or Association's copy.

7.2.4 The Association may impose a reasonable charge, covering the costs of labor and material, for copies of any documents provided to the Member. The charge may not exceed the estimated cost of production or reproduction of the records.

7.2.5 The Association may comply with a Member's demand to inspect the record of Members, by providing the Member with a list of its Members that was compiled no earlier than the date of the Member's demand.

7.3 LIMITATIONS ON USE OF MEMBERSHIP LIST. Without consent of the Board, a Membership list or any part may not be obtained or used by any person for any purpose unrelated to a Member's interest as a Member.

7.3.1 Without the Board's consent, a Membership list or any part may not be:

(a) Used to solicit money or property unless that money or property will be used solely to solicit the votes of the Members in an Association election;

(b) Used for any commercial purpose; or

(c) Sold to or purchased by any person.

ARTICLE 8. AMENDMENTS

8.1 BY MEMBERS. The Bylaws, and every part, may from time to time and at any time, be amended, altered, repealed, and new or additional bylaws may be adopted by an affirmative vote of six (6) of the Members.

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EXHIBIT B
COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY VIEW TOWNHOMES

CERTIFICATE OF ADOPTION

We, the undersigned, certify as follows:

That we are the qualified and acting President and Secretary of the Association and that these Bylaws and are currently effective.

We have signed these Bylaws this _____, 2020.

By: _____
Jerry E. Femling, President

By: _____
Jennifer A. Femling, Secretary

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Return to Agenda