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, August 16, 2021
In-Person and Virtual Meeting
5:30 p.m.

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Larry Green, represented by Errin Bliss of Bliss Architecture, for a new 16,535 square foot commercial building, to be located at 21 East McKercher Boulevard (Lot 1, Block 2, Northridge X Subdivision). The project will include retail and warehouse space, an outdoor space and storage space. The proposed project is located within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Joan A. Williams revocable Trust, represented by Galena Engineering for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B). **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into a total of three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

PH 2 Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in

Phase I will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units). **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: **September 7, 2021.**

- Tommy's Holiday Cabin

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 2, 2021, the Hailey Planning and Zoning Commission considered and approved the Design Review Application for L.L. Green's Hardware Store, represented by Errin Bliss of Bliss Architecture, for a new two-story hardware store (14,946 square foot first floor and 1,589 square foot second floor), to be located at 21 East McKercher Boulevard (Lot 1, Block 2, Northridge X Subdivision). The Planning and Zoning Commission approved a Preliminary Plat Application to subdivide the parcel into two (2) lots, as well as a Rezone Application, where the parcel is rezoned to Business (B) from Limited Business (LB), on May 17, 2021.

FINDINGS OF FACT

Notice: Notice for the August 2, 2021 public hearing was published in the Idaho Mountain Express on July 14, 2021 and mailed to property owners within 300 feet on July 14, 2021.

Application: A Design Review Application was submitted by L.L. Green's Hardware for a new 16,535 square foot commercial building, to be located on a 1.01 portion of 21 East McKercher (Lot 1, Block 2, Northridge Subdivision X). The new commercial space will be two stories in height, with retail and warehouse space and a small office space. This project was previously approved by the Planning and Zoning Commission on May 21, 2018 and is being reheard due to the expiration of the previously approved Design Review, and various other minor changes to the design.

The City Council approved a rezone of the subject property from Limited Business to Business on July 12, 2021. A preliminary plat creating two lots on the subject property was approved by the Commission on June 7, 2021.

Procedural History: The Planning and Zoning Commission first heard the Design Review Application on April 16, 2018. The Commission suggested that the Applicant Team incorporate the following and continued the item to May 21, 2018:

- Offer a studio apartment for employee housing (approximately 600 square feet)
- Add exterior private entrance on northelevation to apartment stairway
- Narrow west driveway into parking lot to 24' width
- Widen east driveway into parking lot to 32' width
- Replace Arctic Willow Shrubs on south property line to Isanti Dogwood
- Replace Ginnala Maple Trees (four) to Thundercloud Plum Trees
- Replace Ginnala Maple Trees (one) to Celebration Maple Tree
- Correct east property line measurement to 350'
- Add bollard lights at driveway/bike path intersections
- Sidewalk In-Lieu payment

Based on Commission feedback, the Applicant Team revised their submittal and made the changes noted above. The Design Review Application was approved on May 21, 2018.

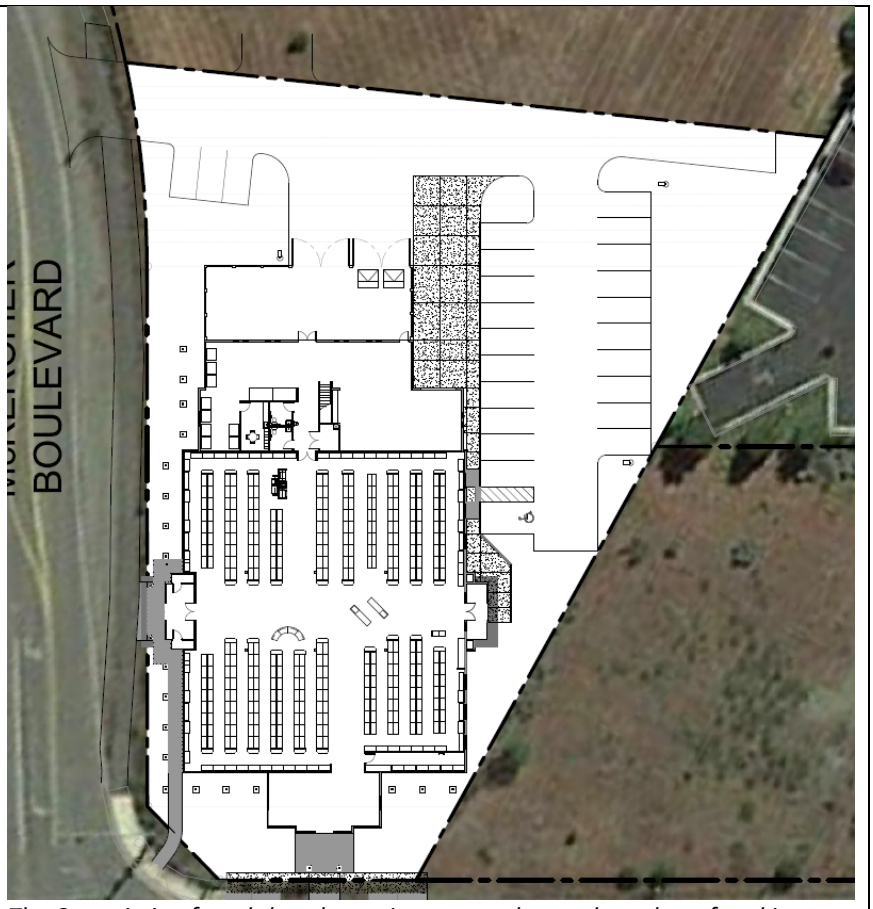
The following changes have been made to the design since the May 2018 approval:

- Studio apartment no longer included
- Shape of the building has been reconfigured
- Building size has been reduced from 17,549 to 16,535 square feet

- Parking has been changed from 38 spaces to 24 spaces
- Seasonal Greenhouse has been eliminated

A public hearing before the Planning and Zoning Commission was held on August 2, 2021, in the Hailey City Council Chambers and remotely via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *Civil Plans for any grading/drainage improvements shall be provided at the time of the Building Permit.*
				Life/Safety: *No comments*
				Water and Sewer: *No water service is available yet to this lot.*
				Building*: No comments*
				Streets: *Drywell Permits shall be applied for at the time of the Building Permit.* *The Streets Division recommended and the Commission found that the Applicant shall complete and maintain the sidewalk along Highway 75, a sidewalk in-lieu fee based on the sidewalk estimate along the property frontage of McKercher Boulevard shall be paid, with funds from this payment to be used in part to repair the damaged portions of the McKercher Boulevard path.*
☐	☐	☒	**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	*Signs have not yet been submitted, but will conform to City Standards.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **9.4.5, 1 space per 1,000 square feet. 9.4.A.1, fractional spaces are rounded down**
			Staff Comments	*The Hailey Municipal Code requires one (1) parking space per 1,000 square feet of commercial space. The proposed project is 16,535 square feet in size; therefore, sixteen (16) parking spaces are required.* *The Applicant is proposing a total of 24 parking spaces on private property; one (1) accessible space is proposed. Three (3) employee spaces are proposed to be located near the entrance; the remaining 21 spaces are proposed to be located at the rear near the south entrance. A revised landscape plan will be resubmitted to show only one (1) accessible space.*

				 *The Commission found that the project meets the total number of parking spaces required by the Hailey Municipal Code.*
☒	☐	☐		**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.** *The parking requested above City Standard is not in excess of 200%. 24 spaces are proposed; 16 spaces are required. The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are**

				encouraged to replace existing lighting that is desired for security purposes. **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant is proposing a variety of light fixtures. A Photometric Plan has been submitted, which has been reviewed by the Commission.* *The Commission discussed the Photometric Plan and found that with the building lights included in the plan, the exterior lighting in the parking lot exceeds an overall average illumination maximum found in Hailey Municipal Code Section 17.08C.040.04C, which states that parking lot illumination shall not exceed one and five-tenths (1.5) footcandles. The applicant stated that one light on the building would be removed, reducing parking lot illumination. While one Commissioner recommended that the building lighting be removed from the Photometric Plan and resubmitted for Staff review, the Commission found that the above section must be met in the resubmitted plan.* *Additionally, the Commission recommended that walkways affected by side mounted building lights not exceed illuminance levels listed in the most current IESNA recommended practices, as required in Hailey Municipal Code 17.08C.040.04B. The Applicant shall analyze and provide further documentation for Staff review.*
☐	☐	☐	**Bulk Requirements**	**Zoning District: Business** **Maximum Height: 35'** **Required Setbacks:** • **Front Yard: 0'** • **Side Yards: 0'** • **Rear Yard: 0'**
			Staff Comments	*Zoning District(s): Business (B) and Downtown Residential Overlay (DRO)* *Proposed Height: 35"* *Proposed Setbacks:* • *Front Yard: 16'* • *Side Yard (south): 2'-8"* • *Side Yard (north): 5'-11"* • *Rear Yard: 100+'* *The Commission found that the proposed project complies with height and setback requirements of the Hailey Municipal Code.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A six (6') foot wide sidewalk exists only on the corner of Main Street. The Applicant proposed to extend this sidewalk on Main Street, and plant a variety*

				of native grasses and wildflowers in a planting bed at the back of the sidewalk. Two street trees will be added at the curb line. *The corner six (6') foot wide sidewalk wraps around the site to the north and transitions to an asphalt path that runs east along McKercher Boulevard, connecting to Buttercup Road. The Commission found that the path be replaced and widened to 10', as was discussed when this application was part of a larger project (Silver Creek Ford) in 2020. This has been made a Condition of Approval.* *The Streets Division previously recommended and the Commission found that the Applicant shall complete and maintain the sidewalk along Highway 75. This is also needed along McKercher, due to the fact that the building entrance encroaches into the area where snow is typically stored. (Staff supports the building encroachment as designed, as the design created an inviting pedestrian entrance along McKercher).* *A Maintenance Agreement for maintenance of the pathway, sidewalks and landscaping will be developed and considered by the City Council at a later date.* *With regard to drainage improvements, all roof drainage runs to interior drains that drain to drywells located under the parking areas.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this site is not in Townsite Overlay.*

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 follows the grid pattern in downtown Hailey. The proposed building is oriented towards both the south and the north, facing Main Street and McKercher Boulevard. An entrance is also provided on the north side. Generous two-story entrances on the north and south allow for sun exposure. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees**

				larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.
			Staff Comments	*N/A, as the site does not contain any existing mature landscaping. The Commission found that this standard has been met.*
☒	☐	☐	**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	*A six (6') foot wide sidewalk exists only on the corner of Main Street. The Applicant proposes to extend this sidewalk on Main Street, and plant a variety of native grasses and wildflowers in a planting bed at the back of the sidewalk, along with two street trees.* *The corner six (6') foot wide sidewalk wraps around the site to the north and transitions to an asphalt path that runs east along McKercher Boulevard, connecting to Buttercup Road. The Commission found that the path be replaced and widened to 10', as was discussed when this application was part of a larger project (Silver Creek Ford) in 2020. This has been made a Condition of Approval.* *The Streets Division previously recommended and the Commission found that the Applicant shall complete and maintain the sidewalk along Highway 75. This is also needed along McKercher, due to the fact that the building entrance encroaches into the area where snow is typically stored. (Staff supports the building encroachment as designed, as the design created an inviting pedestrian entrance along McKercher).* *Circulation to all entrances is pedestrian friendly and provides safe access to/from the building. Staff has recommended a Condition of Approval requiring that the Main Street and McKercher entrances be kept open during all business hours.* *A Maintenance Agreement for maintenance of the pathway, sidewalks and landscaping will be developed and considered by the City Council at a later date.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*The Applicant is proposing roll-out trash receptacles. The trash enclosure is located on the east side of the building and will be screened with opening doors. Staff has requested drawings as to the door and fence design. A letter from Clear Creek Disposal will be required stating that the trash area is accessible. 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, as this block does not contain a platted alley. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**

			Staff Comments	*No vending machines will be located on the exterior of the building. This has been added as a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*The majority of the onsite parking is located in a large parking lot to the south side of the building. All parking areas are screened/buffered as viewed from the south from sidewalks by a combination of trees, shrubs, grasses, and wildflowers. Parking on the south end abuts the existing parking area of the AmericInn Lodge.* *Two (2) loading spaces are required, and are shown on the site plans on the east side of the building.* *The property to the east was originally part of this parcel, which has been split into two, and recently rezoned to Business. While at the April 16, 2018 hearing, the Commission discussed adding a fence at the east property line to separate and provide privacy from the undeveloped residential property, and the Commission found that the utilization of a variety of grasses, trees and shrubs would be sufficient, and that a fence would not be required, this property line now abuts commercial uses, and contains a shared access drive, such that plantings in this area would be impractical.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.09.020.02**	**Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:** **a. Requirements: One loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.**
			Staff Comments	*Two (2) loading spaces are required, and are shown on the plans. The Commission found that this standard has been met.*
☒	☐	☐	**17.09.020.09A(3)**	**Screening and Landscaping:** **A. Screening from Residential Property:** **3. Such a fence or wall shall not be less than four (4') feet nor more than six (6') feet in height and shall be maintained in good condition. The space between such fence or wall and the lot line of the adjoining premises in any residential district shall be landscaped with drought tolerant landscaping and maintained in good condition.**

			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail. The Commission found that this standard has been met.*
☒	☐	☐	**17.09.020.09B**	**B. When Buffer Required: When a project is being reviewed pursuant to Chapter 17.06 of this title, and an existing onsite parking area is located adjacent to a sidewalk, a landscape buffer is required between the surface of the parking area and the sidewalk.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*This block does not contain a platted alley. The front entrance is accessed via a new curb cut along McKercher Boulevard (a 26'-wide access easement to be shared between Lot 1A and 1B). No curb cuts or direct access to Highway 75 will be made.* *The location of the access and parking area are to the rear of the proposed building, which buffers the parking from the street and preserves the street frontage for pedestrian traffic. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*Snow storages areas are practical and are located in areas that appear to be accessible to all types of snow removal vehicles and methods. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*The site plan proposes 14,895 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (3,724 square feet) is required as a snow storage area. The Applicant has shown a total of 3,782 square feet of snow storage on the site plan. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Snow storage areas vary in width, and they appear to meet all requirements. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Snow may need to be hauled from the large parking areas proposed. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas to not impede parking areas, nor vehicular and pedestrian circulation of the site. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Snow storage areas contain shrubs, native grasses and other low-lying plants. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposed building uses a variety of flat roof lines and parapets. The parapets will conceal rooftop equipment. A large clerestory element is proposed above the roof to allow for more natural light in the retail area. The proposed building meets setback requirements of the Zoning District. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the proposed building design is not a standardized corporate building design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The primary entrance/front façade faces McKercher Boulevard and has multiple windows to welcome pedestrians. A smaller entrance faces Main Street. A third entrance faces to the south off of the parking area. Entrance designs are of a human scale. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façade and front entry of the building faces McKercher Boulevard. A secondary entry faces Highway 75.* *The front façade incorporates glass doors, windows and beamed entrances to invite pedestrians and natural light in. The façade incorporates varied roof pitches and wood beam elements.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no expansion is planned at this time. The Commission found that this standard has been met.*
☒	☐	☐	**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, as described in Section 17.06.080(A)2d above. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**

			Staff Comments	*Building colors are shown on the elevations. Colors are broken on various elements to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*The proposed building contains roof lines of varying heights. Two second-story elements are shown which break up the facades. The variety of colors utilized, raised cornice panels and horizontal siding, and awnings provide depth, shadow lines, and human scale to the building façades. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii. Double glazed windows.** **iv. Windows with Low Emissivity glazing.** **v. Earth berming against exterior walls** **vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The building incorporates double glazed windows and low-emissivity glazing properties. Windows and awnings have southern orientation. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*All pedestrian areas are under covered walkways, with the exception of the entrance into the outdoor storage. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts from the building appear to be routed underground to a drywell. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only and not onto pedestrian and hardscape locations. More detailed drawings will be required as part of the Building Permit Application. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**

			Staff Comments	*No drive-through canopies are proposed. A 'receiving area' and 'storage area' will accommodate truckloads of goods. All dry goods will be unloaded and moved into these areas with a Hyster forklift. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as a Master Signage Plan is not required of a single-tenant building. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are proposed. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*Staff has requested drawings for the fence enclosing the rear storage yard, which shall be provided at Building Permit submittal. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Staff has requested drawings for the fence enclosing the rear storage yard.* *Trees, shrubs, native grasses and wildflowers are integrated on-site to soften the visual impact.* *During the 2018 approval process, the Commission discussed adding additional trees along McKercher Boulevard and Highway 75. The Commission found that the addition of one (1) tree along Highway 75 and the addition of three (3) trees along McKercher Boulevard would be appropriate. The Commission agreed that three (3) of the proposed trees shall be at least a four (4") inch caliper or larger. The revised proposal shows two street trees along Main Street and two along McKercher. Of the two along McKercher, one is an evergreen. The remaining Maple is shown at 3" caliper and the two street trees on Main Street are shown as 3" caliper. These should be increased to 4" caliper, and the evergreen on McKercher should be replaced with a street tree.*
☒	☐	☐	**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	*All roof-mounted mechanical equipment will be screened or not visible from the ground level of on-site parking areas and adjacent streets and properties. All*

				roof-mounted mechanical equipment will be located toward the center of the roof. The Commission found that this standard has been met.
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A, as no alternative energy sources are proposed at this time. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Ground-mounted mechanical equipment is not anticipated for the proposed building. All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground**
			Staff Comments	*All service lines shall be installed underground. City Staff requests that transformer locations be shown on the Building Permit drawings. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no appurtenances are proposed. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*Plant materials will be appropriate for the environment. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plant materials will be appropriate for the environment. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*A drip irrigation and sprinkler system will be installed according to City Standards. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped**

				areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	*Proposed landscaping is varied. A combination of trees, shrubs, native grasses and wildflowers will be utilized to soften the site.* *At the April 16, 2018 hearing, the Commission discussed the quantity of large trees and types. The Commission requested that larger shade trees be incorporated onsite.* *During the 2018 approval process, the Commission discussed adding additional trees along McKercher Boulevard and Highway 75. The Commission found that the addition of one (1) tree along Highway 75 and the addition of three (3) trees along McKercher Boulevard would be appropriate. The Commission agreed that three (3) of the proposed trees shall be at least a four (4") inch caliper or larger. The revised proposal shows two street trees along Main Street and two along McKercher. Of the two along McKercher, one is an evergreen. The remaining Maple is shown at 3" caliper and the two street trees on Main Street are shown as 3" caliper. These should be increased to 4" caliper, and the evergreen on McKercher should be replaced with a street tree. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as this parcel is located within the Business (B) Zoning District. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*At the April 16, 2018 hearing, the Commission found that the addition of one (1) tree along Highway 75 and the addition of three (3) trees along McKercher Boulevard would be appropriate. The Commission agreed that three (3) of the trees should be four (4") inch caliper or larger. See comments under standard 17.06.080(A)4d. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Runoff is within planting beds. The Commission found that this standard has been met.*

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

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B) 1a**	**a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.**
			Staff Comments	*The corner six (6') foot wide sidewalk wraps around the site to the north and transitions to an asphalt path that runs east along McKercher Boulevard,*

				connecting to Buttercup Road. The Commission found that the path be replaced and widened to 10', as was discussed when this application was part of a larger project (Silver Creek Ford) in 2020. This has been made a Condition of Approval. *The Streets Division previously recommended and the Commission found that the Applicant shall complete and maintain the sidewalk along Highway 75. This is also needed along McKercher, due to the fact that the building entrance encroaches into the area where snow is typically stored. (Staff supports the building encroachment as designed, as the design created an inviting pedestrian entrance along McKercher).* *A Maintenance Agreement for maintenance of the pathway, sidewalks and landscaping will be developed and considered by the City Council at a later date.*
☒	☐	☐	**17.06.080(B) 1b**	**b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.**
			Staff Comments	*Wider sidewalks are proposed along the length of Main Street/Highway 75. See earlier discussions regarding the widening of the asphalt path along McKercher Boulevard. A bike rack is proposed at the front entrance of the building on McKercher, which can accommodate four (4) bikes. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B) 2a**	**a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.**
			Staff Comments	*This is a corner lot. Pedestrian access is proposed from both Main Street and McKercher Boulevard. One vehicular entrance is proposed off of McKercher Boulevard. The primary entrance to the building faces McKercher Boulevard. A secondary entrance faces Main Street, and a third is accessed from the parking lot to the south.* *The main façade is oriented to the street and the primary entrance to the building is located on Main Street. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(B) 2b**	**b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.**
			Staff Comments	*N/A, as the proposed building contains only one (1) commercial unit. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2c**	**c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.**

			Staff Comments	*The building achieves human scale through the use of prominent entries. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2d**	**d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.**
			Staff Comments	*The building exceeds 30' in height. Various elements help to break up the roofline. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2e**	**e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*An outdoor paver area facing Highway 75 and along McKercher Boulevard is proposed, which reduces the mass of the building. Decorative boulders are proposed on Main Street and at the south entrance. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2f**	**f. Fire department staging areas shall be incorporated into the design elements of the building.**
			Staff Comments	*Fire Department staging is available on Main Street and McKercher Boulevard. The proposed building is within 150' of the street. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2g**	**g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:** **i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses;** **ii. Stepping down the massing of the building along the site's edge; and** **iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns**
			Staff Comments	*The front facade incorporates glass door, wood beams and windows to invite pedestrians and natural light in. The scale and textures of the exterior finishes are reminiscent of any hardware store nationwide. The large clerestory element located above the McKercher entrance is visually stimulating and is a great introduction of natural light to the retail space.* *The variety of colors and architectural materials provide depth, shadow lines, and human scale to the building facades. The Commission found that this standard has been met.*

3. Landscaping: 17.06.080 (B) 3, item (a)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(B) 3a**	**a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.**
			Staff Comments	*The subject parcel does not abut a residential zoning district. The Commission found that this standard has been met.*

17.06.060 Criteria.

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.

4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Hailey Municipal Code and City Standards.

DECISION

The Design Review Application for L.L. Green's Hardware Store, represented by Errin Bliss of Bliss Architecture, for a new two-story hardware store (14,946 square foot first floor and 1,589 square foot second floor), to be located at 21 East McKercher Boulevard (Lot 1, Block 2, Northridge X Subdivision), has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (m) are met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. Complete wider sidewalk, street trees and landscape strip along the property frontage of Main Street as shown on the plans.
    ii. Replace the existing asphalt path on McKercher along the property frontage with a new 10'-wide asphalt path.
d) The Applicant shall be responsible for winter snow clearing and maintenance of the Main Street sidewalk and winter snow clearing and maintenance of the McKercher path.
e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law and Decision.
f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
h) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance. The lighting plan shall demonstrate that there is no light trespass towards residential neighborhoods to the east. The photometric plan shall be modified to comply.
i) Onsite landscaping shall be increased as follows:
    i. Street trees on Main Street shall be a minimum of 4" caliper, or as approved by Staff.
    ii. The coniferous tree along McKercher Boulevard shall be switched to a deciduous tree, and both deciduous trees along McKercher shall be 4" caliper.

~~iii. The landscape plan shall be augmented to add additional landscaping, to be approved by staff prior to the issuance of the building permit. McKercher Boulevard.~~ The tree closest to the landing site shall be relocated elsewhere onsite.

j) A letter from Clear Creek Disposal shall be provided stating that the location and design of the trash enclosure is adequate for rolling can pick-up. If a change is made to the dumpster use, a Design Review Modification shall be submitted.

k) Rooftop equipment (if any) shall be shown on a roof plan.

l) All grade level utility boxes and transformers shall be shown on the Building Permit submittal.

m) If the rezone of the adjacent property to the south from GR to B is not approved, the building shall be redesigned to meet the required setback.

Signed this _____ day of _____, 2021.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

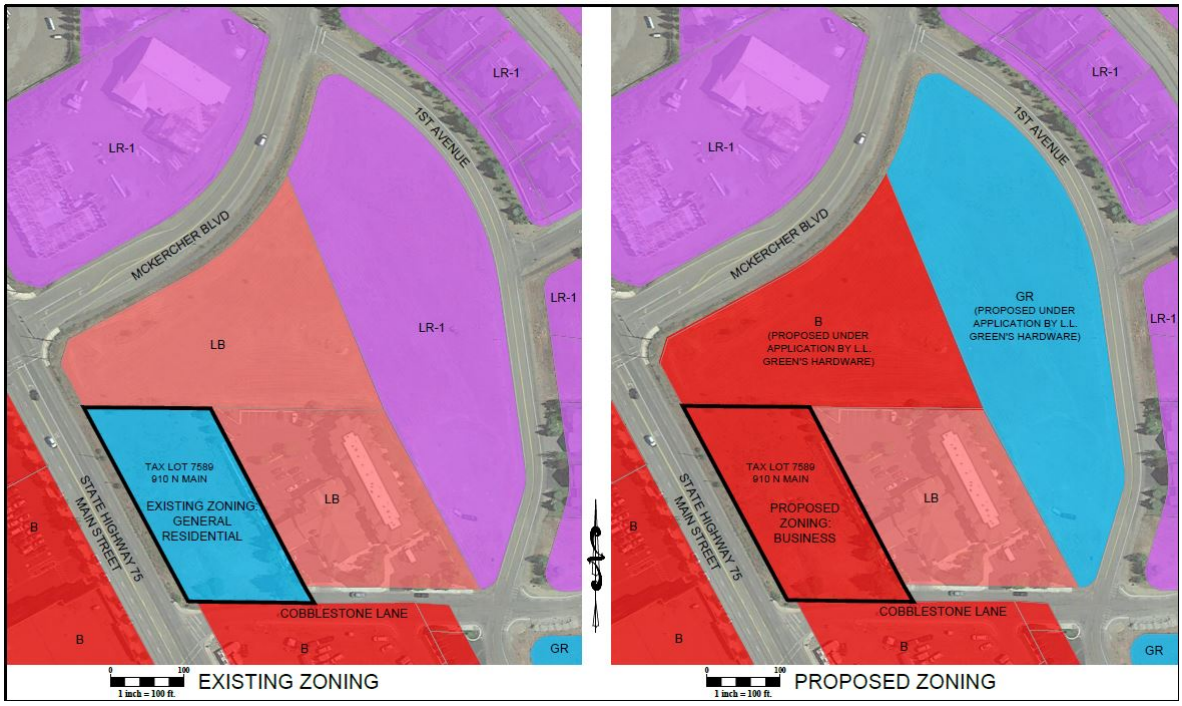
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 2, 2021, the Hailey Planning and Zoning Commission considered and approved a Zone Change Application by Joan A. Williams Revocable Trust, represented by Galena Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B).

FINDINGS OF FACT

Notice: Notice for the public hearing scheduled for was published in the Idaho Mountain Express July 17, 2021, and mailed to property owners and agencies within 300 feet on July 17, 2021. Notice was posted on the property on July 23, 2021.

Application: The Applicant requested an amendment to the City of Hailey Zoning District Map with a Rezone Application. The proposed changes include amending the 1.02-acre parcel at 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B). The images below depict the current zoning and the Applicant's request to change the zoning to Business (B):



Analysis and Discussion: The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcel and surrounding parcels, with the exception of the AmericInn, are vacant. The AmericInn is nestled adjacent and to the east of the subject parcel. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south and west are zoned Business (B) and are located within the Downtown Residential Overlay (DRO), and the property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1).

In February of 2021, Larry Green of L.L. Green's Hardware and Silver Creek Property Holdings joined forces and proposed to rezone the subject parcel (910 North Main Street), and Lot 1, Block 2, Northridge X (21 East McKercher) from Limited Business (LB) to Business (B), and remain in the Downtown Residential Overlay (DRO). The rezone request also included rezoning Lot 1, Block 27, Northridge IX, from Limited Residential (LR-1) to General Residential (GR) and Downtown Residential Overlay (DRO). This rezone would have allowed for the development of a new car dealership for the existing business, Silver Creek Ford, as well as a new hardware store for the existing business, L.L. Green's Hardware.

Due to various reasons, Silver Creek Property Holdings withdrew all applications (Rezone, CUP and Design Review Preapplication). Larry Green of L.L. Green's Hardware, proceeded with the rezone request without Silver Creek Property Holdings, and on May 17, 2021, the Hailey Planning and Zoning Commission recommended for approval the Rezone Application by Larry Green of L.L. Green's Hardware, represented by Galena Engineering, to rezone Lot 1, Block 2, Northridge X (21 East McKercher) from Limited Business (LB) to Business (B), and remain in the Downtown Residential Overlay (DRO). The Council approved the Rezone Application on July 12, 2021.

With the approval of this rezone, the subject parcel has become a remnant parcel with regard to zoning, and is more noticeable by zoning of the adjacent parcels, zoned Business (B) and Limited Business (LB). The zone change would eliminate the only island of GR in the area, as well as provide consistency among the surrounding parcels and their zoning districts. For instance, the current GR zoning does not allow for commercial uses despite the property's adjacency to Main Street and the surrounding business-zoned parcels.

1. **Purposes of Zoning Districts. Business (B): The purpose of the B District is to provide areas for general business and commercial activities and a limited number of residential uses.** The Applicant is proposing that the parcel, zoned General Residential (GR) and within the Downtown Residential Overlay (DRO), be zoned Business (B) and remain in the DRO.
    - **910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E)**

      All properties north of Walnut Street within the DRO and on both sides of Main Street are currently zoned Business with the exception of this parcel, Hailey FR SESW TL 7589 SEC 4 2N 18E (Lot 1, Block 1, Gateway Subdivision). By changing the existing zoning from GR to B, Staff feels the zone change would provide consistency with the northern DRO along Main Street. Additionally, the current GR zoning district does not allow for commercial uses despite the property's adjacency to Main Street and surrounding business-zoned properties.

      Located near the north entrance of the city, the subject parcel is undeveloped and underutilized. Per the Applicant, the change in zoning would further support the traditional character of the Business District by allowing traditional commercial and retail development along the Main Street Corridor. Such development would include high-density commercial, mixed-use, and residential development adjacent to Main Street, which is proximal to schools, downtown amenities, and public transit opportunities.

      Furthermore, the proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating career-oriented opportunities for young workers in Hailey, provide smaller scale housing in a mixed-use setting, and promote pedestrian transportation.

Summary of Uses: The proposed zone change would increase the range of uses permitted on the subject parcel. Rezoning the parcel to Business (B) would also be consistent with the zone districts of neighboring parcels and all of Main Street north of Walnut Street. Additionally, the rezone would provide greater flexibility with density, setback and bulk requirements. Comparisons of existing and proposed rezones are noted below.

2. **Density, Setback and Bulk Requirement Comparison:** The density, setbacks and other bulk requirements would see the following changes, if rezoned as proposed:

Address/Parcel/Use		**Existing Zone District**	**Proposed Zone District**
910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E)		**GR/DRO**	**B/DRO**
Setbacks	Minimum front yard setback (feet)	20	0[7]
	Minimum side yard setback (feet)	10[7, 19, 20]	0[7, 19, 20]
	Minimum rear yard setback (feet)	10[7, 19, 20]	0[7, 19, 20]
Height	Maximum building Height	35’	35’
Notes	7.	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse sublot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.	
	19.	See also subsections 17.07.010 F and G of this title.	
	20.	See also subsections 17.07.010 F and G of this title.	

The existing parcel at 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) is approximately 1.02 acres. It is zoned GR and is within the DRO. Within the Business Zone District, the underlying density is 20 units per acre and does not have a maximum lot coverage. That said, the parcel is also located within the DRO, and within the DRO, the use and bulk requirements shall meet those of the

underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Additionally, density is limited by required open space, parking, landscaping and the Design Review Standards.

This zone change is a logical extension of the Business Zone District and would not create a spot zoning condition within the area. Furthermore, the zone change would allow for additional commercial and retail development along the Main Street Corridor.

3. **Existing Land Uses:** The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcels are vacant and the AmericInn is adjacent and to the east of the subject parcel. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south (both vacant) and west (Albertsons Grocery and Stinker Gas Station) are zoned Business (B) and are located within the Downtown Residential Overlay (DRO). The property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1), but is a more intensive use than typically found in that zone district.

Criteria for Review:

17.14.060(A) Criteria Specified: When evaluating any proposed amendment under this Article, the Commission shall make findings of fact on the following criteria:

1) The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the city. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The area in question sees varied land use opportunities given its location and size, and the Land Use Map purposefully does not demarcate between land uses that are specific to property boundaries, allowing for decision-making processes such as this to determine actual zoning boundaries.

The Comprehensive Plan also calls for a strong retail core. The Comprehensive Land Use Map identifies this area as a Community Activity Area:

> **Community Activity Areas – located at the north and south ends of Main Street Corridor. High density residential is encouraged. Commercial and mixed-use development is appropriate, but should be subordinate to the infill of Downtown.**

The parcel is located is within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core. This parcel - an infill project well within the City's limits - is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed rezone would help create economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business, as well as allow for higher-density commercial and/or mixed-use developments at the current location.

The Applicant proposed to rezone the parcel to Business (B). The purpose of the Business (B) Zone District is to -- **Provide areas for general business and commercial activities and a limited number of**

residential uses. If the rezone were approved, this 1.02-acre parcel would be available for other uses permitted in the District Use Matrix. This parcel is closer to commercial uses than residential, and is buffered by Limited Business (1.32 acres) and General Residential (2.64 acres) parcels to the east.

The Comprehensive Plan further states:

> **A Land Use Map is a required element of the Land Use component of the Comprehensive Plan. Pursuant to Idaho Code requirements, the Land Use Map reflects suitable projected land uses for the city. The creation of a land use map establishes general direction for projected land uses within and adjacent to the city. The Land Use Map depicts broad community goals. When considering land use applications, site-specific data and circumstances should be balanced with the overall goals depicted on the map.**

Among others, the Application complies with the following goals and objectives of the Hailey Comprehensive Plan:

3.3 **Protect the traditional character and scale of the historic downtown and Main Street Corridor.** The proposed rezone would allow for traditional commercial and retail development along the Main Street Corridor.

5.1 **Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map.**

- **a) Main Street Corridor – area of high density commercial, mixed-use and residential development.** The proposed rezone provides the opportunity for high density commercial, mixed-use and residential development located adjacent to Main Street. The goal aimed to increase density along the Main Street Corridor, which this rezone request would support.
- **b) Downtown – the historic commercial center containing the greatest concentration of commercial, cultural and civil activity. Downtown is the priority area for encouraging higher density commercial and mixed-use development.** The proposed rezone would allow commercial and mixed-use developments that would support a historic commercial center.

5.2 **Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area of encouraging higher density commercial and mixed-use development.** The proposed rezone supports this goal.

5.5 **Lessen the dependency on the automobile.** The proposed rezone allows for commercial and mixed-use development along Main Street, located in close proximity to schools, downtown amenities, and public transit opportunities, which reduces dependency on the automobile.

6.1 **Encourage a diversity of economic development opportunities within Hailey.** The proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating new jobs and economic development opportunities in Hailey.

6.2 **Encourage abundant, competitive and career-oriented opportunities for young workers.** The proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating career-oriented opportunities for young workers in Hailey. The proposed commercial zoning would allow for mixed-use and potentially live-work conditions, which could provide lower priced, small-scale housing opportunities for young workers.

The Hailey Comprehensive Plan also identifies housing as a high priority:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

The Land Use Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown housing, and the reason to plan for mixed-uses:

> **Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.**

While no use or development is proposed at this time, this project could see a traditional mixed-use project, and could serve as a seamless transition between commercial, Limited Business (AmericInn), and the nearby single-family residential.

The Land Use Section describes High-Density Residential as follows:

> **High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.**

5.6 **Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.** The subject property is an infill site, which, when developed, would attract energy and life to the north gateway to Hailey.

8.1 **Encourage development that provides opportunities for home ownership and rental houses for individuals of all socio-economic levels.** The proposed rezone provides opportunities for the development of smaller scale housing in a mixed-use setting that is no common in the City of Hailey.

By rezoning 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B), the Commission found the change to be compatible with the Comprehensive Plan, as it would facilitate the development of high-density residential infill and mixed-use developments within the downtown corridor. The Commission found that this standard has been met.

2) Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

It is anticipated that public facilities and services are available to support the full range of uses permitted by the zone district under consideration. Though no uses or buildings are proposed at this time, development would be compliant with the most recently adopted IBC, IRC and IFC (currently constructing under the 2018 code). Development of the site, streets, sidewalks, landscaping and other onsite improvements would be required as part of the Design Review process.

The current zoning would allow for approximately 10 single-family homes with each home having the option to construct an Accessory Dwelling Unit (subject to Design Review). That said, the Hailey Comprehensive Plan discourages single-family residential along Main Street, and the District Use Matrix prohibits new construction of single-family residences within the Business District. Changing the zoning district to Business would encourage a mixed-use development project (commercial and residential uses) or multifamily dwellings. Additionally, the parcel is also located within the DRO, and within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Density is also limited by required open space, parking, landscaping and the Design Review Standards. Given this information, the Commission does not believe that the development of this parcel would impact water demand above what is already permitted on Main Street and the surrounding parcels.

A Traffic Impact Study was completed for the rezone of abutting parcels, Lot 1, Block 2, Northridge Subdivision X and Lot 1, Block 27, Northridge Subdivision IX. The analysis concluded that all streets would remain functioning at Level of Service A during future project conditions, except for the intersection at Cobblestone Lane and Main Street.

As shown in the table below, this intersection is anticipated to fail in a background condition; however, the poor Level of Service was not project-related, but primarily related to existing intersection volumes, geometry and lane-configurations. As such, the city would prefer to see that Cobblestone Lane be slightly reconfigured as noted below, and to the satisfaction of the City Engineer. This has been made a Condition of Approval.

	Intersection	Level of Service					
		Existing (2020)		Future (2025)		Future (2030)	
		BG	PP	BG	PP	BG	PP
1	McKercher Boulevard / Main Street (ID-75)	A	A	B	B	B	B
2	1st Avenue / McKercher Boulevard	a	a	a	a	a	a
3	Winterberry Loop / Access 4 / 1st Avenue	a	a	a	a	a	a
4	Cobblestone Lane / 1st Avenue	a	a	a	a	a	a
5	Cobblestone Lane / Main Street (ID-75)	d	d	e	e	e	f
6	Access 1 / Main Street (ID-75)	-	a	-	a	-	a
7	Access 2 / McKercher Boulevard	-	a	-	a	-	a
8	Access 3 / McKercher Boulevard	-	a	-	a	-	a
9	Access 5 / 1st Avenue	-	a	-	a	-	a
10	Access 6 / Cobblestone Lane	-	a	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, December 2020

With regard to traffic and circulation, currently the drivable portion of Cobblestone Lane is not fully dedicated, but is a 38'-wide easement to benefit the City of Hailey shown on the plat of Hailey Business Center (property directly south of the subject property). To the east of the subject property, the

AmericInn plat dedicated 22' in width to equal a 60'-wide right-of-way. City Staff requested a dedicated right-of-way to the City of Hailey along the southern property line of the subject parcel abutting Cobblestone Lane of 22' in width, such that when the Hailey Business Center redevelops, a full 60'-wide right-of-way can be achieved. Once a use is proposed, it is likely that a 'right-turn only' lane onto Main Street headed northbound will be required.

The Commission and Applicant discussed possible dedication of the 22'-wide right-of-way at the time of development; however, the Commission concurred that dedication shall happen immediately rather than upon development of the site.

Further analysis of the streets involved within the proposed development is as follows:

Main Street. Main Street contains a five-lane road configuration between Cobblestone Lane and the McKercher Boulevard traffic light, which is the entire frontage of the proposed project. Traffic is high in this area. The Commission concurred that, when the site redevelops, there should be no Main Street entrance, and all egress/ingress should be restricted to Cobblestone Lane.

Cobblestone Lane. Cobblestone Lane is a transitional street. It connects the commercial core to residential streets on the east side of Main Street. The traffic volume is reasonably high due to the proximity of commercial uses, such as the AmericInn, and the Wood River Middle School, which is one block to the east. A traffic circulation plan accessing the subject parcel has not been developed at this time. See comments above regarding the need to complete the Cobblestone Lane dedication.

3) The proposed uses are compatible with the surrounding area; and

The zones and overlays under consideration would follow the same bulk requirements as adjacent blocks within the Business (B) Zone District. Nonresidential or multifamily projects would be subject to Design Review, allowing for community input, and Commission discussion of compatibility. The area contains a variety of commercial, multifamily and single-family projects. The Commission found that this standard has been met.

4) The proposed amendment will promote the public health, safety and general welfare.

The Commission noted a strong basis in the Hailey Comprehensive Plan for this type of amendment. This parcel has been vacant since the establishment as a parcel. The proposed zone change would enable development of the site, and provide economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business.

Additionally, the city and the Wood River Valley have a documented need for housing. The Comprehensive Plan calls for housing initiatives. The current changes under consideration would allow for multifamily and mixed-use housing developments in an area within walking distance to many town services. The Commission found that this standard has been met.

Action: The Commission is required by the Hailey Municipal Code to make a recommendation to the Hailey City Council based on compliance with the Comprehensive Plan and the following criteria:

17.14.040(B) Recommendation.

1. **Following the hearing, if the Commission or Hearing Examiner makes a substantial change from what was presented at the hearing, the Commission or Hearing Examiner may either conduct a further hearing after providing notice of its recommendation, or make its recommendations to the Council, provided the notice of the Commission's or Hearing Examiner's recommendation shall be included in the notice of the hearing to be conducted by the Council**.
2. **The Commission or Hearing Examiner shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment is granted.**
3. **If the proposal initiated by an Applicant is not in accordance with the Comprehensive Plan, the Commission or Hearing Examiner shall notify the Applicant of this finding and inform the Applicant that the Applicant must apply for an amendment to the Comprehensive Plan before the Hailey Municipal Code or Zoning Map can be amended.**

A. The Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:

1. **The proposed amendment is in accordance with the comprehensive plan;**
2. **Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;**
3. **The proposed uses are compatible with the surrounding area; and**
4. **The proposed amendment will promote the public health, safety and general welfare.**

B. Rezones: When evaluating any proposed zoning ordinance map amendment to rezone property to business (B) zoning district, limited business (LB) zoning district or transitional (TN) zoning district, the hearing examiner or commission and council shall consider the following:

1. **Vacancy rates of existing buildings and land within the existing business (B), limited business (LB) or transitional (TN) zoning districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.**
2. **The distance of the parcel proposed for rezone from the central core overlay district boundary. A shorter distance from the central core overlay district boundary will favor a rezone, while a longer distance from the central core overlay district boundary will not favor a rezone. (Ord. 1191, 2015).**

The Commission discussed the standard above and noted that that the Applicant shall provide information pertaining to items (1) and (2), as required by the Hailey Municipal Code. The Commission suggested that this be made a Condition of Approval and be considered by the Hailey City Council at a subsequent hearing.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.14.040(A), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.

4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.14, Amendment, other Chapters of Title 17 and City Standards.

DECISION

The Rezone Application by Joan A. Williams Revocable Trust, represented by Galena Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B), was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards, and subject to the Conditions of Approval 1-2, as noted below:

1) The Applicant shall dedicate 22' of land adjacent to Cobblestone Lane to the City of Hailey for use as Cobblestone Lane right-of-way.
2) The Applicant shall provide information pertaining to Section 17.14.040(B), items 1 and 2, to be considered by the Hailey City Council at a subsequent hearing.

Signed this _____ day of _____, 2021.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 18, 2020, the Hailey Planning and Zoning Commission considered a Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District.

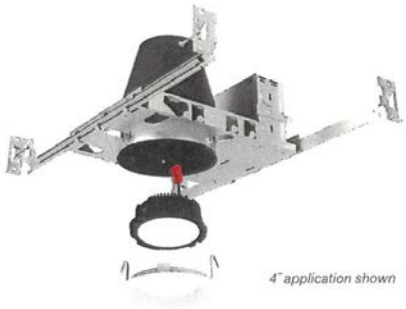
FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2020 and mailed to property owners within 300 feet on April 1, 2020 for the April 20, 2020 public hearing. At the April 20, 2020 Planning and Zoning public hearing the project was continued on record to May 4, 2020. The project was continued on record from the May 4, 2020 public hearing to May 18, 2020.

Application: The Applicant is proposing a newly constructed 5,457 square foot orthodontist office and residences. The building will consist of a 1,512 square foot unfinished basement, a 2,312 square foot orthodontist office on the main floor and two (2) residential units totaling 1,633 square foot on the second floor. An existing shed on the South side of the site will be removed. Access will consist of a new curb cut off of 1st Ave North.

Procedural History: The Design Review Application was submitted on February 11, 2020 and certified complete on February 27, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was be held on May 18, 2020, in the Hailey City Council Chambers (to be held virtually).

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 (B)**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *Staff expressed that the water service that is on this lot is being used by 811 1st Ave. N. The meter vault is in the middle of 801 1st Ave N. and 811 hooked to that meter vault and ran their service to the building. 811 will need to install their own service on their lot and will not have water until they do. 801 will need to hook up to the existing meter vault on their lot. 811 has been approved (Counterbalance) but not constructed.*
				Building: *No comments*
				Streets: *No comments*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**

			Staff Comments	*All building signage will be applied for under a separate sign permit following completion of construction.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.04.090 for applicable code.** **17.04.090 Commercial: 1 parking space per 1,000 gross square feet** **Residential: 1 parking space per unit under 1,000 sq ft**
			Staff Comments	*The Hailey Municipal Code requires one (1) parking space per 1,000 gross square feet of commercial space.* *The building totals 5,457 gross square feet of which 3824 square feet is commercial. Four (4) parking spaces are required. The site plan shows eight (8) parking spaces for customers (public), and an additional two spaces where residents can stage cars.* *Parking requirements are met.* *The Commission found that this standard has been met.*
☒		☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant fixtures (4" recessed downlights located in canopies and 2nd floor cantilever soffits), downcast and low wattage fixtures (see image below). Lighting Details are also attached.*  *The Commission found that this standard has been met.*
☒	☐	☐	**Bulk Requirements**	**Zoning District: Business (B)** **Maximum Height: 40' "(because mixed use)**

				Setbacks: 0'
			Staff Comments	*Zoning District(s): (B)* *Proposed Height: 25'-5-1/2"* *Proposed Setbacks:* • *Front (East): 2'* • *Side (North): 23' 5"* • *Side (South): 73'* • *Rear (West): 2'* *The proposed project complies with height and setback requirements of the Hailey Municipal Code.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.070(A)1 Required Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*There is existing sidewalk along 1st Ave N, for which the applicant will have finishes and articulations of planes and surfaces to serve as the "front" of the building. New sidewalks will be installed bordering the parking area on the south side and in the northwest corner of the site bordering the tenant parking.* *The Commission found that this standard has been met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A) 1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The proposed building lot is narrow and long with orientation north and south, so facing the long dimension of the building axis facing the south is not possible.* *The main entrance to the building and a large window into the reception area are on the south elevation. The main entry is in the southeast corner of the building, equally visible from 1st Ave N and the parking lot.* *There are large windows into the reception, manager's office and orthodontic operatory on the east elevation to capture morning sun.*

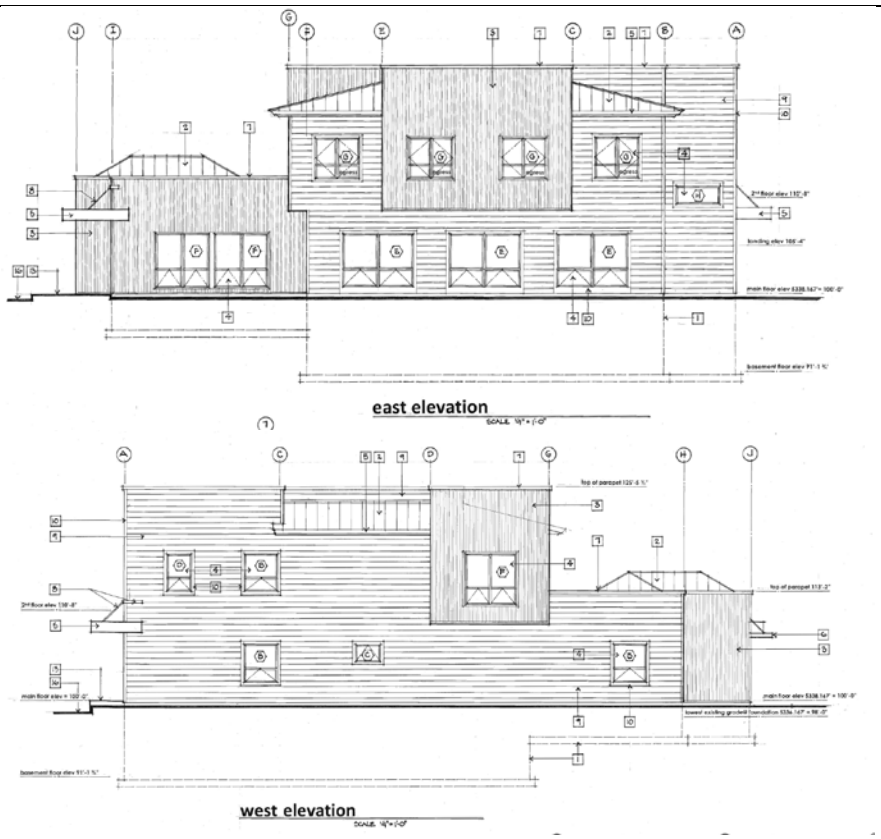
				There is 688 sq. ft. of open space in the northeast corner of the site for use by building occupants, primarily the residential tenants on the 2nd floor. *The spaces around buildings are usable and allow for safe access to the buildings.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*The existing plant materials to be removed include cottonwood trees, native weeds and grasses and few current bushes. While the existing cottonwood tree is over 6 inches, it would be impossible to develop this site without removing it. And, cottonwood trees are not considered a desirable species to preserve. Staff does not feel that an arborist review is warranted in this circumstance.* *The Commission found that this standard has been met.*
☒	☐	☐	**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	*Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk along 1st Avenue that connects to a new sidewalk between the patient and employee parking lot and front entry of the building. All employee, customer and patient access to the building will be from parking spaces located to the south and northwest of the building.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*All services and material deliveries to the building will be located both on the south and north sides, and the trash enclosure will be located at the southwest corner of the building and will be screened from 1st Avenue by the building and a fence. Staff requests that recycling containers be available in the trash enclosure.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*There is not an alley associated with this site. There is an emergency and utilities easement along the west side of the property—this will provide access to the tenant parking spaces located in the northwest corner of the site.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**

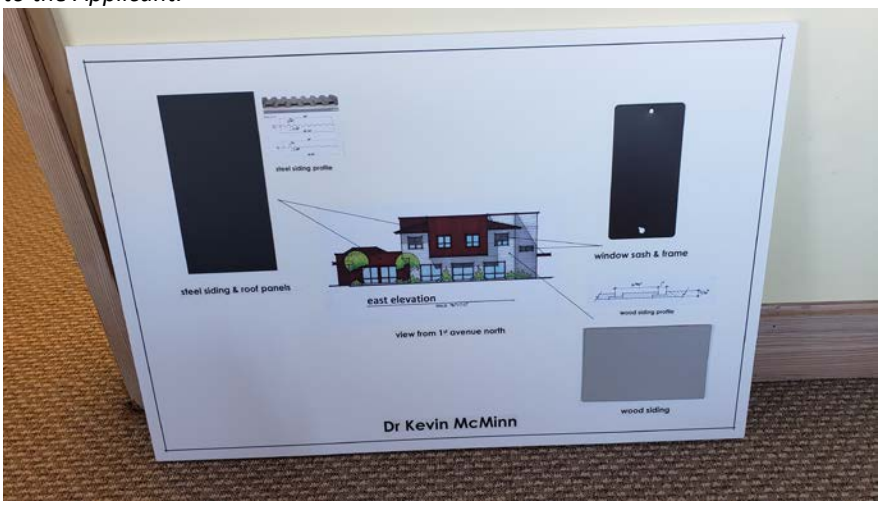
			Staff Comments	*No vending machines will be located on the exterior of the building.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*This building is within the B zoning district. A useable prominent entrance is located just off the front of the building and the parking is mostly buffered from the sidewalk with landscaping. The narrow configuration of this lot makes it impossible to have all parking in the rear.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*There will be a curb cut from 1st Avenue into the parking lot located on the south of the building. All of the patient and employee parking will be in this lot. The narrow, south elevation of the building faces this lot. The longer east elevation faces 1st Avenue and the existing concrete sidewalk will have finishes and articulation of planes and surfaces to serve as the 'front' of the building. The main entry is in the southeast corner of the building, equally visible from 1st Avenue and the parking lot.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*Snow storage areas are in two locations. One location is an open area in the northeast corner, which does not restrict pedestrian access. The other location is on the south side of the site where parking spaces are located. Both locations are sited in a practical manner that is accessible to most types of snow removal vehicles that can accommodate moderate areas of snow.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*The total of the snow storage equals 25% of the improved parking and pedestrian walks and does impede four (4) parking spaces that are in excess of the minimum number of spaces required. If the owner decides that these four (4) spaces are desirable for year-round use, then the snow will be hauled from the lot.* *The Commission found that this standard has been met.*

☒	☐	☐	**17.06.080(A) 1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*The total snow storage area is 621 sq. ft. The combined area is more than 10 feet but the area on the northeast corner is less than 10 feet. Staff questions whether each snow storage area complies and suggests the Applicant needs to expand the smaller storage area in the Northeast area.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*The Owner intends to store snow on site but has committed to hauling snow if the parking is desired.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*The trash storage/pickup areas and service areas or utilities are not impeded by snow storage. The parking spaces could be impeded depending on if snow is stored or hauled.* *The Commission found that this standard has been met.*
☒?	☐	☐	**17.06.080(A) 1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*In the smaller storage area, the Applicant plans to install turf that is salt-tolerant and resilient to heavy snow.* *The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A) 2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The design, proportions, and colors of the building are harmonious with surrounding buildings and proposed buildings in the neighborhood. The scale and texture of the exterior finishes are compatible with an upscale business neighborhood (see image below). The flat roofs have generous parapets to break up the perceived mass.*

				 *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*The building is not a corporate design.* *The Commission found that this standard has been met.*
☒	☐	☐	**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 faces 1st Avenue and customer parking is designed and scaled to be pedestrian friendly. The building incorporates glass doors and windows to invite pedestrians and light inward. It incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façade faces 1st Avenue and includes design features such as windows, building off-sets, projections, and changes in material to create human scale.*

				The Commission found that this standard has been met.
☐	☐	☒	**17.06.080(A) 2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A. No additions onto or renovations of the exterior of the building are proposed.*
☒	☐	☐	**17.06.080(A) 2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*Two materials will be used on the exterior: steel siding and wood siding. Several colors are proposed, primarily dark bronze and buff, and note that the maroon that appears in the center rendering is not representative of the actual colors according to the Applicant.*  *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The building colors are complimentary to the neighboring buildings. See* **17.06.080(A)2f** *for more detail.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*The flat roofs have generous parapets to break up the perceived mass.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.**

				ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant is proposing that the building will include the following energy-conserving features:* • *Southern-facing windows with an exterior "light shelf" for summer shading.* • *The windows will be double-glazed.* • *The windows will have low emissivity.* • *The roof insulation provides an R-value that is 71% of above minimum code requirements according to the Applicant.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*There are no sloping roof surfaces to generate snowfall onto pedestrians at the main or tenant entrances.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*All of the roof drainage runs to interior drains that are drained to drywells located under the parking areas. A drainage plan is attached. All drainage plans to be reviewed by the City of Hailey's Public Works Department.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A There are no vehicle drive-through canopies.*
☐	☐	☒	**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	*All building signage will be applied for under a separate sign permit following completion of construction.* *The Commission found that this standard has been met.*

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

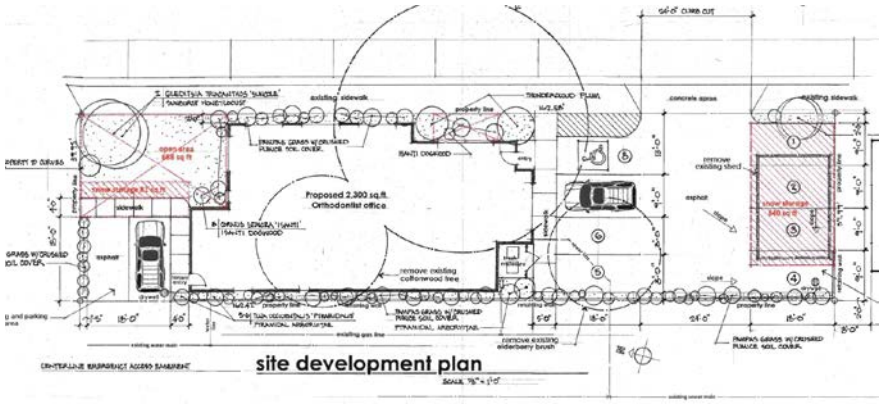
Compliant	Standards and Staff Comments

Yes	No	N/A	City Code	City Standards and *Staff Comments*
☐	☐	☒	**17.06.080(A) 3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A There are no accessory buildings planned for this project.*
☐	☐	☒	**17.06.080(A) 3b**	**b. Accessory structures shall be located at the rear of the property.** **(1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.**
			Staff Comments	*N/A There are no accessory buildings planned for this project.*
☒	☐	☐	**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 fence around the trash enclosure will be compatible with the finishes on the building. It will be sided with the nickel-gap siding in the same color as the building. A rendering is attached.* *The Commission found that this standard has been met.*
☒	☐	☐	**1706.080(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	*Fencing is minimal (just around the trash enclosure) and has planting to soften the visual impact.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*The roof-mounted mechanical equipment will be shielded by the parapet walls.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A None are proposed at this time.*
☒	☐	☐	**17.06.080(A) 3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*There will be no ground mounted HVAC equipment.* *The trash enclosure will be screened. A rendering is attached.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 3h**	**i. All service lines into the subject property shall be installed underground.**

			Staff Comments	*All service lines into the property will be installed underground.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A No appurtenances are proposed on existing utility 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 proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plants are hardy for Zone 4.* *The Commission found that this standard has been met.*
☒	☐	☐	**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	*Irrigation will utilize water sensors.* *The Commission found that this standard has been met.*
☒		☐	**17.06.080(A) 4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*There are a variety of trees, plants and shrubs proposed for this project. Limited width of many of the planting areas will of necessity require smaller plantings with limited spread. The trees planned for this application are within the growth limits of their respective planting areas. Staff has concerns that:* • *The 2 Gleditsia trees planted at the corner of the building appear to be planted right next to one another. They may be too close together. Is there a way to delineate 1/8" to know how far 1' is on the plan?* • *The thundercloud plum trees will produce fruit that is edible and will attract wildlife and will also drop onto the sidewalk, which is messy and not maintenance friendly.*

				Staff requested that the Applicant make these changes to the landscape plan. The Applicant has agreed to adjust the spacing of the Gleditsia trees and replace the thundercloud plum trees with Honey Locust trees. *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A - There are no planting boxes or hanging baskets planned for use in the landscaping.*
☒	☐	☐	**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	*There are a variety of trees, plants and shrubs proposed for this project. There is no plant list.*  *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*All storm water runoff will be contained on site, either in a drywell or in planting areas.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The landscaped areas will be maintained in neat and attractive order during the growing season and properly winterized in the fall.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*All retaining walls that are necessary will be made of formed concrete, be less than 24 inches in height, and be compatible with neighboring retaining walls.* *The Commission found that this standard has been met.*

☒	☐	☐	**17.06.080(A) 4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*All retaining walls that are necessary will be made of formed concrete and be compatible with neighboring retaining walls.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A) 4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*None will be over two (2') feet in height, and terracing and guardrails will not be required.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A) 4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A Staff does not consider thee retaining walls to be extensive but the Commission should discuss.*
☐	☐	☒	**17.06.080(A) 4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A. No retaining walls will be over 24" high.*
☐	☐	☒	**17.06.080(A) 4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A. No retaining walls are proposed to be used for seating.*

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B) 1a**	**a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.**
			Staff Comments	*There is an existing sidewalk along 1st Avenue, which is also the front of the building. The existing sidewalk will connect to a new sidewalk that will run along the entire south façade between the building and the parking lot and connects the parking lot and main entry. New sidewalk will also be added between the tenant parking and entry.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(B) 1b**	**b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.**
			Staff Comments	*N/A The sidewalk along the building front is existing. The narrow lot is not conducive to wider sidewalks. Staff recommends that a bike rack be added. The Applicant has agreed to add a bike rack.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B) 2a**	**a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.**
			Staff Comments	*The main façade is oriented to 1st Avenue and faces East. The main entrance is on the south elevation but is visible from both 1st Avenue and the parking lot on the south side of the building. The main entry is on the corner and is recessed to appear more oriented towards 1st Avenue.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2b**	**b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.**
			Staff Comments	*This two-story building includes variations in roof lines and in materials that provide visual interest and soften the image. The building incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(B) 2c**	**c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.**
			Staff Comments	*The building incorporates glass doors and windows at the street level to invite pedestrians and light inward. The human scale is enhanced by the interplay of metal and wood finishes to break up tall vertical walls. There is an overhang above the main entrance.* *The Commission discussed the need for a horizontal element on the west and north facades to further create human scale and interest.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(B) 2d**	**d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.**
			Staff Comments	*N/A This building does not exceed 30 feet in height.*
☒	☐	☐	**17.06.080(B) 2e**	**e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*There will be a large open area in the northeast corner of the lot for use by building occupants, primarily the residential tenants on the 2nd floor.* *The Commission found that this standard has been met.*

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

3. Landscaping: 17.06.080 (B) 3, item (a)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(B) 3a**	**a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.**
			Staff Comments	*N/A. The proposed project is located in the Business (B) Zoning District. The surrounding properties are also zoned Business (B).*

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 Ordinance, 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 Ordinance.**

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

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

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional

applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n) are met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) 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.
c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
d) All new exterior lighting shall comply with the Outdoor Lighting Ordinance.
e) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
f) 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.
g) The Applicant shall submit a Sign Permit Application for Staff approval for new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
h) Construction staging and storage shall not be in the City Right-of-Way. All construction impacts shall occur within property boundary.
i) Applicant shall provide recycling containers in the trash enclosure.
j) Snow storage areas shall be reconfigured to meet the minimum size requirements.
k) Applicant shall provide a bike rack. Design and location to be approved by Staff.
l) Changes to the tree selection shall be provided per arborist review. Final plans to be approved by Staff.
m) Applicant shall provide a plant list that includes species, size and quantity.
n) A horizontal color element shall be incorporated into the west and north elevations, to be approved by staff and one (1) Commissioner.

Signed this 9 day of June, 2020.

/s/ Janet Fugate

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 16, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District.

Hearing: August 16, 2021

Applicant: Emerald City, LLC – Robert Del Signore

Project: Emerald City Condominiums

Request: Preliminary Plat

Location: 110 Gulf Stream Lane (Lot 4HA, Block 4, Airport West Subdivision Phase II)

Size & Zoning: 0.53 acres (22,980 sq. ft.) – SCI Industrial (SCI-I) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 28, 2021 and mailed to property owners on July 22, 2021.

Application: Emerald City, LLC, represented by Galena Engineering, has submitted a Preliminary Plat Application for approval of a condominium plat/subdivision to an existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Street Lane).

The existing building is situated on a parcel that is 22,980 square feet (0.53 acres) in size. The Applicant is proposing to divide the existing building (12,168 gross square feet in size) into three (3) live/work condominium units, ranging in size from 1,991 square feet to 7,130 square feet. Presently, the second floor is utilized as showroom and office space. The first floor is utilized for storage, wood working and finishing. All common area has been designated on the plat and draft Condominium Declarations have been submitted, which addresses all commonly owned areas.

As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to Section 16.04.110 of the Hailey Municipal Code, which addresses parks, pathways, and other green spaces.

Procedural History: The Application was submitted on July 8, 2021 and certified complete on July 8, 2021**.** A public hearing before the Planning and Zoning Commission will held on August 16, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *The conversion and separation of units shall meet IFC and City Standards.*
				Water and Wastewater: *The Water Department notes the following:* - *There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay connection fees to connect to the second service or abandon this service at the water main.* *The comments above have been made Conditions of Approval.*
				Planning: *It appears that all exterior lighting is Dark Sky compliant; however, any and all exterior lighting that does not meet City Standards shall be replaced with Dark Sky compliant fixtures. This has been made a Condition of Approval.*
				Building: *No comments*
				Streets: *No comments*
				City Arborist: *No 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	*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 parcel is located within the Airport West Subdivision and is surrounded by private streets and/or alleys. Frontage of the building faces Gulf Stream Lane. The eastside of the building connects to Lear Lane and the rear of the*

				building can be accessed from a private alley. These streets/alleys are existing and can safely accommodate existing and anticipated traffic. The building is existing and there are four (4) commercial bays that gain access from the private alley. *All other standards pertaining to Section 16.04.020: Streets, which are not listed below, have been met and/or are not applicable.*

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	*There is an existing sidewalk along the front of the building (the property frontage of Gulf Stream Lane) leading to each entrance. No other sidewalks exist adjacent to the building, nor within the surrounding area/private streets, as sidewalks on the private streets were not required as part of the Airport West Subdivision. Sidewalks do exist on all public streets (Aviation Drive and Merlin Loop).*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*Please refer to Section 16.04.030(A) for further details.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*Please refer to Section 16.04.030(A) for further details.*
☐	☐	☒	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.*
☐	☐	☒	**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	*There is an existing private alley, which complies with all standards of Section 16.04.040.* *All other standards pertaining to Section 16.04.040: Alleys and Easements, which are not listed below, have been met and/or are not applicable.*
☒	☐	☐	**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:**
				The following easements are existing: - *24'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (Gulf Stream Lane)* - *36'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (Lear Lane)* - *30'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (alley)* - *10'x10' Drainage Easement to Benefit Block 4* - *10'-wide Landscape Easement to Benefit Airport West Subdivision and Building Setback Line* - *Snow Storage Easements, which will remain as existing, as outlined on the 2004 Plat*

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	*All proposed blocks are shown on the Preliminary Plat.*

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	*N/A, as the lot is located within the SCI-I zoning district. Single-family residences are not permitted within the zoning district and the lot conforms to the minimum standards for lots within this district.*
☒	☐	☐	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*The Applicant is proposing to the existing building to condominiums. The lot and building are existing; however, the subject parcel is more than double the minimum lot size required for the zoning district (10,890 square feet is the minimum lot size). The parcel is 22,980 square feet in size.* *That said, unless the existing building were demolished, no further subdivision of the parcel is possible. All other standards pertaining to Section 16.04.060: Lots, which are not listed below, have been met and/or are not applicable.*

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, as the building and subdivision are existing. All other standards pertaining to Section 16.04.070: Orderly Development, which are not listed below, have been met and/or are not applicable.*
☐	☐	☒	**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, as no contiguous parcel is owned by the Applicant.*

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. All other standards pertaining to Section 16.04.080: Perimeter Walls, Gates and Berms, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as the building and subdivision are existing. The site is relatively flat and no floodplain exists.* *All other standards pertaining to Section 16.04.090: Cuts, Fills, Grading and Drainage, which are not listed below, have been met and/or are not applicable.*
16.04.100: Overlay Districts				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A, as the existing parcel is not located within the Flood Hazard Overlay District.* *All other standards pertaining to Section 16.04.100: Overlay Districts, which are not listed below, have been met and/or are not applicable.*
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	*N/A. As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to the Parks, Pathways and Other Green Spaces standards noted in Section 16.04.110 of the Hailey Municipal Code.* *All other standards pertaining to Section 16.04.110: Parks, Pathways and Other Green Spaces, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as the building is existing and all infrastructure is in place.* *All other standards pertaining to Section 16.05: Improvements Required, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as all public infrastructure is existing.* *All other standards pertaining to Section 16.05.020: Streets, Sidewalks, Lighting, and Landscaping, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as all sewer connections are existing.* *All other standards pertaining to Section 16.05.030: Sewer Connections, which are not listed below, have been met and/or are not applicable.*
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	*There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay connection fees to connect to the second service or abandon this service at the water main.* *All other standards pertaining to Section 16.05.040: Water Connections, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as the building, subdivision and streets are existing.* *All other standards pertaining to Section 16.05.050: Drainage, which are not listed below, have been met and/or are not applicable.*
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	*N/A, as all utilities are in place.* *All other standards pertaining to Section 16.05.060: Utilities, which are not listed below, have been met and/or are not applicable.*
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	*Please refer to Section 16.04.110 for further detail.*
16.05.080: Installation to Specifications; Inspections				
☐	☐	☒	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*N/A, as no new construction or improvements are proposed.*
16.05.090: Completion; Inspections; Acceptance				
☐	☐	☒	**A.**	**Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*N/A, as no new construction or improvements are proposed; however, if infrastructure improvements take place, this standard shall 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, as all major infrastructure is complete.*

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	*If any improvements are installed, as built drawings will be required. This standard will be met.*

16.07: Condominiums

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.07.020**	**Plat Procedure: The developer of a condominium project shall submit with the preliminary plat application, as required by this title, a copy of the proposed bylaws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing, where applicable, and maintenance of all common utilities, common area, recreational facilities and green space. The developer may submit a final plat application following inspection and approval by the building inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the developer shall submit to the City a copy of the final bylaws and condominium declarations to be recorded with the county recorder, including the instrument number(s) under which each document was recorded. (Ord. 1191, 2015).**
			Staff Comments	*A copy of the Condominium Declarations has been submitted.* *The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements.*
☒	☐	☐	**16.07.030**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project. (Ord. 1191, 2015)**
			Staff Comments	*The building is existing and four (4) commercial bays are also existing. These bays do not function like traditional garages and are currently being utilized as workspace areas, rather than for parking and storing cars, and automotive repair. As such, Staff does not believe these spaces need to be designated on the preliminary and final plats, and on all deeds associated with the condominium units.*
☒	☐	☐	**16.07.040**	**Storage, Parking Areas: Condominium projects shall provide parking spaces according to the requirements of Title 17, Chapter 17.09 of this code. (Ord. 1191, 2015)**
			Staff Comments	*Per Title 17, Section 17.09.040.01, Condominium units require 1.5 parking spaces per unit. Additionally, commercial uses require one (1) parking space per 1,000 square feet of gross building area. The existing building will have three (3) residential units, which requires approximately five (5) parking spaces. The building area is approximately 12,168 gross square feet in size; therefore, approximately 12 parking spaces are required. The total number of parking spaces required is 17 onsite parking spaces.*

				The existing building has a total of 22 onsite parking spaces, and one (1) accessible space, which complies with the standard noted herein.
☒	☐	☐	**16.07.050**	**Construction Standards: All condominium project construction shall be in accordance with the IBC, IRC and IFC. (Ord. 1191, 2015)**
			Staff Comments	*The building is existing and was constructed in 2003, and in accordance with the IBC, IRC and IFC Requirements in place at that time.*
☒	☐	☐	**16.07.060**	**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 condominium developments. (Ord. 1191, 2015)**
			Staff Comments	*Upon meeting the proposed Conditions of Approval, the proposed Application does not appear to conflict with other provisions.*
☒	☐	☐	**16.07.070**	**Conversion: The conversion by subdivision of existing units into condominiums shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)**
			Staff Comments	*Please refer to Section 16.04.110 for further information.*

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

The following are suggested Conditions of Approval for Emerald City Condominiums:

a) All Fire Department and Building Department requirements shall be met.
b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure requirements include:
    i. There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay connection fees to connect to the second service or abandon this service at the water main.
c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
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 Hailey Municipal Code, prior to recordation of the Final Plat.
e) Any Subdivision Inspection fees due shall be paid prior to recording the Final Plat.
f) Any Application Development fees shall be paid prior to recording the Final Plat.
g) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
h) Billing and utility payment information shall be addressed in the Condominium Declarations.
i) Commonly-owned areas shall be addressed in the Condominium Declarations.
j) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
k) 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.

Motion Language:
Approval: Motion to approve the Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where an existing building on Lot 4HA, Block 4, Airport West Subdivision Phase II, (110 Gulf Stream Lane) is converted into a condominium plat/subdivision. The existing building would be converted into three (3) units, finding that the application meets all City Standards, and that Conditions (a) through (k) are met.

Denial: Motion to deny the Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where an existing building on Lot 4HA, Block 4, Airport West Subdivision Phase II, (110 Gulf Stream Lane) is converted into a condominium plat/subdivision, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

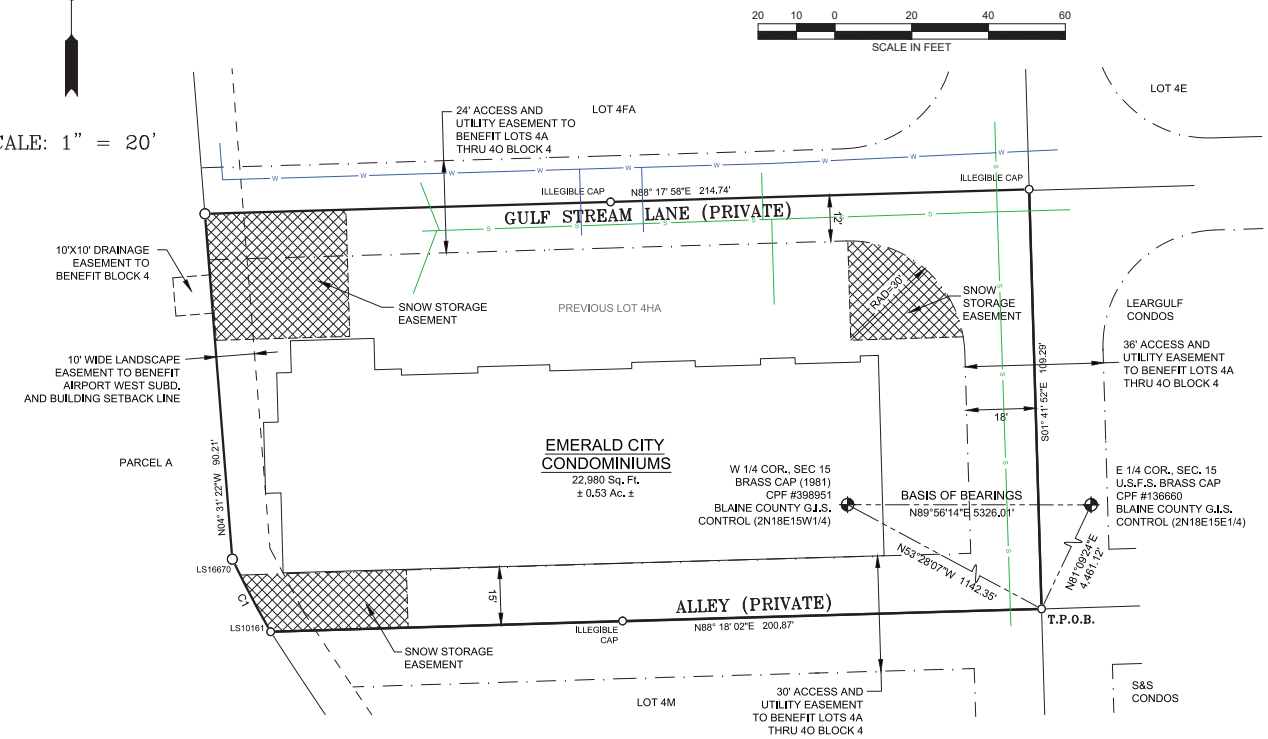
A PLAT SHOWING

EMERALD CITY CONDOMINIUMS

WHEREIN LOT 4HA, BLOCK 4, AIRPORT WEST SUBDIVISION PHASE II IS SUBDIVIDED INTO 3 CONDOMINIUM UNITS AS SHOWN HEREON
LOCATED WITHIN SW1/4, SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JULY 2021

SCALE: 1" = 20'



SURVEY NARRATIVE & NOTES

1. The purpose of this map is to subdivide the building shown hereon into the Condominium Units shown. The boundary shown is based upon found monuments and the plat of Lot 4HA, Block 4, Airport West Subdivision Phase II recorded as Instrument Number 501632, records of Blaine County, Idaho. All found monuments have been accepted. Vertical Datum is NAVD 1988.
2. In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the unit as originally constructed, or 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, and/or deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat or plats, and/or deeds, and the actual boundaries of the units in the buildings.
3. Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
4. Horizontal or sloping planes shown hereon are top of finished floor and bottom of finished ceiling: vertical planes are finished surfaces of interior walls. Some structural members extend into units, limited common areas and parking spaces.
5. Property shown hereon is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided by applicable Condominium Law or the Condominium Declaration recorded under Instrument Number _____, records of Blaine County, Idaho. Consult the Condominium Declarations for the definition of common and limited common area.
6. All area outside of units that is not designated as limited common is common area. Areas of "common" or "limited common" are shown by diagram.
7. Building ties are to the interior corners of unit walls.
8. Utility easements necessary to allow for access and maintenance of utilities serving units other than the unit they are located in are hereby granted by this plat.
9. The current zoning is SCI Industrial. Refer to the City of Hailey Zoning Ordinance for specific information about this zone.
10. The owner is Emerald City LLC. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.
11. This property is subject to the terms and conditions of the Annexation, Services and Development Agreement, recorded as Instrument Number 461307, records of Blaine County, Idaho, and the First Amendment to Annexation, Services, and Development Agreement, recorded as Instrument Number 474736, Records of Blaine County, Idaho.
12. This property is subject to the Covenants, Conditions, and Restrictions for Airport West Subdivision recorded as Instrument No. 469403, as well as additional Covenants, Conditions, and Restrictions recorded as Instrument No. 480279, Records of Blaine County, Idaho.
13. Refer to the Plat Notes, Annexation and Development Agreements, Conditions, Covenants, and Restrictions pertaining to the original Plat of Airport West Subdivision Phase II, recorded as Instrument No. 480276. In addition, this property is subject to the Covenants, Conditions, and Restrictions for The Plat of Lot 4HA, Block 4, Airport West Subdivision Phase II, recorded as Instrument No. 501632, records of Blaine County, Idaho
14. Snow Storage Easements for the private platted roadway easements shown hereon are to benefit all lots within this block. Snow storage is for the private street and not for the internal parking or circulation within the lots. Lot owners may relocate said easements with a plat amendment as long as the predetermined square footage does not decrease.
15. Within the private street shown hereon, easements are granted for public access and for the maintenance and reconstruction of utilities. No structures shall be placed within the private street.

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- BLAINE COUNTY GIS TIES
- T.P.O.B. TIE LINE
- EXISTING ACCESS AND UTILITY EASEMENT (AS DEPICTED HEREON)
- EXISTING EASEMENT LINE (AS DEPICTED HERON)
- BUILDING FOOTPRINT LINE
- SNOW STORAGE EASEMENT
- W — WATER LINE
- S — SEWER LINE
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- T.P.O.B. TRUE POINT OF BEGINNING

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.32'	298.17'	4°05'49"	N27° 51' 50"W	21.32'

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

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

EMERALD CITY CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

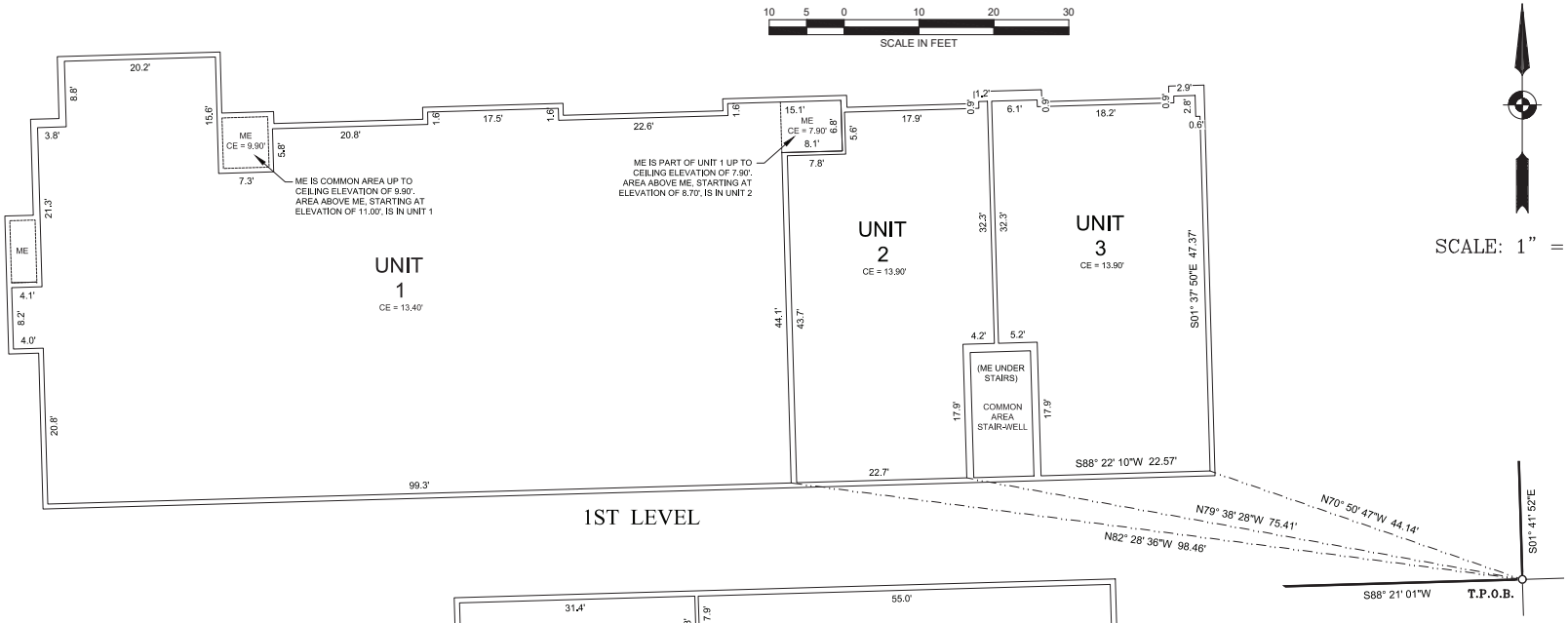
1 OF 3
Job No. 5791.02

A PLAT SHOWING

EMERALD CITY CONDOMINIUMS

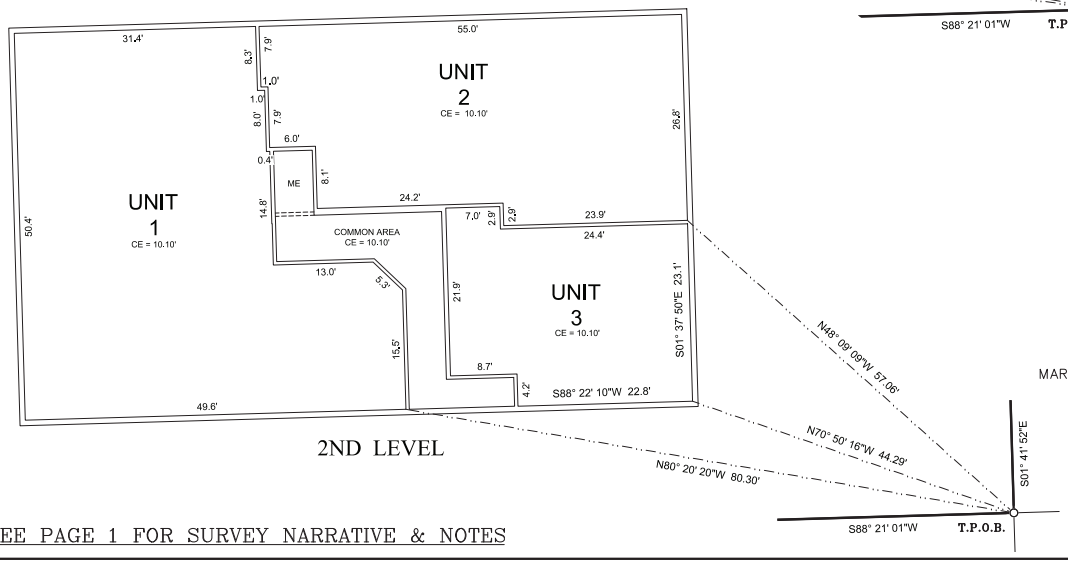
WHEREIN LOT 4HA, BLOCK 4, AIRPORT WEST SUBDIVISION PHASE II IS SUBDIVIDED INTO 3 CONDOMINIUM UNITS AS SHOWN HEREON
LOCATED WITHIN SW1/4, SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JULY 2021



1ST LEVEL

SCALE: 1" = 10'



2ND LEVEL

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- T.P.O.B. TIE LINE
- BUILDING EXTERIOR & INTERIOR UNIT LINE
- MECHANICAL ROOM PARTITION
- FOUND 1/2" REBAR
- T.P.O.B. TRUE POINT OF BEGINNING
- ME = MECHANICAL ROOM
- CE = CEILING HEIGHT OF ROOM
- TOP = EXTERIOR HEIGHT OF ROOM

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

EMERALD CITY CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

2 OF 3
Job No. 5791.02

SEE PAGE 1 FOR SURVEY NARRATIVE & NOTES

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 16, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in Phase I will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units).

This project was approved by the Planning and Zoning Commission on December 2, 2019; however, the Applicant has reconfigured the overall site plan (Phase I and Phase II), to consist of thirteen (13), ten-plex, three-story condominiums, an amenity building, and one (1) three-plex and one (1) four-plex live/work building. This if for the entirety of Block 2; however, Phase I is only being considered at this time.

Hearing: August 16, 2021

Applicant: Kilgore Properties, LLC

Request: Design Review approval for five (5), ten-plex, three-story condominium buildings, each unit comprising of approximately 1,380 square feet, and an amenity building that is approximately 1,200 square feet in size. A total of 57 units (50 residential units and seven live-work units) are proposed for Phase I.

Location: Block 2 (Phase I), Sweetwater P.U.D. Subdivision (parcel that runs west along Shenandoah Drive (address TBD))

Zoning: Limited Business (LB)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 28, 2021 and mailed to property owners within 300 feet on July 27, 2021.

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

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

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

- 254 Onsite Parking Spaces, which has been delineated as follows:
  - Garage: 162 spaces
  - Off-Street: 64 spaces
  - On-Street: 28 spaces
- Twelve (12), three-story townhomes (39 units in total), each comprising of:
  - A two-car garage
  - Storage space
  - Three (3) bedrooms
  - Two and one-half (2 ½) bathrooms
- Seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of:
  - Garage Space
  - Storage space
  - Three (3) bedrooms
  - Two (2) bathrooms
- One (1) three-plex and one (1) four-plex live/work units, each unit compromising of:
  - A one-car garage
  - A workspace
  - Three (3) bedrooms
  - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
  - 1.6-acre (69,696 square feet) Park
  - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
  - Tot Lot
  - Wood River Trail Connection and Public Transit Facilities

On April 19, 2021, the Applicant Team presented a reconfiguration of the parcel, with the exception of the three and four unit live/work buildings, located on the corner of Countryside Boulevard and Shenandoah Drive. The reconfiguration included: thirteen (13) ten-plex, three-story condominiums, and one (1) three-plex live/work building and one (1) four-plex live/work building. A total of 137 units (130 residential units and seven live/work units) were proposed. Additional project amenities also included:

- 303 Onsite Parking Spaces, which has been delineated as follows:
  - One-Car Garage + Driveway Space (Condominiums): 230 spaces
  - Two-Car Garage (Live/Work Buildings): 14 spaces

        - Off-Street: 23 spaces
        - On-Street: 36 spaces
    - Thirteen (13), ten-plex, three-story condominiums (130 units in total), each unit comprising of:
        - A one-car garage
        - Storage space
        - Three (3) bedrooms
        - Two (2) bathrooms
    - One (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total), each unit compromising of:
        - A one-car garage
        - A workspace
        - Three (3) bedrooms
        - Two and one-half (2 ½) bathrooms
    - P.U.D. Amenities include:
        - 1.6-acre (69,696 square feet) Park
        - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
        - Tot Lot
        - Wood River Trail Connection and Public Transit Facilities

The Commission recommended that the Applicant Team consider the following:

1. **Consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium units. An elevation showing shadow lines would be helpful.**
2. **Consider providing covered parking spaces to some of the proposed onsite parking spaces.**
3. **Consider providing additional amenities within the buildout of Block 2.**
4. **Reevaluate snow storage areas within the development.**

New Project Proposal. Based off of feedback from the Commission in December 2019 and in April 2021, the Applicant Team is proposing to construct the following for Phase I: five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units). Additional project amenities include:

    - 151 Parking Spaces in Phase I, which has been delineated as follows:
        - One-Car Garage + Driveway Space (Condominiums): 100 spaces
        - Two-Car Garage (Live/Work Buildings): 14 spaces
        - Off-Street: 16 spaces
        - On-Street: 21 spaces
    - Five (5), ten-plex, three-story condominiums (50 units in total), each unit comprising of:
        - A one-car garage
        - Storage space
        - Three (3) bedrooms
        - Two (2) bathrooms
    - One (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total), each unit compromising of:
        - A two-car garage

        - A workspace
        - Three (3) bedrooms
        - Two and one-half (2 ½) bathrooms
    - P.U.D. Amenities include:
        - A new 1,070 square foot Amenity Building, which includes an exercise room, lounge room, covered patio area, and pool
        - Park Space and Tot Lot
        - Wood River Trail Connection and Public Transit Facilities

The Applicant Team has also addressed the concerns and/or recommendations noted by the Commission at the April 19, 2020 public hearing:

1. **Consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium units. An elevation showing shadow lines would be helpful.** A black and white rendering has been provided to show the wall articulation, additional window trellis elements and shadow lines.
2. **Consider providing covered parking spaces to some of the proposed onsite parking spaces.** Garages have been provided for each condominium unit; however, no covered parking spaces have been provided, as covered parking could impact snow storage areas.
3. **Consider providing additional amenities within the buildout of Block 2.** The Applicant Team is proposing a new amenity building, which includes a new pool, tot lot, fitness room and open space area.
4. **Reevaluate snow storage areas within the development.** A Snow Storage Plan has been provided and complies with the standards noted herein.

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

Procedural History: The Application was submitted on October 1, 2019 and certified complete on October 25, 2019. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on November 4, 2019, in the Hailey City Council Chambers. The Commission continued the item (contingent upon resolving the items noted herein) to December 2, 2019. The project was approved on December 2, 2019. The Applicant reconfigured the site and a Preapplication Design Review was heard by the Commission on April 19, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the Design Review project will be held on August 16 2021, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.*
				Life/Safety: *No comments*
				Streets, Water & Wastewater: *All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.*
				Building*: No comments*
				City Arborist: *The Hailey Tree Committee met on November 14, 2019, and recommended that the Applicant Team add variation to the proposed Street Tree Plan (previously proposed to be all Maple trees).* *To add variety, the Tree Committee recommended that no less than fifty (50%) percent of the right-of-way Maple trees be replaced with at least three (3) of the following genus and/or species, at the same size as the proposed Maple trees, if available:* - *Linden* - *Swamp White Oak* - *Bur Oak* - *Honey Locust* *It appears the Applicant Team has incorporated these changes from an earlier meeting to their revised plans. That said, the Arborist will conduct a final review and provide additional comments, as needed.*
☒	☐	☐	**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, Multi-Family Dwellings are required to provide at least 1.5 onsite parking spaces. Five (5), ten-plex, three-story condominiums (50 units in total), one (1) three-plex and one (1) four-plex live/work units (seven units in total) are proposed; therefore, 86 onsite parking spaces are required. The site plan shows a total of 151 onsite parking spaces: a one (1) car garage per condo unit, which totals 50 parking spaces; one (1) space per driveway, which totals 50 parking spaces; 14 spaces for the seven (7) live/work units. 16 off-street parking spaces and 21 on-street parking spaces are also proposed.*

				Parking requirements for the proposed project are met.
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted.*
☒	☐	☐	**Bulk Requirements**	**Limited Business (LB) Zoning District:**

			Staff Comments	- *Building Height:*
				  - *Permitted Building Height: 37' (see P.U.D. below)*
				  - *Proposed Building Heights:*
				  - *10 Plex Buildings: 37' (various renderings will be brought to the hearing that may alter the height of the 10 Plex Buildings)*
				  - *Amenity Building: 20'*
				  - *Required Setbacks (see P.U.D. below):*
				  - *Front Yard (West): 8'*
				  - *Side Yard (North): 5'*
				  - *Side Yard (South): 5'*
				  - *Rear Yard (East): 3'*
				- *Proposed Setbacks for the three (3) Condo buildings facing Shenandoah Drive:*
				  - *Front Yard: 13'*
				  - *Side Yard (south): +5'*
				  - *Side Yard (north) +10'*
				  - *Rear Yard (west): 10.5'*
				- *Proposed Setbacks for the two (2) Condo buildings facing the bike path:*
				  - *Front Yard: 16.2'*

				o Side Yard (south): +5' *o Side Yard (north) +10'* *o Rear Yard (west): 10.5'* *- Proposed Setbacks for the Amenity Building:* *o Front Yard: +10'* *o Side Yard (south): +10'* *o Side Yard (north) +10'* *o Rear Yard (west): 8.1'* *The original P.U.D. Agreement addresses the following waivers, which were granted in August 14, 2006:* *- Building Height:* *o The maximum building height shall see an increase to 37 feet from 35 feet* *- Setbacks:* *o The minimum front yard setback shall be reduced from 20 feet to eight (8) feet for residential units* *o The minimum side yard setbacks shall be reduced from ten (10) feet to five (5) feet* *o The minimum rear yard setback shall be reduced from ten (10) feet to three (3) feet* *- Maximum Density:* *o Townhouse sublot density shall increase from 12 sublots per acre to 24 sublots per acre* *All setback, building height and density requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site.* *To safely access each unit, new 4'-wide sidewalks are also proposed.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A, as this project is not within the Townsite Overlay (TO) Zone District.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*Given the nature of the parcel (long and narrow) and the density of the proposed project, not all buildings are oriented north/south. That said, most of the proposed units and courtyards/open space are oriented north/south, which will maximize sun exposure to those exterior spaces.*
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*Landscaping Plans have been prepared for Phase I. This plan shows trees to be relocated, new trees to be planted, as well as Plant Material Lists for the proposed landscaping. The Plant Material List for Phase I (see image below for placement) includes:* - *1 Red Maple trees at a 2.5" caliper* - *6 Skyrocket Juniper trees at a #7* - *4 Chokecherry trees at a 2.5" caliper* - *4 Littleleaf Linden trees at 4" caliper* - *10 Honey Locust trees at a 3" caliper* *Shrubs include:* - *30 Redtwig Dogwood shrubs* - *50 Pink Princess Cinquefoil* - *52 Mugo Pin shrubs at 1 gallon each* - *64 Creeping Mahonia at 1 gallon each* - *85 Ivory Halo Dogwood at 1 gallon each* - *39 Common Snowberry Busy at 5 gallons each* - *37 Norway Spruce Pumila Dwarf at 3 gallons each* - *90 Dwarf Fountain Grass at 1 gallon* - *25 Coppertina Ninebark at 3 gallons each* *Ground Covers include:* - *Kentucky Blue Grass Sod to cover 16,555 square feet* - *Bark Mulch to cover 14,205 square feet* - *Rock Mulch to cover 2,056 square feet* - *Native Grass Seeding to cover 2,935 square feet*

Phase I is proposing a total of 24 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.

The Applicant is proposing that four (4) trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement that ten percent (10%), or a total of three (3) trees, be at least four-inch (4") caliper.

The Applicant is also proposing that 10 trees be a minimum of three-inch (3") caliper, which meets the minimum requirement that twenty percent (20%), or a total of five (5) trees, be at least three-inch (3") caliper.

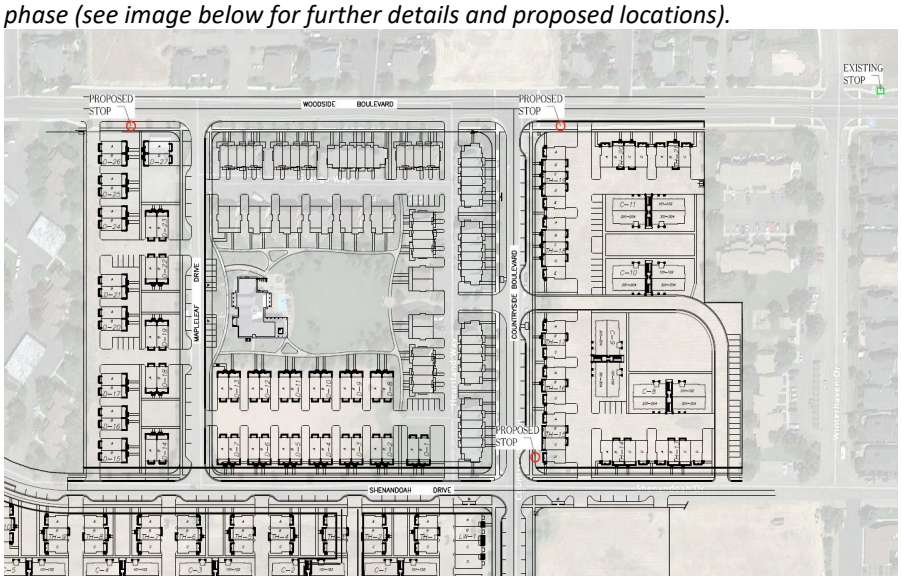
Furthermore, the Applicant is proposing that five (5) trees be a minimum of two-and-one-half-inch caliper (2 ½") caliper, which complies with the minimum requirement that twenty percent (20%), or a total of five (5) trees, be at least two-and-one-half-inch caliper (2 ½") caliper.

The Hailey Tree Committee met on November 14, 2019, and recommended that the Applicant Team add variation to the proposed Street Tree Plan (previously proposed to be all Maple trees).

To add variety, the Tree Committee recommended that no less than fifty (50%) percent of the right-of-way Maple trees be replaced with at least three (3) of the following genus and/or species, at the same size as the proposed Maple trees, if available:

- *Linden*
- *Swamp White Oak*
- *Bur Oak*
- *Honey Locust*

It appears the Applicant Team has incorporated these changes from an earlier meeting to their revised plans. That said, the Arborist will conduct a final review and provide additional comments, as needed.

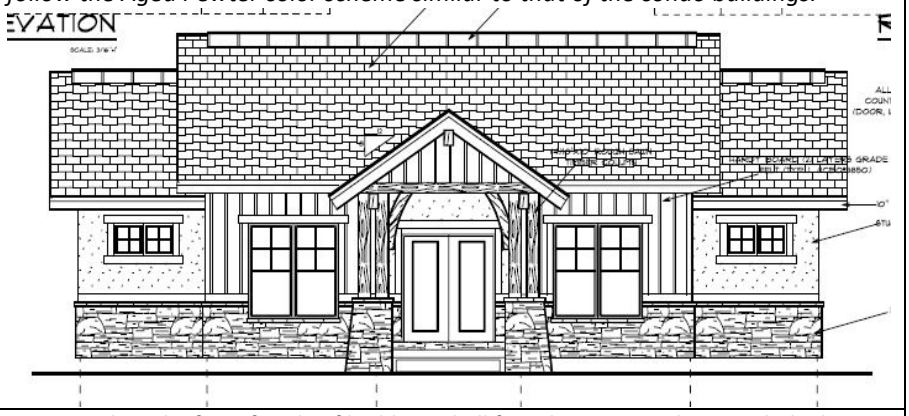
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access and parking to the private roads and public streets. A 5'-wide sidewalk is shown along the perimeter of the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.* *Per the original P.U.D. Development Agreement dated August 14, 2006, three (3) weather protected transit stops are required to be constructed within the Sweetwater Development. Per the Applicant Team, no transit stops are planned to be constructed during the phases noted herein. At this time, one (1) transit stop has been completed (northeastern side of Countryside Boulevard). Two (2) additional transit stops remain and are planned to be constructed during a future phase (see image below for further details and proposed locations).*  *If not needed or another location is preferred, the Applicant Team is amenable to relocating one of the stops and/or constructing one of the stops during the phased project noted herein, if preferred.* *Furthermore, City Staff and Mountain Rides believe that three (3) additional bus transit stops within the Sweetwater Development are unnecessary. That said, Mountain Rides would like to see a bus transit stop located on the eastside of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop). This shall be installed during the construction of Phase I of the project. The Commission agreed with the bus stop location and concurred with this Condition of Approval at the December 2, 2019 public hearing. This Condition of Approval has been carried forward.* *City Staff has also suggested that monies and efforts from the third transit stop be applied toward a missing sidewalk link near the proposed project and in front of the Balmoral Apartments (Lot 1A, Balmoral Subdivision), approximately 360 feet in length, to better achieve site circulation to both areas, the Wood River Trail and to any bus transit stops located within the area. This shall be installed*

				during the construction of Phase IV of the project. The Applicant Team has constructed said sidewalk (to the value of the bus transit stop) in said location. *Lastly, in speaking with the Blaine County School District's Transportation Department, school bus stops exist at the Balmoral Office, on Shenandoah Drive and Heartland Way, and on Woodside Boulevard between Maple Leaf Drive and Countryside Boulevard. The School District does not anticipate adding or needing an additional stop within the Sweetwater Development.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash receptacles and recycling bins will be in each units' garage and shall not interfere with snow storage.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The private roads shall be utilized for building services. To eliminate duplicate street names, all proposed street names have been reviewed and approved by the Blaine County Assessor's Office and the City of Hailey.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of the private roads. Access to these roads can be achieved from Shenandoah Drive. All parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.*
☒	☐	☐	**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 private roads and one public street, Shenandoah Drive. Onsite parking can be accessed from the private roads. Primary pedestrian access can be achieved from Shenandoah Drive.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan for Phase I proposes 46,594 square feet of parking, hardscape and pedestrian circulation. 25% of this is11,649 square feet. 13,690 square feet for snow storage is provided. This is shown on the plans.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**

			Staff Comments	*See Standard (i) above.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Designated snow storage areas, as shown on the Snow Storage Plan, complies with this standard.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Snow may need to be hauled from the proposed private streets; however, at this time, the site and proposed snow storage areas appear to be adequate for the storing of snow.*
☒	☐	☐	**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 multi-family buildings (condos and live/work units) in the Limited Business (LB) Zone District, where a variety of homes, single-family and multi-family, exist. The proposed building designs incorporate a variety of features, such as porches, pop-outs, upper patios, balconies, varied exterior materials, and pitched roofs, which will complement the design and layout of the buildings in the surrounding area.* *At the Preapplication Design Review hearing on April 19, 2021, the Commission suggested that the Applicant Team consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium buildings. Wall articulation has been added, including window trellis elements on the side elevations (see image below). The Commission also requested that the Applicant Team provide an elevation showing shadow lines. This can also be seen in the image below.*

☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction.* *The Amenity Building will be designed to complement that of the existing Amenity Building in Block 4. The building will see pop outs on each end and will follow the Aged Pewter color scheme similar to that of the condo buildings.* 
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façade of each unit either faces Shenandoah Drive, Countryside Boulevard or the bike path. Pop-outs, upper patios, balconies and breezeways, and a variety of windows and exterior materials emphasize human scale and break up the large building surfaces. The scale and design components complement the surrounding area nicely.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*No plans for future additions or renovations are planned.*

☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the buildings and will match that of the existing Sweetwater Development. The new ten-plex condos will see lap siding, batten board siding, and shake siding. Stone veneer will be installed along the bottom of the building and steel railings will be installed. Vinyl windows, shingle roofs and engineered trusses will also be utilized.* *The Amenity Building will see lap fiber cement board siding, asphalt shingles, and timber columns. A colored elevation was not provided. The Applicant Team can discuss further, if necessary.* *A Materials Sample Board has been provided and is 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	*Building colors for the proposed ten-plex condos have been categorized into four (4) color schemes, which includes: Aged Pewter, Boothbay Blue, Country Lane Red, and Mountain Sage. These colors complement those of the existing Sweetwater Development.* *All proposed colors and materials are broken on various elements to minimize mass and create a cohesive whole.*
☒	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*Flat roofs are proposed on all ten-plex buildings, which are three stories in height. These buildings incorporate roof elements, such as parapets, breezeways, upper decks and window trellis features to provide more interest and variety.* *At the Preapplication Design Review hearing on April 19, 2021, the Commission suggested that the Applicant Team consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium buildings. Wall articulation has been added, including window trellis elements on the side elevations. The Commission also requested that the Applicant Team provide an elevation showing shadow lines. Please refer to Section 17.06.080(A)2a for further detail.* *The Applicant has also prepared renderings from Highway 75, which is attached to this report*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the**

				following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* - *Solar Orientation: the long wall planes of the ten-plex buildings are placed on the east/west axis (within 30 degrees of true south). The shorter wall planes of the live/work units are placed on the east/west axis.* - *Double Glazed Windows* - *Low Emissivity Glazing* *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	*Snow clips are proposed over all entries and pedestrian walkways. Downspouts and gutters have been shown and will be provided on each unit.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A*
☐	☐	☒	**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	*N/A, as no accessory structures are planned.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are planned. Trash receptacles and recycling bins will be stored in each unit's garage and will not interfere with snow storage.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as walls and fencing are not proposed.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A, as walls and fencing are not proposed.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*No roof projections are proposed at this time. All furnaces will be installed in the garage of each unit.*
☐	☐	☒	**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 trash/recycling will be interior. Unless separately purchased by the individual owner, AC units will not be provided. If purchased by an individual owner, AC units will be ground-mounted near the garage doors. All AC units shall be screened from view of the surrounding properties. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All services lines will be underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*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	*The proposed Landscaping Plan incorporates a combination of trees, shrubs and grasses. Chokecherry, Sky Rocket Juniper, Littleleaf Lindens, Honey Locusts and Red Maple trees are proposed, as well as a variety of shrub species: Redtwig Dogwood, Mugo Pin, Prink Princess Cinquefoil, Ivory Halo Dogwood, Norway Spruce Pumila Dwarf and Creeping Mahonia.* *Refer to Section 17.06.080(A)1b for further details.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Limited Business (LB) Zone District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans provided for Phase I. See Section 17.06.080(A)1b for further details.*
☒	☐	☐	**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 Sweetwater HOA will be responsible for maintaining plant material in a healthy condition.*
☒	☐	☐	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*The retaining walls proposed have been designed to support, minimize their impact on and appearance of the development of the site.*
☒	☐	☐	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*Retaining walls are proposed to be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases.*
☒	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*This standard has been met.*

☒	☐	☐	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*Retaining walls over 24" high either have railings or planting buffers for safety.*
☒	☐	☐	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*Retaining walls over 24" high either have railings or planting buffers for safety.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as the retaining walls proposed will not be utilized for seating.*

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B)1a**	**a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.**
			Staff Comments	*A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site.* *To safely access each unit, new 4'-wide sidewalks are also proposed.* *Pedestrian connections are also shown within the development, encouraging safe and easy access to and from other residential units, park space and the amenity building. Additional trail connections (i.e., connections to the Wood River Trail, and new pathways between the Sweetwater Development and Balmoral Apartments) are expected and will be made within Phase II of the development. This can be further examined in the Walkways Exhibit, which is attached to this report.*
☒	☐	☐	**17.06.080(B)1b**	**b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.**
			Staff Comments	*Wider sidewalks are not currently proposed along the perimeter of the project, nor was a wider sidewalk required by the P.U.D. Agreement in this area.* *Per the original P.U.D. Agreement, sidewalks were required to be installed prior to the completion of each Phasing Plan and were to be located:* - *Along Maple Leaf Drive (both sides of the road)* - *On the east side of the road between Heartland Way and Maple Leaf Drive (abutting the park space and amenity building)* - *On the west side of the road between Heartland Way and Maple Leaf Drive (running parallel with Shenandoah Drive)* *Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:* - *All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building,*

				without regard to phasing or time restrictions associated with any prior Phasing Plan *No other revisions to the sidewalks, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(B)2a**	**a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.**
			Staff Comments	*The three (3) and four (4) unit live/work buildings are oriented toward Countryside Boulevard. The remaining ten-plex buildings are either oriented toward Shenandoah Drive or to the Wood River Bike Path. Per the Development Agreement dated August 14, 2006, lots are permitted to have frontage on private alley easements so long as fire and emergency vehicle access requirements are met.* *Additionally, garages are accessed off of the private streets. To better accommodate for parking and vehicular access, and to keep parking screened from view of the surrounding public streets, the private streets bisect the parcel.*
☒	☐	☐	**17.06.080(B)2b**	**b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.**
			Staff Comments	*Multi-unit structures are proposed. Please refer to Design Review Standard 2. Building Design: 17.06.080(A)2, items (a) thru (m), for further details.*
☒	☐	☐	**17.06.080(B)2c**	**c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.**
			Staff Comments	*The buildings feature street-level material changes. The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction. Please refer to Section 17.06.080(A)2c for further detail.*
☒	☐	☐	**17.06.080(B)2d**	**d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.**
			Staff Comments	*From finished grade at the private roads, the proposed buildings exceed 30 feet in height. Various elements, such as front porches, back patios, pop-outs, breezeways, and a variety of windows, and exterior materials and colors break up the large building surface. To further illustrate this, the Applicant has prepared renderings from Highway 75, which is attached.*

☒	☐	☐	**17.06.080(B)2e**	**e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.**
			Staff Comments	*Front porches, upper patios, balconies are shown to create livable outdoor spaces.*
☒	☐	☐	**17.06.080(B)2f**	**f. Fire department staging areas shall be incorporated into the design elements of the building.**
			Staff Comments	*The proposed buildings are within 150' of the surrounding streets.*
☐	☐	☒	**17.06.080(B)2g**	**g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:** **i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses;** **ii. Stepping down the massing of the building along the site's edge; and** **iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns**
			Staff Comments	*N/A, as the proposed building is located within and surrounded by the Limited Business (LB) Zone District.*

3. Landscaping: 17.06.080(B)3

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

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The proposed buildings complement the surrounding area, open space and adjacent uses nicely. The surrounding area and adjacent uses are multi-family in nature and are amenable to the construction of the proposed Sweetwater Development.*

☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the private roads and any public streets (Shenandoah Drive). A 5'-wide sidewalk is shown along the perimeter or the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.*

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

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

17.06.060 Criteria.

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

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

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

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

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

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

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

a) All conditions of the Planned Unit Development approval shall be met.
b) All applicable Fire Department and Building Department requirements shall be met.
c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. All original comments and/or recommendations made by the Public Works Department, noted in the Findings of Fact dated December 16, 2019, are still applicable.
e) The private streets (Heartland Way, Hayloft Way and Hopper Way) shall be maintained by the HOA.
f) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
g) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.
h) All sidewalks, interior and perimeter, shall be maintained year-round by the HOA.
i) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
k) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.

l) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.
m) The Applicant shall install an all-weather bus transit stop, to be located on the eastside of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop). This bus stop shall be designated on the plat and installed prior to issuance of a Certificate of Occupancy for development within Phase I.
n) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.
o) All original comments and/or recommendations made by the Public Works Department, noted in the Findings of Fact dated December 16, 2019, are still applicable.

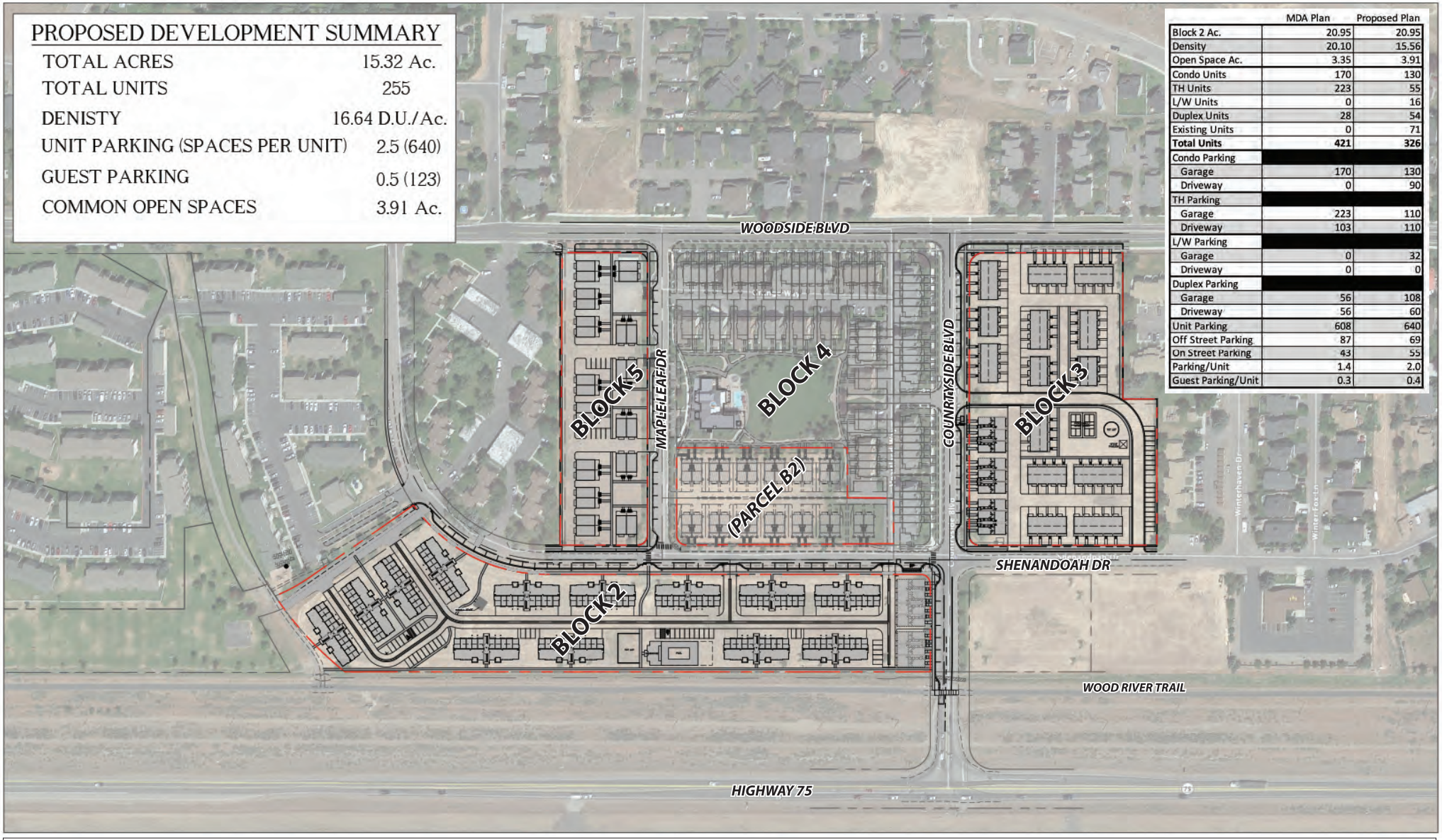
Motion Language
Approval: Motion to approve the Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in Phase I will remain as approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (o) are met.

Denial: Motion to deny the Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool, to be located at Block 2, Sweetwater PUD Subdivision (vacant parcel west along Shenandoah Drive), 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].

PROPOSED DEVELOPMENT SUMMARY

TOTAL ACRES	15.32 Ac.
TOTAL UNITS	255
DENISTY	16.64 D.U./Ac.
UNIT PARKING (SPACES PER UNIT)	2.5 (640)
GUEST PARKING	0.5 (123)
COMMON OPEN SPACES	3.91 Ac.

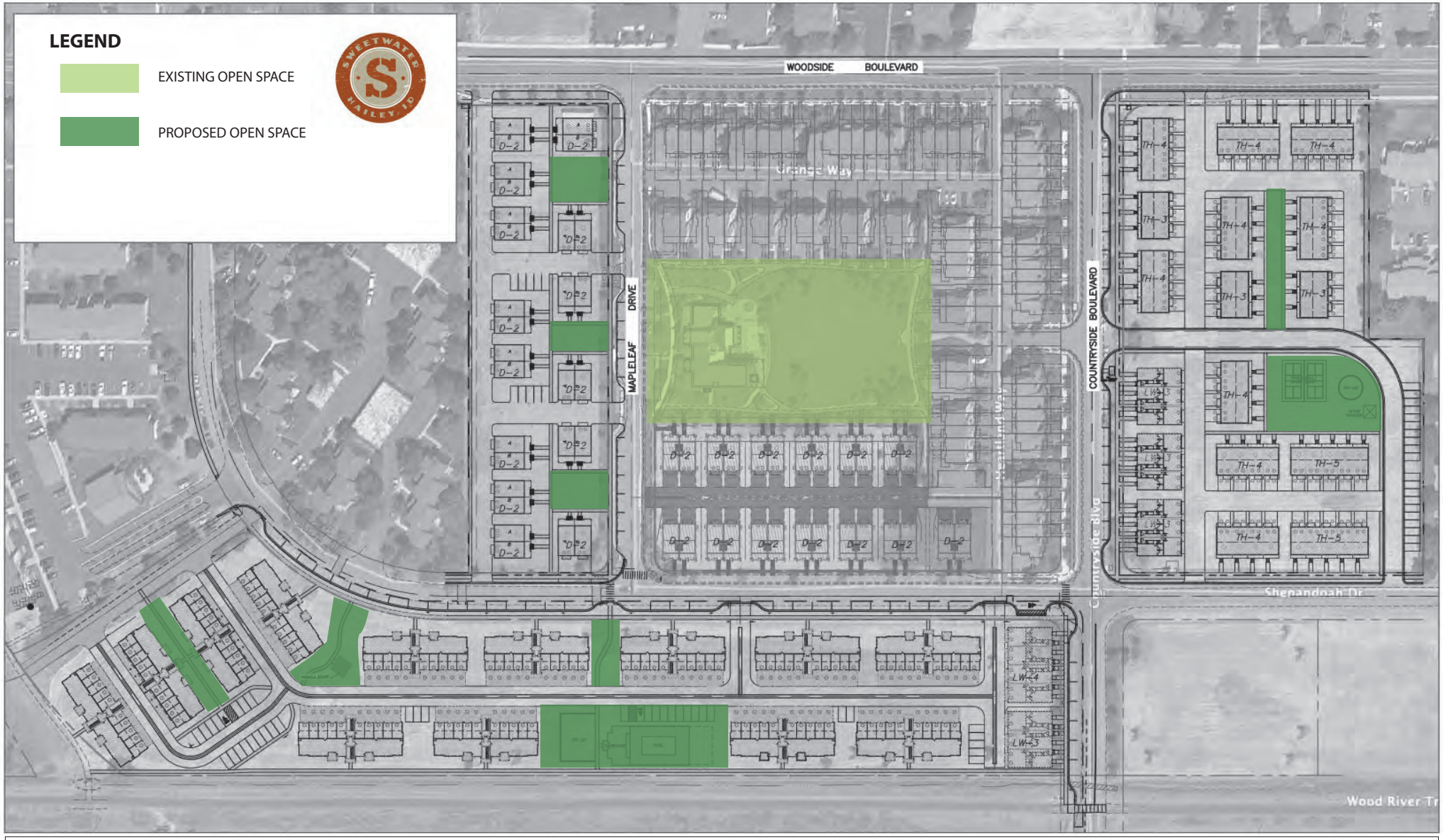


	MDA Plan	Proposed Plan
Block 2 Ac.	20.95	20.95
Density	20.10	15.56
Open Space Ac.	3.35	3.91
Condo Units	170	130
TH Units	223	55
L/W Units	0	16
Duplex Units	28	54
Existing Units	0	71
Total Units	**421**	**326**
Condo Parking		
Garage	170	130
Driveway	0	90
TH Parking		
Garage	223	110
Driveway	103	110
L/W Parking		
Garage	0	32
Driveway	0	0
Duplex Parking		
Garage	56	108
Driveway	56	60
Unit Parking	608	640
Off Street Parking	87	69
On Street Parking	43	55
Parking/Unit	1.4	2.0
Guest Parking/Unit	0.3	0.4

SWEETWATER

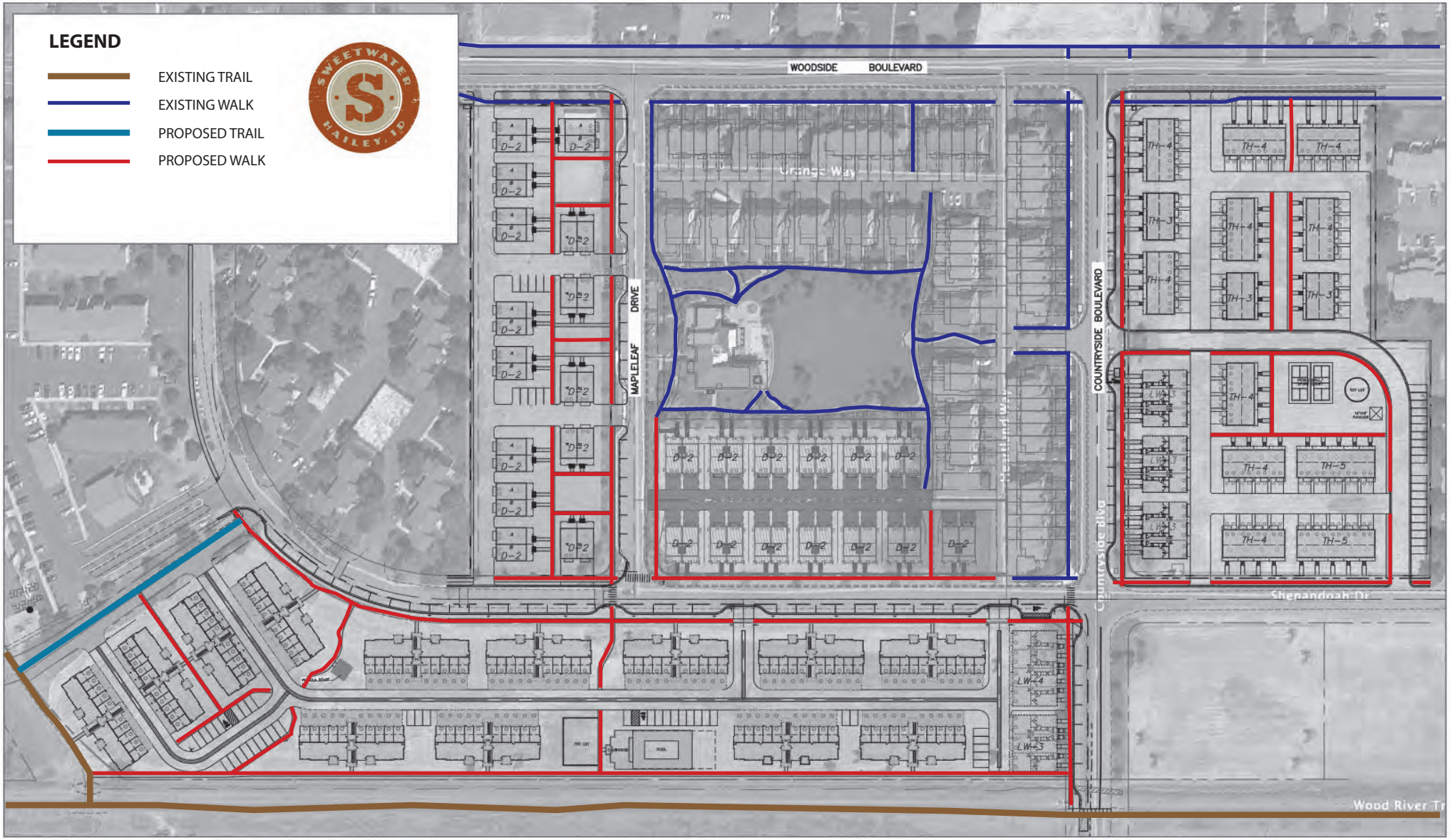
SITE PLAN CONCEPT (05.18.21)

SCALE: NTS



SWEETWATER
OPEN SPACE EXHIBIT (07.21.21)

SCALE: NTS



SWEETWATER

TRAILS AND WALKWAYS EXHIBIT (07.21.21)

SCALE: NTS

SWEETWATER BLOCK 2
PHASE 1

FINAL PLANS
FOR CONSTRUCTION

OWNER:

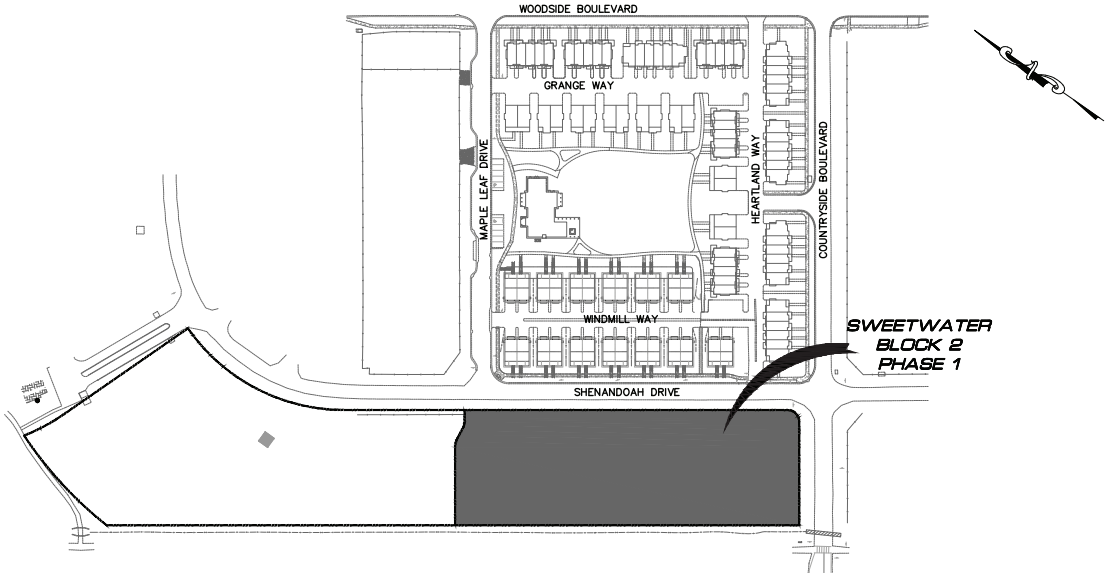
SWEETWATER COMMUNITIES, LLC
13614 SOUTH CAROLINA HILLS CT,
DRAPER, UTAH 84020
801-316-3216 PHONE

PREPARED BY:

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

GEOTECHNICAL ENGINEER

FOCUS ENGINEERING
5140 WEST CATALPA COURT
BOISE, IDAHO
208-395-1979 PHONE



LOCATION MAP
N.T.S.

INDEX OF SHEETS

GENERAL

SHEET	TITLE	FILE NAME
	COVER SHEET	SW BLOCK 2 PH1-C000 CV
C-001	VICINITY MAP (1"=100')	SW BLOCK 2 PH1-C001 VM
C-002	GENERAL NOTES	SW BLOCK 2 PH1-C002 GN

OVERALL PLANS AND DETAILS (1"=50') OR AS SPECIFIED

SHEET	TITLE	FILE NAME
C-100	SITE PLAN	SW BLOCK 2 PH1-C100 SP
C-200	GRADING AND DRAINAGE PLAN	SW BLOCK 2 PH1-C200 GR
C-201	PRECISE GRADING - BUILDING 9, CLUBHOUSE	SW BLOCK 2 PH1-C201 PG
C-202	PRECISE GRADING - BUILDINGS 10-11	SW BLOCK 2 PH1-C202 PG
C-203	PRECISE GRADING - BUILDINGS 12-13	SW BLOCK 2 PH1-C207 PG
C-204	PRECISE GRADING - BUILDINGS 14-15	SW BLOCK 2 PH1-C208 PG
C-205	PRECISE GRADING - COUNTRYSIDE WIDENING	SW BLOCK 2 PH1-C209 PG
C-300	WATER AND SEWER PLAN	SW BLOCK 2 PH1-C300 WS
C-400	LIGHTING PLAN	SW BLOCK 2 PH1-C400 LT
C-401	STREET LIGHTING	SW BLOCK 2 PH1-C400 LT
C-402	LIGHTING DETAILS	SW BLOCK 2 PH1-C400 LT
C-500	CONSTRUCTION MANAGEMENT PLAN	SW BLOCK 2 PH1-C500 CO
C-600	SIGNAGE AND STRIPING PLAN	SW BLOCK 2 PH1-C600 ST
C-601	SIGNAGE AND STRIPING PLAN - COUNTRYSIDE BLVD.	SW BLOCK 2 PH1-C601 ST

PLAN & PROFILES (1"=30') OR AS SPECIFIED

SHEET	TITLE	FILE NAME
PP-00	PLAN AND PROFILE MASTER KEY	SW BLOCK 2 PH1 - PP00
PP-01	HOPPER WAY	SW BLOCK 2 PH1 - PP02
PP-02	HAYLOFT WAY, HEARTLAND WAY	SW BLOCK 2 PH1 - PP07

DETAILS

SHEET	TITLE	FILE NAME
C-800	DETAILS	SW BLOCK 2 PH1-C800 DT

LANDSCAPE PLANS

SHEET	TITLE	FILE NAME
L-100	EXISTING LANDSCAPE	SW BLOCK 2 PH1-L100 LA
L-101	PROPOSED LANDSCAPE PLAN - PHASE 1	SW BLOCK 2 PH1-L100 LA

SWEETWATER - BLOCK 2 - PHASE 1

FOR CONSTRUCTION

\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C000 CV.dwg - Jul 15, 2021-9:12am

PROJ. MGR: MW DESIGNER: AKJ

\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C001 VM.dwg - Jul 15, 2021-9:12am

0 100 200 FEET

JOB NUMBER: 47-0172	SCALE HORIZONTAL: 1"=100' VERTICAL: 1"=4VA	SHEET NUMBER C-001	SEAL	MOMENTUM 10421 S. JORDAN GATEWAY, SUITE 200 SOUTH JORDAN, UTAH 84095 801-376-5216 TEL	**SWEETWATER BLOCK 2 PHASE 1** **VICINITY MAP** PREPARED FOR: SWEETWATER COMMUNITIES	NO. / BY / DATE / REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

FOR CONSTRUCTION

GENERAL

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: THE CURRENT HAILEY CITY STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), WHERE APPLICABLE. SEE ALSO UNDERGROUND UTILITIES NOTE 6.

2. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT HAILEY CITY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

   A. REGULATORY AGENCY: HAILEY CITY
   115 S. MAIN STREET, HAILEY, ID 83333
   (208) 727-7614
   CONTACT: BRIAN YEAGER, PUBLIC WORKS DIRECTOR/CITY ENGINEER/LAND SURVEYOR

   B. OWNER: SWEETWATER COMMUNITIES, LLC
   13614 SOUTH CAROLINA HILLS CT,
   DRAPER, UTAH 84020
   (801)-316-3216
   CONTACT: MATT WATSON

   C. ENGINEER: MOMENTUM DEVELOPMENT GROUP
   10421 S. JORDAN GATEWAY, #200, SOUTH JORDAN, UTAH 84095
   (801) 316-3216
   CONTACT: CORWIN WILLMORE, SENIOR ENGINEER

   D. SEWER DISTRICT: HAILEY CITY
   4297 GLENBROOK DR, HAILEY, ID 83333
   (208) 578-2211X7001
   CONTACT: STEVEN R HOLYOAK, WASTEWATER DIVISION MANAGER, WSTP

   E. WATER DISTRICT: HAILEY CITY
   115 S. MAIN STREET, HAILEY, ID 83333
   (208) 578-2211 EXT. 1
   CONTACT: CLINT BAUS, WATER DIVISION MANAGER

   F. POWER COMPANY: IDAHO POWER COMPANY
   243 BLUE LAKES BLVD. S TWIN FALLS, ID 83301
   CONTACT: JOEY KLIEGL
   (208)736-3218
   CONTACT: JOEY KLIEGL, JOINT UTILITY TRENCH COORDINATOR

   G. GAS COMPANY: INTERMOUNTAIN GAS
   LANCE MCBRIDE
   (208)737-6314

   H. TELEPHONE COMPANY: CENTURYLINK
   216 S PARK AVE. W.
   TWIN FALLS, ID 83301
   (208)921-1317
   CONTACT: TENILLE SORENSON, CENTURY LINK ENGINEER II

   I. COMMUNICATION COMPANY: COX COMMUNICATIONS
   3031 N 120TH ST, OMAHA, NE 68164
   (402)934-0465
   CONTACT: NICK FARRELL, CONSTRUCTION PLANNER

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE OWNER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, AS THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

   THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM HAILEY CITY, BLAINE COUNTY, AND/OR IDAHO TRANSPORTATION DEPARTMENT (IDT). CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF IDAHO AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.

9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION, OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK.

   IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

   SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK, AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

   THE INFORMATION PROVIDED BY THE OWNER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY HAILEY CITY AND IDT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND/OR HAILEY CITY.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:
   A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
   B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
   C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE, AND ORDERLY MANNER AT ALL TIMES.
   D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION, FOR THE COST OF CLEAN UP, FROM THE FINAL PAYMENT.
   E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

15. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE ISPWC SPECIFICATION SECTION 202 EXCAVATION & EMBANKMENT 3.11 DUST ABATEMENT.

17. FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, THE CONTRACTOR SHALL PROVIDE THE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING IMPROVEMENTS FROM DAMAGE. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THESE COSTS SHALL BE INCLUDED WITHIN THE TOTAL BID PRICE FOR THE PROJECT. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

20. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE OWNER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

21. WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING

1. BENCHMARK: BLAINE COUNTY
   ELEVATION: 5279.77
   DATUM: NAVD 1988
   DESCRIPTION: TOP OF 5/8" REBAR CAP AT THE INTERSECTION OF SHENANDOAH DRIVE AND MAPLE LEAF LANE.

2. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH HAILEY CITY STANDARD SPECIFICATIONS, AND DIVISION 200 OF ISPWC SPECIFICATIONS.

3. IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE EITHER STOCKPILED AT, OR REMOVED FROM, THE PROJECT SITE, AS DIRECTED BY THE OWNER.

SURFACE IMPROVEMENTS

1. ALL MANHOLE RIMS, LAMPHOLES, VALVES, MONUMENT BOXES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE, AND COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE DRAWINGS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH ISPWC SECTION 1104.

5. BACK OF CURB & GUTTER WILL BE BACKFILLED PRIOR TO ASPHALT PAVING.

ROADWAY MATERIALS

1. ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY: FOCUS ENGINEERING DATED JANUARY 29, 2019 AND AS OUTLINED BY THE ISPWC AND HAILEY CITY STANDARDS AND SPECIFICATIONS.

PRIVATE UTILITIES

1. COORDINATE ALL PRIVATE AND/OR DRY UTILITY INSTALLATION OR RELOCATION DIRECTLY WITH MOMENTUM DEVELOPMENT GROUP.

UNDERGROUND UTILITIES

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE OWNER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, AND ELECTRICAL, AND SHALL NOTIFY THE OWNER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE THE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY DIG LINES, INC., AT 811 OR 1-800-342-1585 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE DIG LINES ORDER NUMBER AND FURNISH THE ORDER NUMBER TO OWNER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF DIG LINES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES, AND SERVICE TO THE PROJECT.

3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH ISPWC DIVISION 200 – EARTHWORK, ISPWC DIVISION 300 – TRENCHING, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS (I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC.) WILL BE ENCOUNTERED, AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

   THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF ISPWC AND HAILEY CITY FOR H-20 LOAD REQUIREMENTS.

6. SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF IDAHO DEQ, ISPWC, AND HAILEY CITY.
   A. ALL SEWER SHALL BE CONSTRUCTED ACCORDING TO ISPWC AND HAILEY CITY CONSTRUCTION SPECIFICATIONS.
   B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO HAILEY CITY STANDARD DRAWING 18.14.010.B.3.
   C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO HAILEY STANDARD DRAWING 18.14.010.B.4
   D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO ISPWC AND HAILEY CITY CONSTRUCTION SPECIFICATIONS.
   E. SEWER, STORM DRAIN, AND WATER PIPES TO BE INSTALLED ACCORDING TO HAILEY CITY TRENCH DETAIL 14.010.A.2
   F. SUPPORT PIPES ACCROSS TRENCHES PER HAILEY CITY DETAIL 18.14.010.C.7

7. THE CONTRACTOR SHALL NOTIFY MOMENTUM DEVELOPMENT GROUP IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SEWER:
1. PIPE WILL BE SDR-35 PVC WITH JOINTS PER ISPWC SECTION 501 GRAVITY SEWERS 2.2 GRAVITY SEWER PIPE AND FITTINGS. PIPE CONNECTIONS INTO MANHOLES SHALL BE WATERPROOF AND PROVIDE A FLEXIBLE JOINT.
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS AND LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS AND LATERALS.
4. INSTALL SEWER MANHOLES PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.1
5. INSTALL SEWER LATERALS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.4
6. ALL MATERIALS USED TO MAKE SERVICE CONNECTIONS SHALL BE COMPATIBLE WITH EACH OTHER AND WITH THE PIPE MATERIALS TO BE JOINED AND SHALL BE CORROSION PROOF.
7. INSTALL MANHOLE COVER AND FRAME PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.3
8. INSTALL SEWER PIPE PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.6
9. MANHOLES WILL BE INSPECTED AND TESTED FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C1244.
10. TESTING OF SEWER MAIN LINE SHALL CONFORM WITH SECTION 501.3.4 OF THE ISPWC INCLUDING VISUAL INSPECTION, AIR PRESSURE TESTING, DEFLECTION TESTS FOR FLEXIBLE PIPES, AND CLOSED CIRCUIT TELEVISION INSPECTION. ALL TESTING WILL BE PERFORMED IN THE PRESENCE OF THE ENGINEER CHARGED WITH OVERSIGHT.

WATER:
1. VALVES:
   A) VALVES MUST BE FLANGED TO TEE'S (FITTINGS).
   B) VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. DEPTH: WATER MAIN AND LATERALS MUST MAINTAIN 6' COVER FROM FINISHED GRADE (MINIMUM), 5' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
4. INSTALL RESIDENTIAL WATER SERVICE CONNECTIONS PER HAILEY CITY STANDARD DRAWING 18.14.010.B.3
5. ALL THRUST BLOCKS TO BE INSTALLED PER HAILEY CITY STANDARD DRAWING 18.14.010.B.4
6. INSTALL WATER PIPE PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.B.6
7. INSTALL FIRE HYDRANTS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.B.2
8. INSTALL IRRIGATION SYSTEM RPBA (REDUCED-PRESSURE PRINCIPLE BACKFLOW ASSEMBLY ON WATER LATERAL USED FOR IRRIGATION PER HAILEY CITY STANDARD DRAWING 18.14.010.B.10.
9. MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND ANY OTHER WET UTILITY PIPE PER HAILEY CITY STANDARD DRAWING 18.14.010.B.7

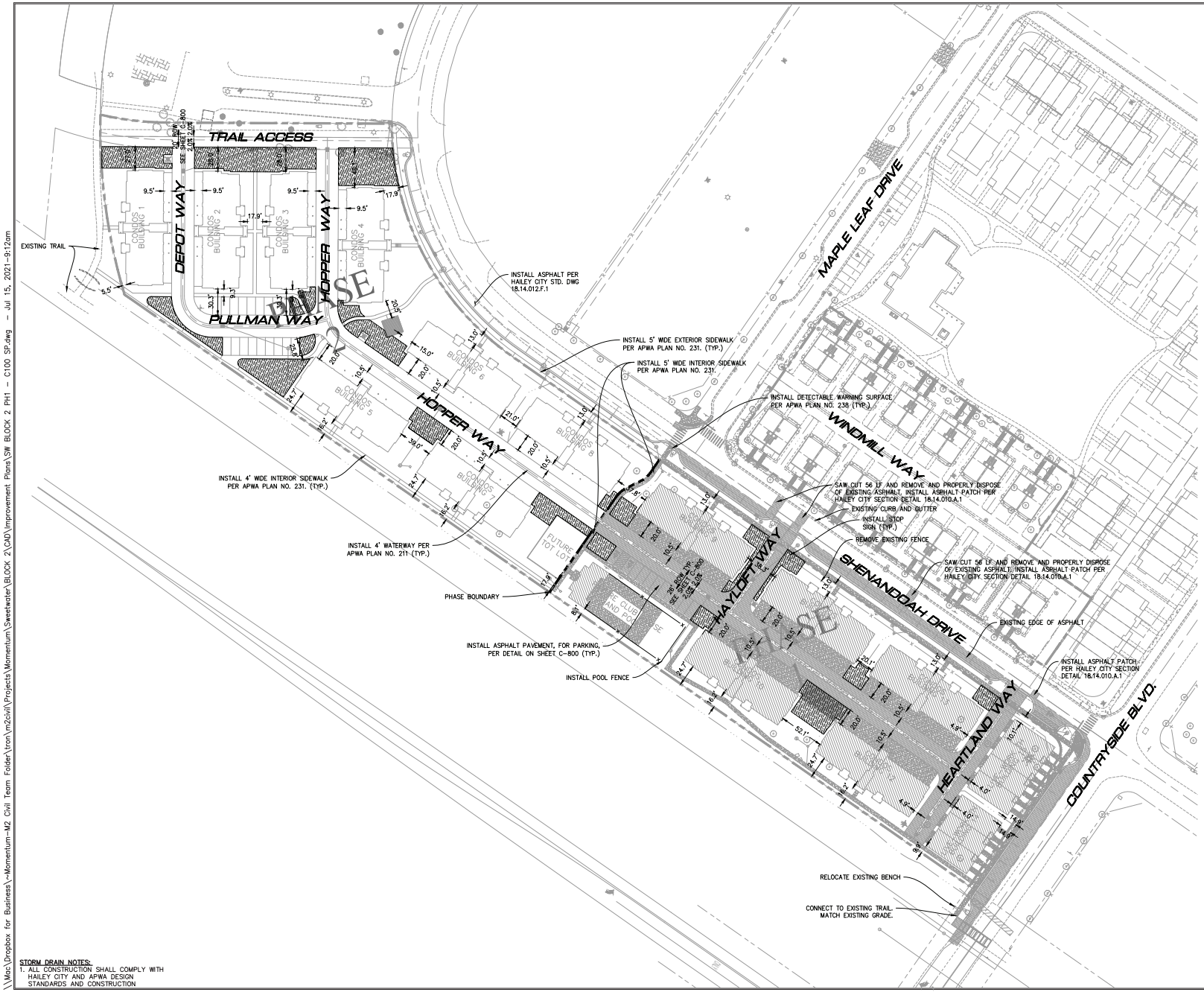
STORM DRAIN:
1. INSTALL PRIMARY CATCH BASIN PER HAILEY CITY STANDARD DRAWING 18.14.010.D.1
2. INSTALL DRY WELLS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.D.4A

•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

•UNIFIED FIRE AUTHORITY NOTE•
NO COMBUSTIBLE CONSTRUCTION SHALL BE ALLOWED PRIOR TO HYDRANT INSTALLATION AND TESTING BY WATER PURVEYOR. ALL HYDRANTS MUST BE OPERATIONAL PRIOR TO ANY COMBUSTIBLE ELEMENTS BEING RECEIVED OR DELIVERED ON BUILDING SITE.

ABBREVIATIONS

&	AND	L.P.	LOW POINT
@	'AT'/'AT THE'	LT.	LIGHT
A.D.	GRADE CHANGE	LT	LEFT
ASPH.	ASPHALT	LVC	LENGTH OF VERTICAL CURVE
BLDG.	BUILDING	MAINT.	MAINTENANCE
BOS	BOTTOM OF STEP	MAX.	MAXIMUM
BOT.	BOTTOM	MFR.	MANUFACTURER
BOW	BACK OF WALK	MH/M.H.	MANHOLE
BV	BUTTERFLY VALVE	MIN.	MINIMUM
BVCE	BEGIN VERTICAL CURVE ELEVATION	MISC.	MISCELLANEOUS
BVCS	BEGIN VERTICAL CURVE STATION	MT.	MOUNTAIN
C	CURVE	N	NORTH
CB	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CF	CURB FACE	NO./#	NUMBER
CIR.	CIRCLE	NOM.	NOMINAL
CL	CENTER LINE	N.T.S.	NOT TO SCALE
CLR.	CLEAR/CLEARANCE	O.C.	ON CENTER
CMP	CORRUGATE METAL PIPE	O.C.E.W.	ON CENTER EACH WAY
CO	CLEANOUT	O.D.	OUTER DIAMETER
COMBO	COMBINATION BOX	OHE	OVERHEAD ELECTRICAL LINE
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONSTR.	CONSTRUCTION	PC	POINT OF CURVE
CONT.	CONTINUE/CONTINUOUS	PED.	PEDESTRIAN
CONTR.	CONTRACTOR	POB	POINT OF BEGINNING
CTR.	CENTER	PRC	POINT OF REVERSE CURVE
CUL.	CULINARY	PRV	PRESSURE RELIEF VALVE
CW	CULINARY WATER	PT	POINT OF TANGENCY
DEPT.	DEPARTMENT	PTD.	PAINTED
DI	DUCTILE IRON	PVC	POLY VINYL CHLORIDE
DIA.	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIM.	DIMENSION	R	RADIUS
DTL.	DETAIL	RCP	REINFORCED CONCRETE PIPE
DWG.	DRAWING	REFL.	REFLECTED/REFLECTIVE
E	EAST	REINF.	REINFORCING
EA.	EACH	REQ'D	REQUIRED
EG	EXISTING GROUND	REV.	REVERSE
ELEV./EL.	ELEVATION	ROW	RIGHT OF WAY
EOA	EDGE OF ASPHALT	RT	RIGHT
EOG	EDGE OF GRAVEL	S	SOUTH OR SLOPE
EQUIP.	EQUIPMENT	SAN.	SANITARY
EVCE	END VERTICAL CURVE ELEVATION	SCHED.	SCHEDULE
EVCS	END VERTICAL CURVE STATION	SD	STORM DRAIN
EX./EXIST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
FDN.	FOUNDATION	SQ.	SQUARE
FG	FINISH GROUND/ GRADE ELEVATION	SS	SANITARY SEWER
		STA.	STATION
FH	FIRE HYDRANT	STND.	STANDARD
FL	FLOWLINE	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
FTG.	FOOTING	STOR.	STORAGE
FW	FIRE WATER	STRUCT.	STRUCTURAL/STRUCTURE
GALV.	GALVANIZED	SW	SIDEWALK OR SECONDARY WATER
G.B.	GRADE BREAK		
GND.	GROUND	SYM.	SYMMETRICAL
GR.	GRADE	T	EXTERNAL TANGENT
GV	GATE VALVE	TA	TOP OF ASPHALT
H./HORIZ.	HORIZONTAL	TBC	TOP BACK OF CURB
HC	HANDICAP RAMP	TEL.	TELEPHONE
H.P.	HIGH POINT	TEMP.	TEMPORARY/TEMPERED
HT.	HEIGHT	TG	TOP OF GRATE
HYD	FIRE HYDRANT	TOA	TOP OF ASPHALT
I.D.	INSIDE DIAMETER	TOC	TOP OF CONCRETE
IN.	INCHES	T.O.P.	TOP OF PLATE
INT.	INTERIOR	TOS	TOP OF STEP
INV.	INVERT ELEVATION	TOW	TOP OF WALL
IRR	SECONDARY/IRRIGATION WATER	TYP.	TYPICAL
J-BOX	JUNCTION BOX	UGT	UNDERGROUND
JT.	JOINT		TELECOMMUNICATION
JVWCD	JORDAN VALLEY WATER CONSERVANCY DISTRICT	V./VERT.	VERTICAL
K	RATE OF VERTICAL CURVATURE	VAR.	VARIES
L	LINE OR LENGTH	VC	VERTICAL CURVE
LAT	LATERAL	W	WATER/WEST
LD	LAND DRAIN	W/	WITH
		W/O	WITHOUT
		WV	WATER VALVE



SITE DATA – PARCEL BLOCK 2:

SITE LOCATION:
WEST SIDE OF SHENANDOAH DRIVE AND MAPLE LEAF DRIVE
HAILEY, IDAHO

PARCEL NUMBER:
RPH04910020000

LEGAL DESCRIPTION:
SWEETWATER PUD TOWNHOUSES
BLOCK 2
FUTURE SUB LOTS

ZONING DISTRICT:
LB – LIMITED BUSINESS

LOT BLOCK 2 AREA:
6.50 ACRES (283,188 S.F.)

MIN. FRONT SETBACK:
REQUIRED: 8'-0"
PROVIDED: SEE PLAN

MIN. REAR SETBACK:
REQUIRED: 3'-0"
PROVIDED: SEE PLAN

MIN. SIDE SETBACKS:
REQUIRED: 5'-0"
PROVIDED: SEE PLAN

MAX. BUILDING HEIGHT:
ALLOWED: 37'-0" FROM FINISH GRADE.
PROVIDED: 37'-0" MAX. FROM FINISH GRADE. SEE ARCHITECTURAL ELEVATIONS

MULTI-FAMILY DENSITY:
ALLOWED: 24 UNITS/SUB-LOTS PER ACRE
PROVIDED: 21.07 UNITS/SUB-LOTS PER ACRE

INDIVIDUAL UNIT GROSS AREA:
CONDO:
EACH UNIT: 1,380 S.F.
LIVE/WORK UNITS:
BASEMENT FLOOR: 715 S.F.
FIRST FLOOR: 1,083 S.F.
SECOND FLOOR: 568 S.F.
TOTAL: 2,366 S.F.

ON-SITE PARKING:
REQUIRED PER UNIT: 1.5 MIN.
PROVIDED PER UNIT: 1.9

		GARAGE	DRIVE	TOTAL
CONDOS 1–4		1	0	1
CONDOS 5–12		1	1	2
LIVE/WORK		2	0	2

TOTAL ON-SITE PARKING
REQUIRED: 206 SPACES
PROVIDED: 257 SPACES
GARAGE: 144 SPACES
DRIVEWAY: 90 SPACES
PRIVATE STREET: 37 SPACES

OFF-SITE (PUBLIC STREET) PARKING:
PROVIDED: 39 SPACES

TOTAL PARKING:
PROVIDED: 296 SPACES

SNOW STORAGE REQUIREMENTS

SNOW REMOVAL AREA REQ'D: 84,888 SF X 25% = 21,222 SF

SNOW STORAGE PROVIDED: 23,500 SF

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
SITE PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

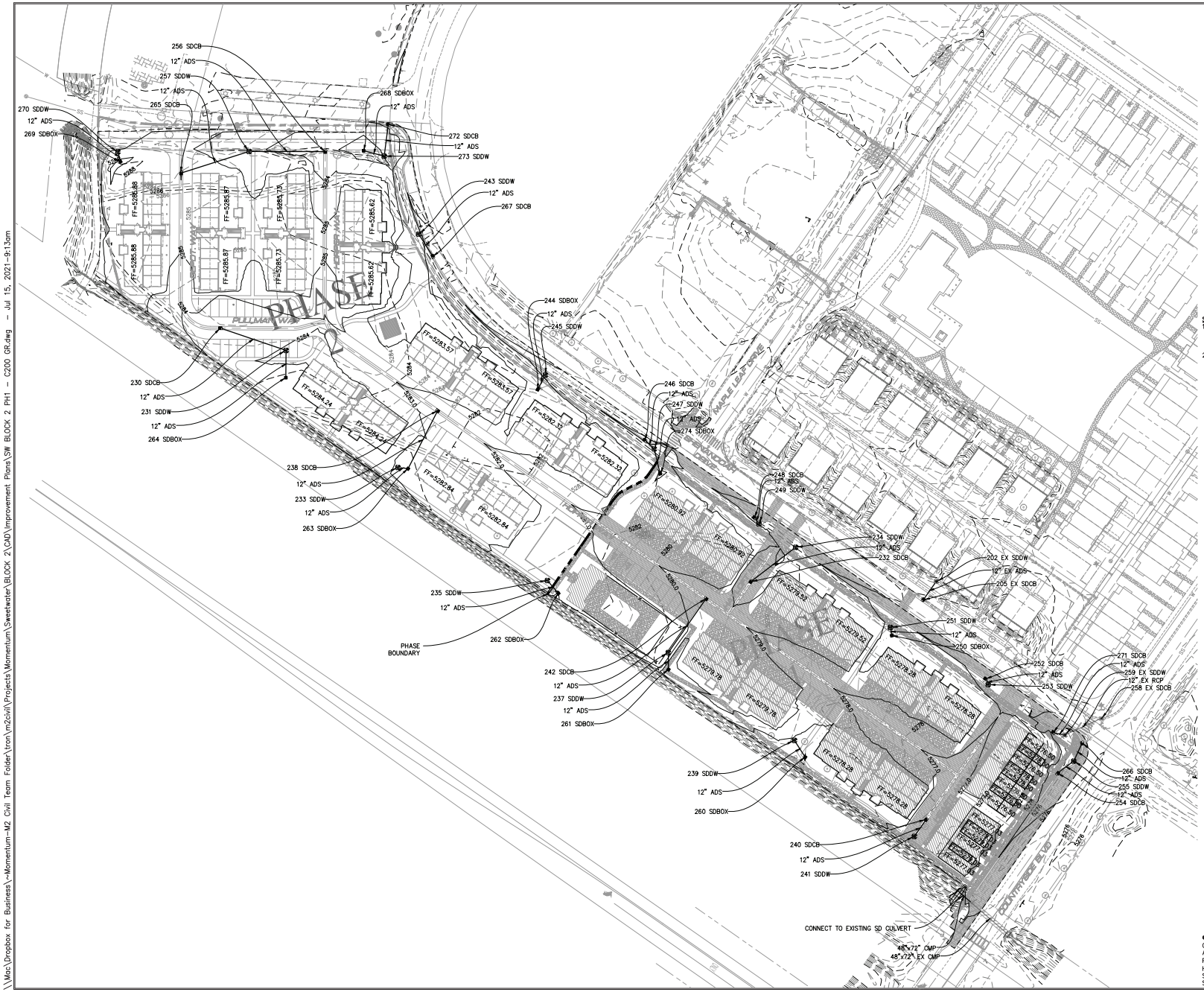
PROFESSIONAL ENGINEER
LICENSED
MATT WILLIAMS
18317
7-14-21
STATE OF IDAHO

SHEET NUMBER
C-100

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C100 SP.dwg - Jul 15, 2021-9:12am



0 50 100 FEET

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
GRADING AND DRAINAGE PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

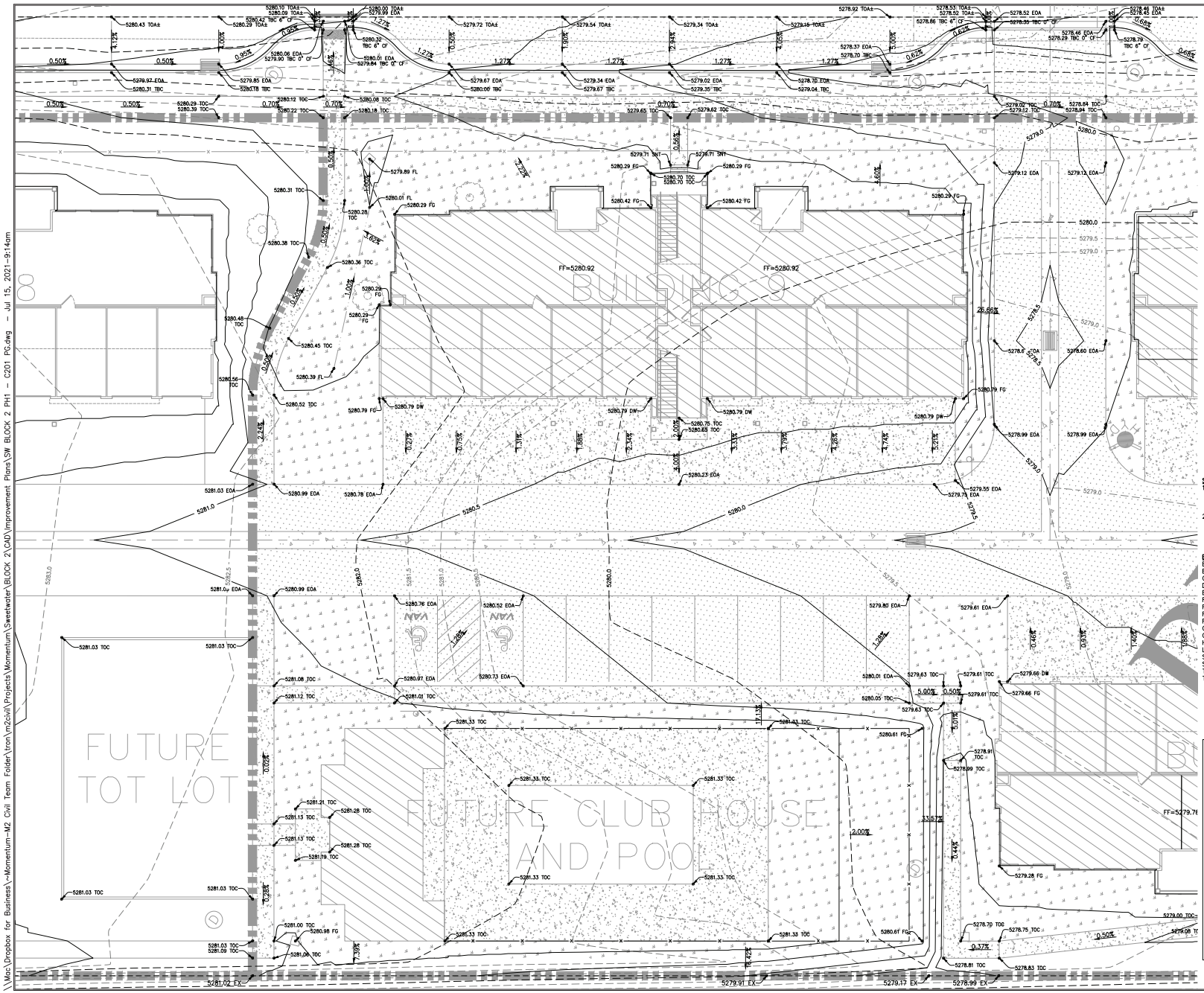
PROFESSIONAL ENGINEER
LICENSE NUMBER 10317
7-14-21
COUNTY OF IDAHO
COUNTY WILLIAMS

SHEET NUMBER
C-200

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C200 GR.dwg - Jul 15, 2021-9:13am

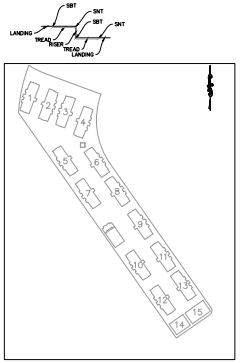


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS

BFF = BASEMENT FINISHED FLOOR
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
SBT = STEP-BACK OF TREAD
SNT = STEP-NOSE OF TREAD
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT



NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING
BUILDING 9, CLUBHOUSE

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

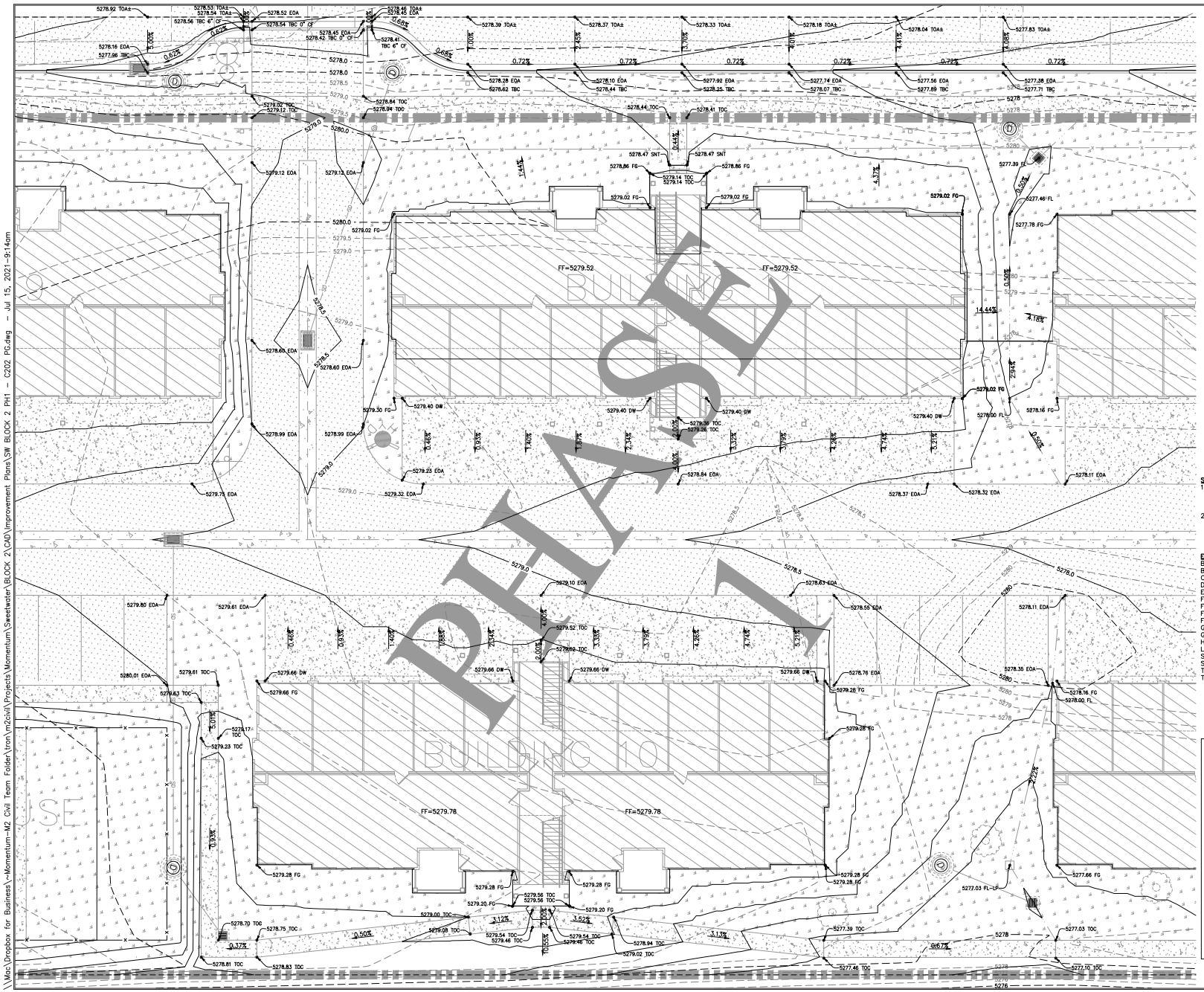
PROFESSIONAL ENGINEER
LICENSED
MATT WILLMORE
7-14-21
STATE OF UTAH
COUNTY WILLMORE

SHEET NUMBER
C-201

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C201 PG.dwg - Jul 15, 2021-9:14am

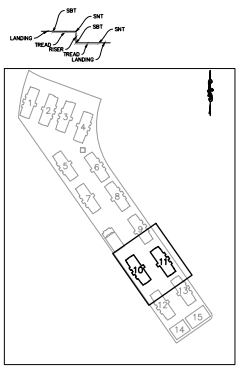


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS:

BFF = BASEMENT FINISHED FLOOR
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
SBT = STEP-BACK OF TREAD
SNT = STEP-NOSE OF TREAD
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT



NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING
BUILDINGS 10-11

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

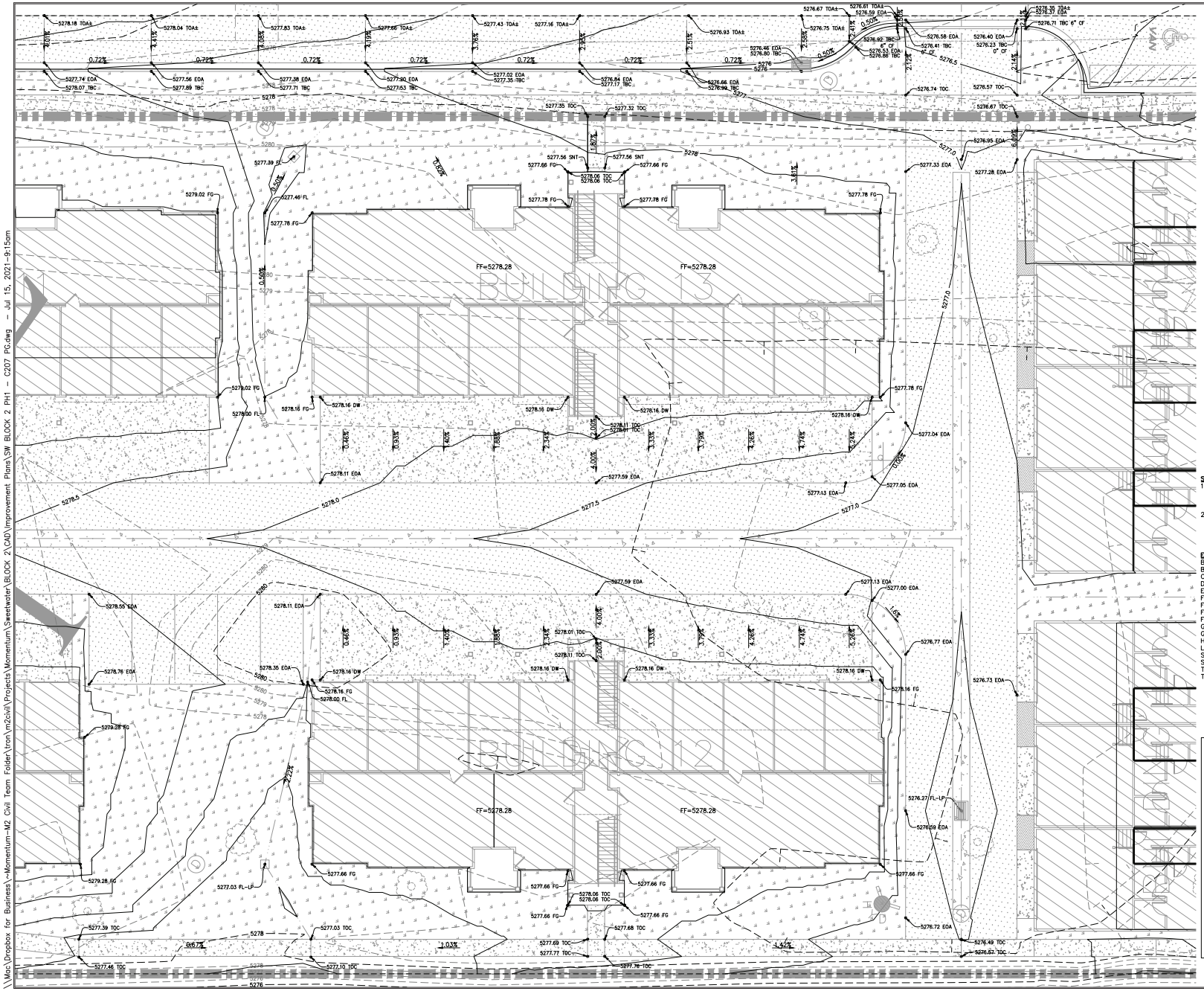
PROFESSIONAL ENGINEER — 7-14-21 — STATE OF UTAH — COUNTY WILLIAMS

SHEET NUMBER
C-202

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C202 PG.dwg - Jul 15, 2021-9:14am

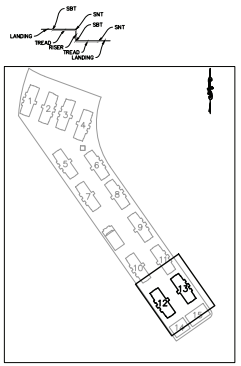


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS:

BFF = BASEMENT FINISHED FLOOR
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
SBT = STEP-BACK OF TREAD
SNT = STEP-NOSE OF TREAD
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING BUILDINGS 12-13

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

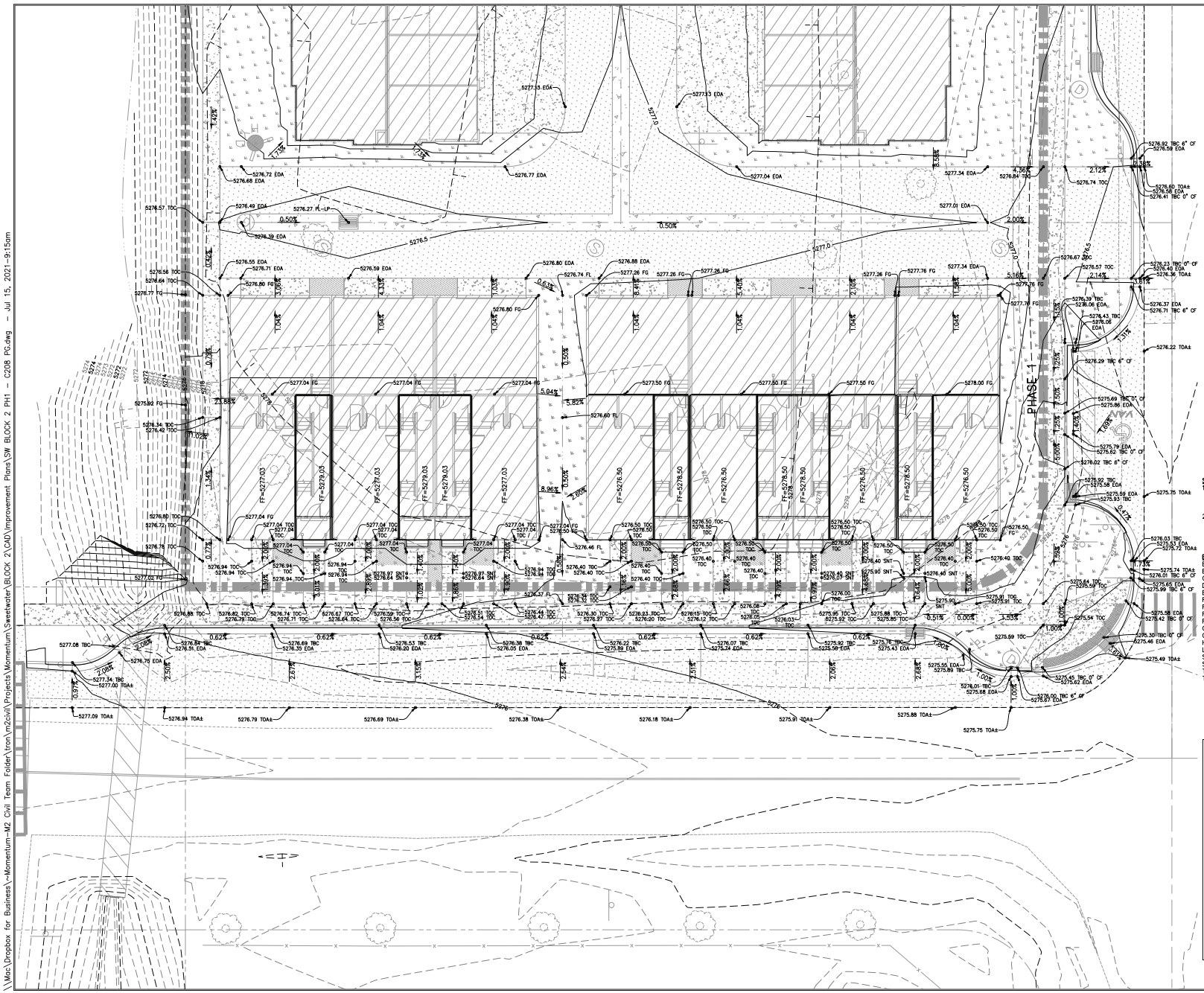
PROFESSIONAL ENGINEER
LICENSED
MARK WILLIAMS
No. 6317
7-14-21
STATE OF UTAH

SHEET NUMBER
C-203

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C207 PG.dwg - Jul 15, 2021-9:15am

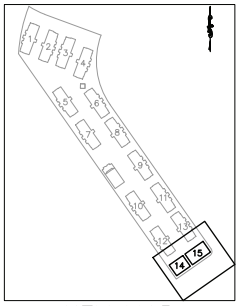


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS:

BFF = BASEMENT FINISHED FLOOR
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
SBT = STEP-BACK OF TREAD
SNT = STEP-NOSE OF TREAD
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING BUILDINGS 14-15

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

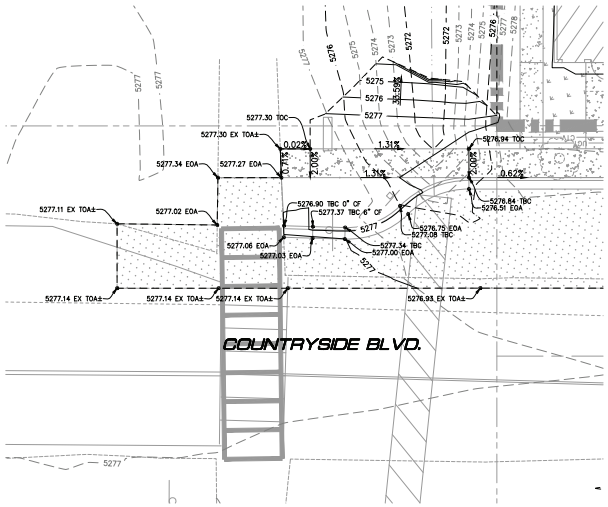
PROFESSIONAL ENGINEER
LICENSED
UTAH
7-14-21
COUNTY WILLIAMS

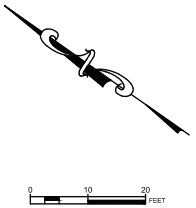
SHEET NUMBER
C-204

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C208 PG.dwg - Jul 15, 2021 - 9:15am



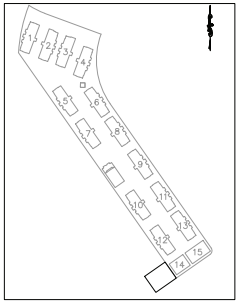


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS:

BFF = BASEMENT FINISHED FLOOR
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
SBT = STEP-BACK OF TREAD
SNT = STEP-NOSE OF TREAD
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1

PRECISE GRADING
COUNTRYSIDE WIDENING

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

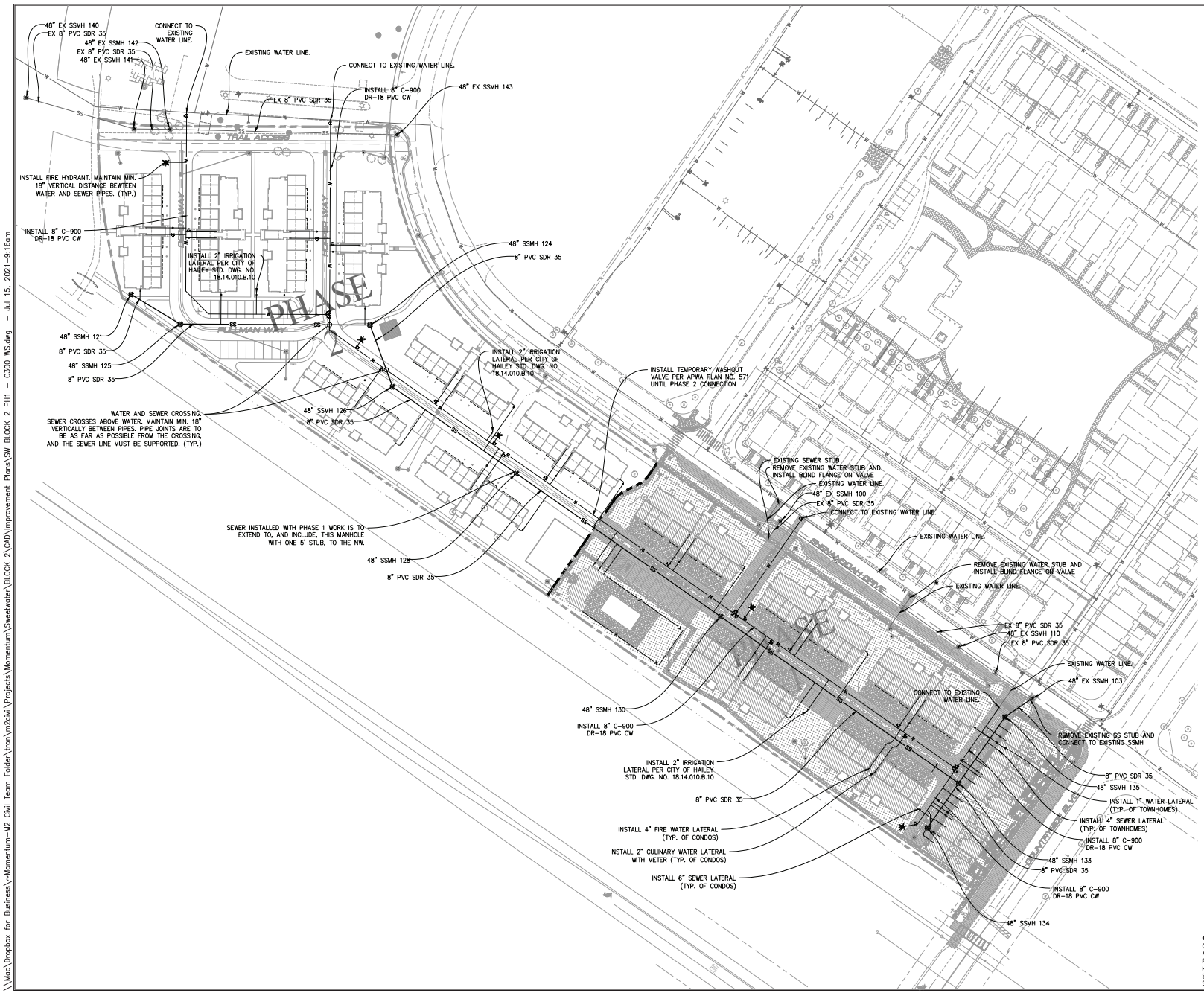
PROFESSIONAL ENGINEER
LICENSED
LICENSE NO. 7-14-21
STATE OF UTAH
COREY WILLIAMS

SHEET NUMBER
C-205

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C209 PG.dwg - Jul 15, 2021-9:16am



WATER GENERAL NOTES:

1. ANY METER VAULTS LOCATED IN DRIVEWAYS OR IN ASPHALT SHALL HAVE A HEAVY TRAFFIC RATED LID OVER THE VAULT.
2. ANY WATER SERVICES THAT ARE MOVED SHALL BE INSPECTED BY THE CITY AND SHALL BE INSTALLED PER CITY STANDARDS

SEWER GENERAL NOTES:

1. SEWER SERVICES SHOULD RUN PERPENDICULAR TO THE MAIN LINE TO THE CENTER OF EACH INDIVIDUAL UNIT, WITH NO SEWER SERVICES CONNECTED AT MANHOLES

•IMPORTANT STANDARDS NOTE•

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
WATER AND SEWER PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

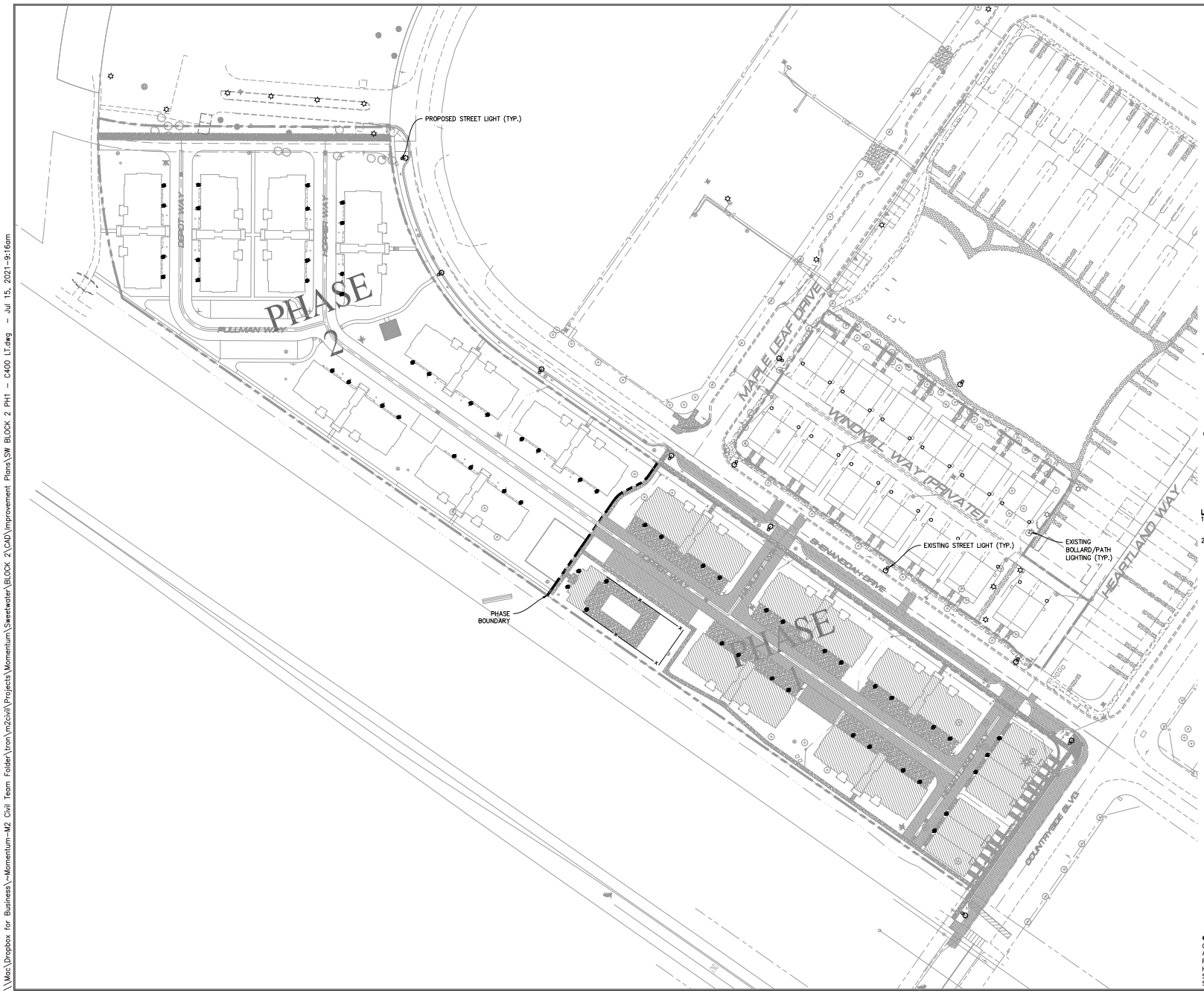
PROFESSIONAL ENGINEER LICENSE
MATT WILLIAMS
7-14-21
STATE OF IDAHO
COUNTY WILLIAMS

SHEET NUMBER
C-300

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C300 WS.dwg - Jul 15, 2021 - 9:16am



BOLLARD/PATH LIGHTING

TYPE A BUILDING MOUNTED DOWN LIGHTING AT GARAGE ENTRIES (TYP.)

TYPE B BUILDING MOUNTED DOWN LIGHTING AT GARAGE ENTRIES (TYP.)

STREET LIGHTING LOCATION

LIGHTING NOTES:

1. ALL NEW AND EXISTING EXTERIOR LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL PROPOSED STREET LIGHTING IS TO BE MAINTAINED BY THE HOA.

•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
LIGHTING PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
UTAH
7-14-21
COUNTY OF UTAH
COUNTY WILLIAMS

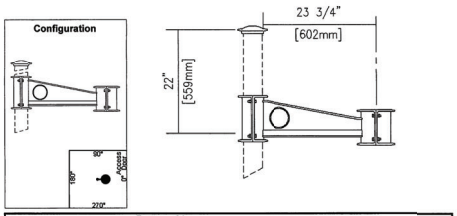
SHEET NUMBER
C-400

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C400 LT.dwg - Jul 15, 2021-9:16am

Hailey Sweetwater development (50969)



		Type	S1
Qty	1	Bracket	TN-1A-[MC-096]

Description of Components:

Arm: Made of cast 356 aluminum, welded to both clamp adaptors.

Adaptor: Clamps made of cast 356 aluminum, mechanically fastened on the pole by stainless steel bolts and nuts.

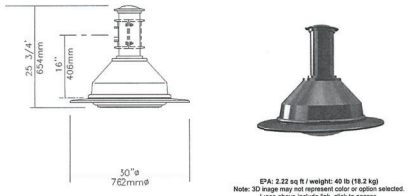
Bracket Properties (Weight and EPA): 18 lbs (8.2 kg), 1.02 ft²

LUMEC

Hailey Sweetwater development (50969)

STREET LIGHT

LEDGINE 3D



EPA: 2.22 sq ft / weight: 40 lb (18.2 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

		Type	S1
Qty	1	Luminaire	TR20-35W32LED3K-G2-LE3F-UNV-DMG-[MC-096]

Description of Components:

Hood: Cast 356 aluminum dome, mechanically assembled on the luminaire.

Skirt: Spun 1100-0 aluminum, mechanically assembled on the luminaire.

Access-Mechanism: A die cast A360 aluminum technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light Engine: LEDgine composed of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver** Electrical components are RoHS compliant.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System: (LE3F), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Optical systems is tested IP66. Performance shall be tested per LM-79, LM-80 and TM-10 (IESNA) verifying its photometric performance. Street side indicated.0% uplight and U0 per IESNA TM-15.

LUMEC

Hailey Sweetwater development (50969)

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. **Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class 1**, THD of 23% max. Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees. **Driver comes with dimming compatible 0-10 volts.**

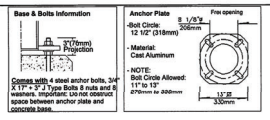
The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a proection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction Standard built-in driver surge protection of 2.5kV (min).

Driver Options: (DMG), Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see *"Philips Lumec dimmable luminaire specification document for unapproved device installed by other"*. To get document, click on this link: Specification document or go on web site on this address: http://www.lumec.com/Lumec3DV2/PdfWebLink/Philips Lumec dimmable luminaire specification document for unapproved device installed by other.pdf

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

LUMEC

Hailey Sweetwater development (50969)



		Type	S1
Qty	1	Pole	AM8U-16-[MC-096]

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-T6 aluminum tubing, having a 0.226" (5.7mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a 8 5/8" (219mm) round extruded 6061-T6 aluminum tubing base having a 0.148" (3.8mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 25 1/4" (641mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 53 lbs (24.1 kg)

LUMEC

Hailey Sweetwater development (50969)

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1815 or 1230 wires, 6" (152mm) minimum exceeding top of pole.

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Anchor Bolts: Anchor bolts made of ASTM F1554 grade 55 steel having a minimum yield strength of 55000 psi. Nuts made of ASTM A563 grade A steel or better. The thread fit is ANSI class 2B regardless of bolt diameter. Washers are made of ASTM grade F-844 or better steel. All galvanized parts are hot dip galvarized per ACNOR G-164 minimum.

Finish: Multiple colors **(MC-096)**.
General Color: Bronze (BR)
Arm and base cover painted Color: Hammertone silver (TS)
In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Vibration Resistance:

Aluminum poles are not recommended in high vibration environments such as bridge, overpass, top of building, airport, train station, etc.

Mechanical resistance: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessories and foundation under the given site conditions and intended usage. The addition of any other item to the pole may dramatically impact the wind load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Lumec assumes no responsibility for such complete analysis or product selection. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

Web site information details: Click on any specific information details you need:

Paint finish / Warranties / ISO 9001-2008 Certification / ISO 14001-2004 Certification / CSA Pole Certification

LUMEC

Hailey Sweetwater development (50969)

LED Wattage and Lumen Values: 4000K

Flat Lens				LE3F			LE4F			LE5F		
Ordering Code	Total LEDs	LED current (mA)	Average system watts * (W)	delivered lumens *	Efficacy (LPW)	BUG rating	delivered lumens *	Efficacy (LPW)	BUG rating	delivered lumens *	Efficacy (LPW)	BUG rating
35W32LED4K-G2	32	350	37	4100	111.0	B2-U0-G1	4051	108.9	B1-U0-G1	4241	114.6	B3-U0-G1
55W32LED4K-G2	32	530	54	5976	110.7	B2-U0-G1	5782	107.1	B1-U0-G1	6084	112.7	B3-U0-G1
72W32LED4K-G2	32	700	73	7537	103.3	B2-U0-G1	7282	99.9	B1-U0-G1	7675	105.1	B3-U0-G1
55W48LED4K-G2	48	530	54	6250	115.7	B2-U0-G1	6046	112.0	B1-U0-G1	6387	118.4	B3-U0-G1
80W48LED4K-G2	48	530	80	8964	112.1	B2-U0-G1	8679	108.4	B2-U0-G1	9017	112.7	B3-U0-G1

LED Wattage and Lumen Values: 3000K

Flat Lens				LE3F			LE4F			LE5F		
Ordering Code	Total LEDs	LED current (mA)	Average system watts * (W)	delivered lumens *	Efficacy (LPW)	BUG rating	delivered lumens *	Efficacy (LPW)	BUG rating	delivered lumens *	Efficacy (LPW)	BUG rating
35W32LED3K-G2	32	350	37	3720	100.5	B2-U0-G1	3599	97.3	B1-U0-G1	3742	101.1	B3-U0-G1
55W32LED3K-G2	32	530	54	5556	98.8	B2-U0-G1	5143	91.5	B1-U0-G1	5387	95.8	B3-U0-G1
72W32LED3K-G2	32	700	73	6750	92.5	B2-U0-G1	6511	89.2	B1-U0-G1	6700	91.7	B3-U0-G1
55W48LED3K-G2	48	530	54	5580	103.3	B2-U0-G1	5399	100.0	B1-U0-G1	5613	103.9	B3-U0-G1
80W48LED3K-G2	48	530	80	8004	100.1	B2-U0-G1	7743	96.8	B1-U0-G1	8051	100.6	B3-U0-G1

Actual performance may vary due to installation variables including optics, mounting/setting height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications: outdoorlighting.applications@philips.com

Notes: Some data may be scaled based on sets of similar, but not identical luminaires.

LUMEC

STREET LIGHT

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
STREET LIGHTING

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
MICHAEL W. WILLIAMS
No. 176317
7-14-21
STATE OF UTAH

SHEET NUMBER
C-401

SCALE
HORIZONTAL: 1"=N/A
VERTICAL: 1"=N/A

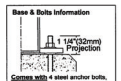
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C400 LT.dwg - Jul 15, 2021-9:16am

Hailey Sweetwater development (50969)

BOLLARDS

Base & Bolts Information



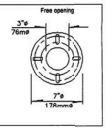
Comes with 4 steel anchor bolts, 3/8" X 8" + 3" J Type Bolts. Fully Galvanized, 4 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchoring Detail

-Bolt Circle: 5 1/2" 140mm

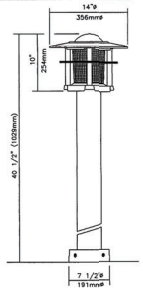
- Material: Cast Aluminum

- NOTE: Bolts Circle Allowed: + 3/8" @ 6" ±11mm @ 152mm



Qty	1	Type Bollard	B1 CANDB3-35HPS-RR3-120-8R

Description of Components:



Hood: Shall be made from cast aluminum 356, mechanically assembled.

Guard: Shall be made from cast aluminum 356, composed of four .84" (21mm) outside diameter rods mechanically assembled to the housing.

Louvers: Made of cast aluminum 356, mechanically assembled.

Lamp: (not included) 35 Watt High Pressure Sodium (ANSI Code S76), ED 17 bulb, medium base. *(Not included)*

Optical System: (RR3), IES type III (asymmetrical). Round prismatic borosilicate glass thermo-resistant refractor. The optical system shall be mechanically assembled on the luminaire.

Housing: In a round shape, this housing is made of cast aluminum 356, mechanically assembled to the base.

Ballast: High power factor of 90%. Primary voltage 120 volts. Lamp starting capacity -40F(-40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Access-Mechanism: Two screws integrated on the housing offers access to the inside of the bollard.

Base: Made of aluminum, 4 1/2" (114mm) outside diameter, welded to the base cover.

Base Cover: Made of cast aluminum 356, mechanically secured to the anchor plate.

SPEC20181211_114600_50969_60
12-12-2018 Page 1 / 2

LUMEC

Hailey Sweetwater development (50969)

Miscellaneous

Description of Components:

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicore and/or rubber.

Finish: Color to be **bronze (BR)** and in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Surface Finish: ***The above mentioned product has been specified in a smooth finish. We wish to inform you that we cannot guarantee a finish without imperfections (e.g. apparent grinding marks and porosity). We strongly recommend the use of a textured finish which provides better uniformity of surface finish. No return of merchandise showing above mentioned imperfection will be granted.***

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Web site information details: Click on any specific information details you need:

Paint finish / Warranties / ISO 9001-2008 Certification / ISO 14001-2004 Certification

SPEC20181211_114600_50969_60
12-12-2018 Page 2 / 2

LUMEC

BOLLARD LIGHT

Visit our web site at www.SeaGullLighng.com
8871-98 - page 1 of 1

TYPE C

SeaGull Lighting
Life Illuminated | Since 1919

8871-98: One Light Outdoor Wall Lantern

Dimensions:

Width: 11 1/4"
Height: 15 3/4"
Weight: 3.6 lbs.
Extend: 13 1/2"
Wire: 6 1/2"
Mounting Proc.: Cap Nuts
Connection: Mounted To Box
Bulb Appearance: Clear

Bulbs:
1 - Medium A19 100w Max. 120v - Not included

Features:
- Clear bulb(s) recommended for this fixture
- Easilyconverts to LED with optional replacement lamps
- MeetsTitle 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Sebring

Outdoor Wall Lantern in Brushed Stainless Finish with Clear Seeded Glass.

An outdoor fixture with eye-catching style, in a brushed stainless finish over aluminum. Clear seeded glassadds just the right sparkle.

UPC #: 785652887192

Finish: Brushed Stainless (98)

Material List:
1 Body - Aluminum - Brushed Stainless

Safety Listing:
Safety Listed for Wet Locations
Safety Listed for Wet Locations

Instruction Sheets:
English (HC-611)
French (F-009)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Clear Seeded	1				6 5/8	1 1/16	4 17/32			

Backplate / Canopy Details:

Type	Height / length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1	5 3/16	9 1/2	6 1/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8871-98	1	785652887192	16.75	14.5	19	2.671	10.1	250	Yes
NJ Pallet		36		48	40	72	80	363.6		No
NV Pallet		22		48	40	72	80	220		No

Sea Gull Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to notify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Sea Gull Lighting. In compliance with U.S copyright or patent requirements, notification is hereby presented in this form that this literature, or the product it depicts is not to be copied, altered or used in any manner without the express written consent, i.e. or contrary to the best interests of Sea Gull Lighting Co. A Generation Brands Company.

TYPE A BUILDING MOUNTED DOWN LIGHT

9/23/2019 SPJ49-02 | SPJ Lighting – SPJ Lighting Inc.

My Account | Search

SPJ LIGHTING INC. architectural lighting

Products & Categories | Flex-Link™ System | Solar | Finishes & Glass | Sales Representatives | Customer Services

Home > Reflectors & Sign Lights > SPJ49-02

SPJ49-02

Incandescent

Wall

Model:	SPJ49-02
Shown:	Gun Metal
Material:	Solid Brass or Copper
Finish:	Specify
Electrical:	12V or 120V
Socket:	Medium Base
Engine:	Specify
Mounting:	Surface Canopy

Model	Width	Height	Ext.
SPJ49-02	13-3/4"	11-1/2"	17"

Forever Bright LED Options

5" Dia. Canopy

Unlimited LED Lumen Packages & Color Temperatures Available!

SPJ-A19 | FB-MP1000

https://www.spjlighting.com/collections/reflectors-sign-lights/products/spj49-02 1/2

TYPE B BUILDING MOUNTED DOWN LIGHT

SPJ LIGHTING INC. specification sheet

SPECIFICATION SHEET

SPJ49-02

Accent

5" Dia. Canopy

Unlimited LED Lumen Packages & Color Temperatures Available!

SPJ-A19 12V 2W or 4W | FB-MP1000 120V 10W 1000 LUMINS WARM DIMMING

MODEL:	SPJ49-02
MATERIAL :	Solid Brass or Copper
FINISH :	Specify
GLASS :	Specify
ELECTRICAL :	120v
SOCKET :	Medium Base
LAMP :	100w Max. (not included)
MOUNTING :	Wall Mount

DRAWN BY: MMC	BASE DESIGN: SPJ	DATE: 01-10-10

SPJ LIGHTING INC.
2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3637 FAX: (626) 433-4839

NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
LIGHTING DETAILS

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

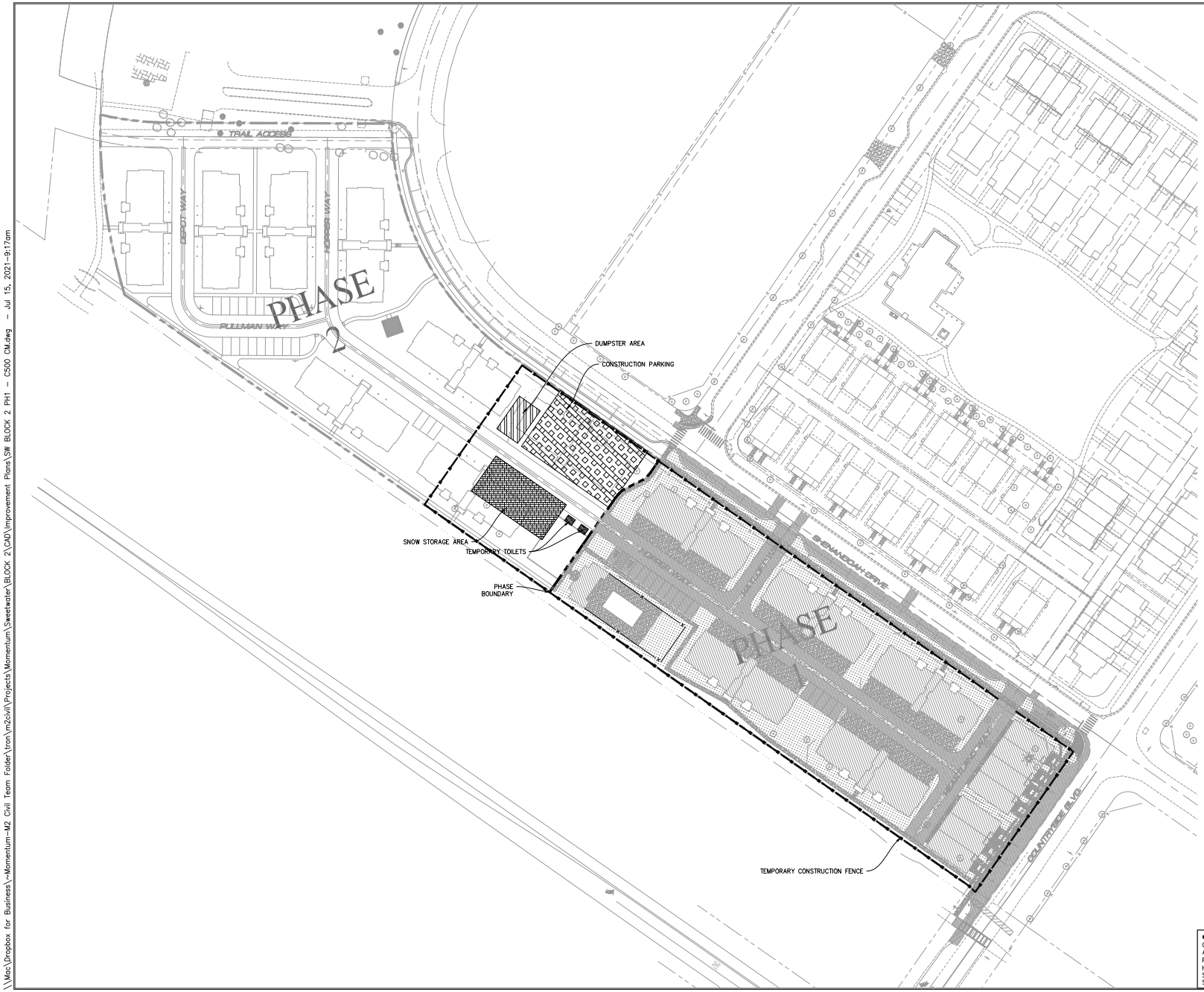
PROFESSIONAL ENGINEER LICENSE NO. 7-14-21 STATE OF UTAH COPYRIGHT WILLIAMS

SHEET NUMBER
C-402

SCALE
HORIZONTAL: 1"=N/A
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C400 LT.dwg - Jul 15, 2021-9:17am



0 50 100 FEET

LEGEND

- SNOW STORAGE AREA
- TEMPORARY TOILETS
- DUMPSTER AREA
- CONSTRUCTION PARKING

•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
CONSTRUCTION MANAGEMENT PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

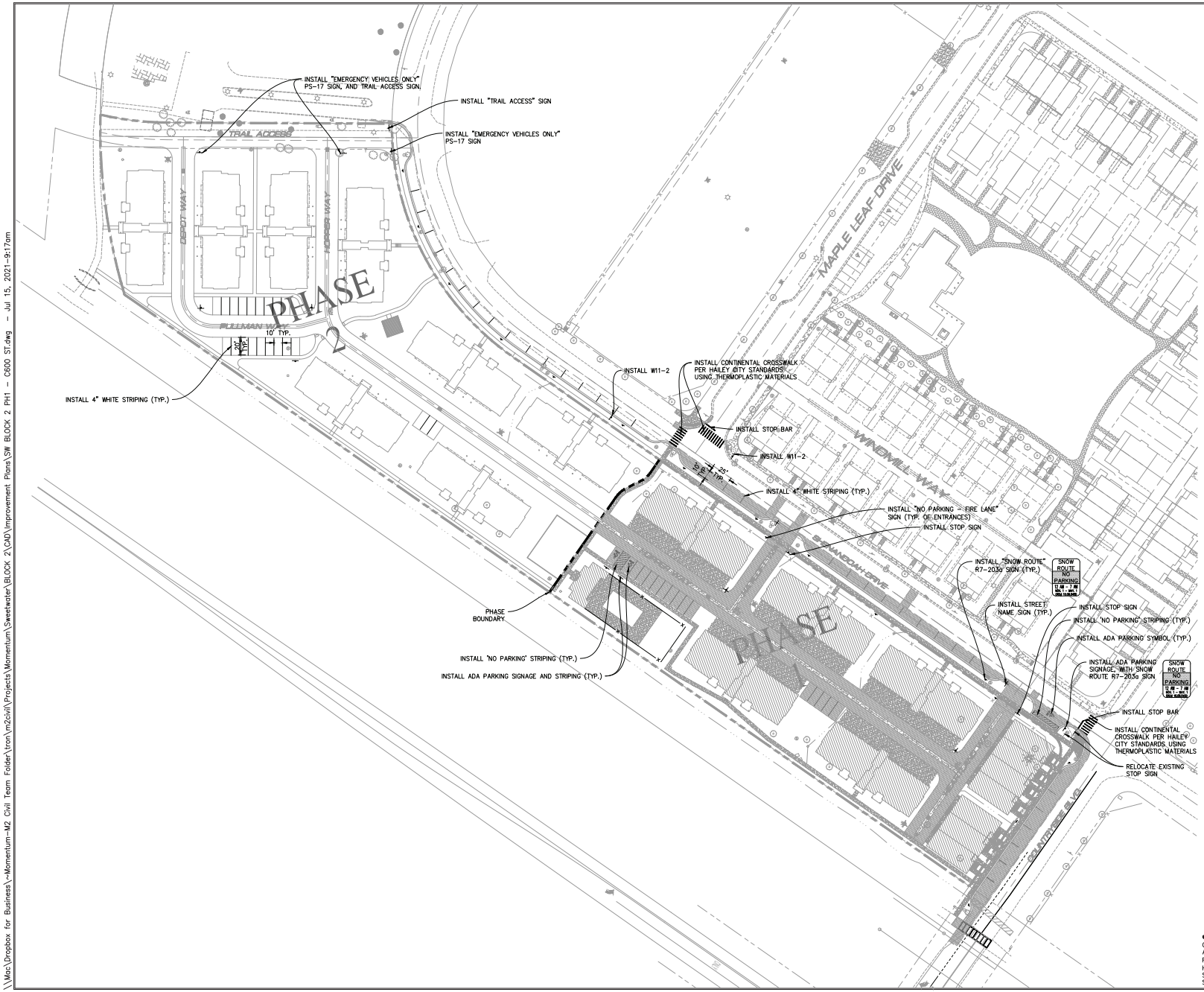
PROFESSIONAL ENGINEER
LICENSED
CORPIN WILLIAMS
STATE OF IDAHO
7-14-21

SHEET NUMBER
C-500

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C500 CM.dwg - Jul 15, 2021-9:17am



•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
SIGNAGE AND STRIPING PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

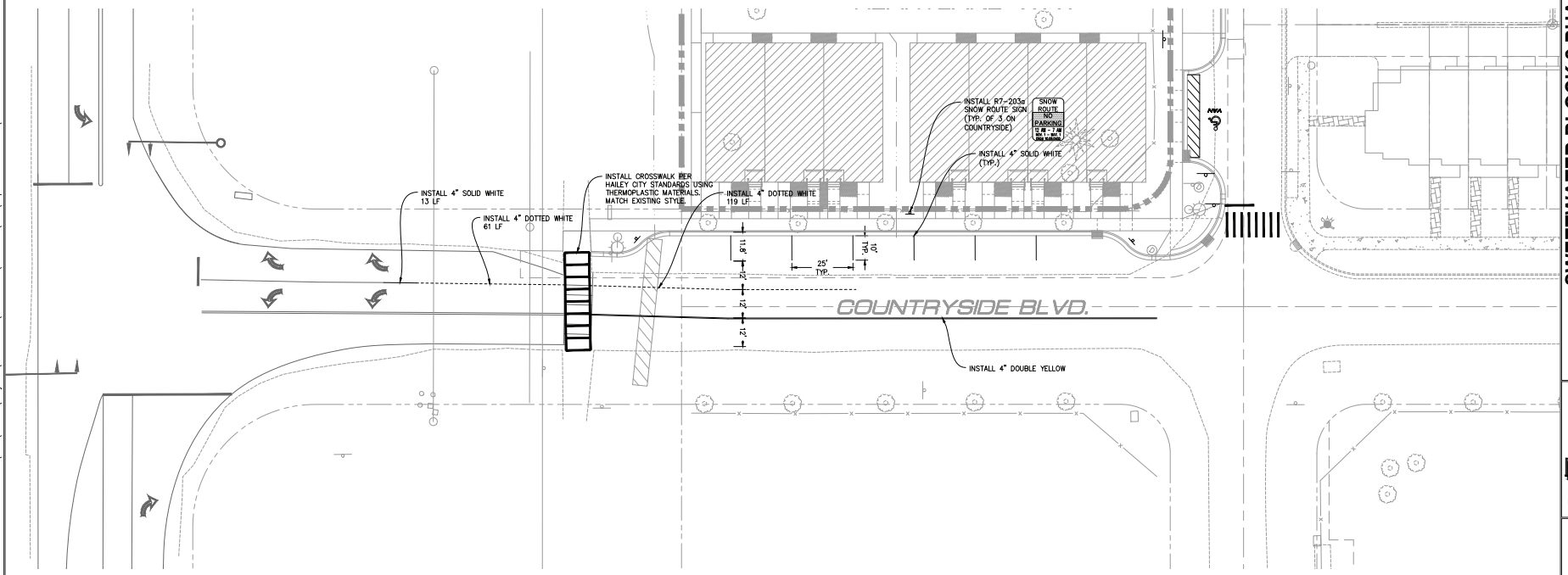
PROFESSIONAL ENGINEER
LICENSED
MARK WILLIAMS
No. 8317
7-14-21
STATE OF IDAHO

SHEET NUMBER
C-600

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C600 ST.dwg - Jul 15, 2021-9:17am



0 50 100 FEET

•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
SIGNAGE AND STRIPING PLAN
COUNTRYSIDE BLVD.

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
MATTHEW WILLIAMS
STATE OF UTAH
7-14-21

SHEET NUMBER
C-601

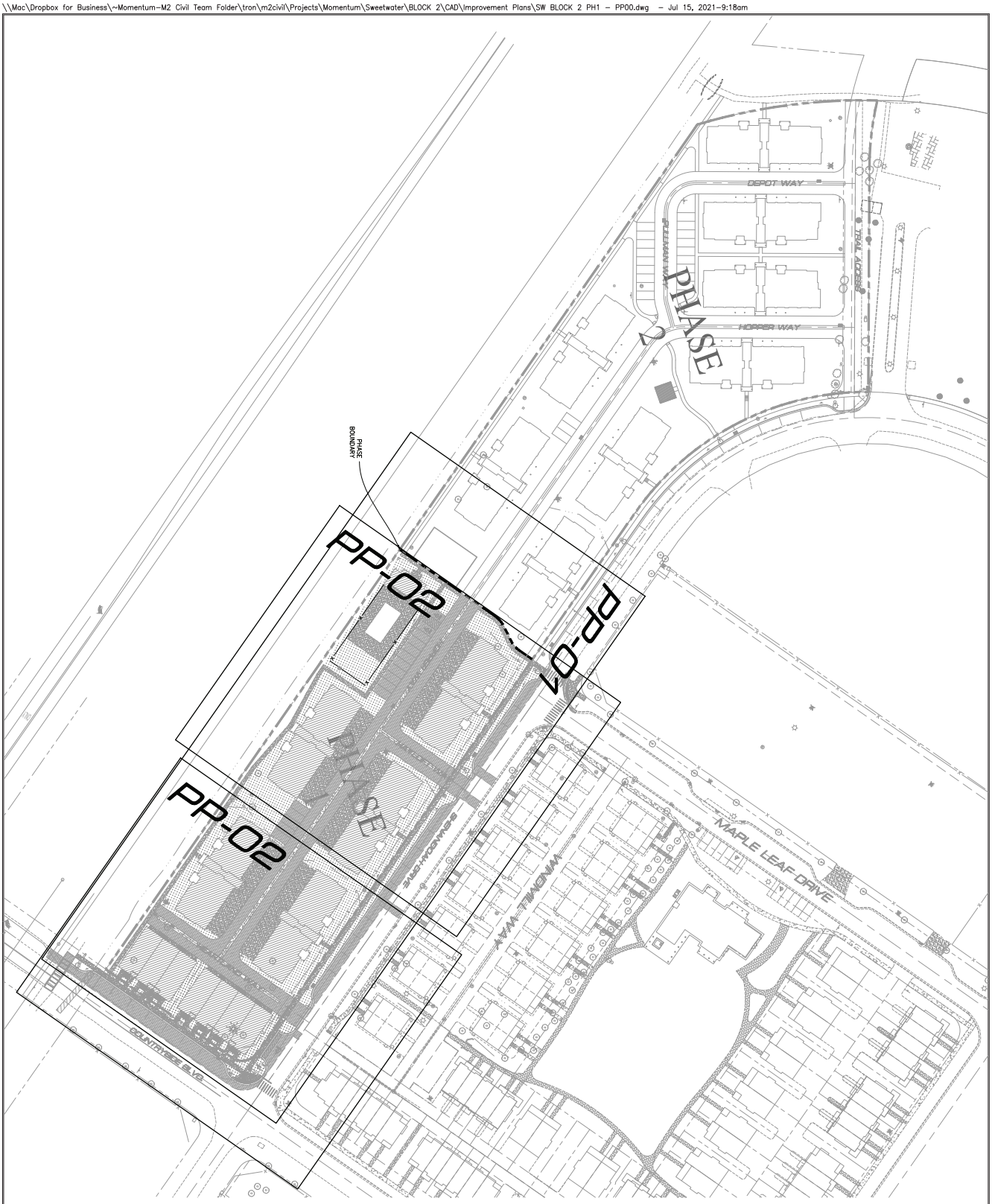
SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C601 ST.dwg - Jul 15, 2021-9:18am

PROJ. MGR: MW DESIGNER: AKJ

\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - PP00.dwg - Jul 15, 2021-9:18am



0 50 100 FEET

SWEETWATER BLOCK 2 PHASE 1

PLAN AND PROFILE MASTER KEY

PREPARED FOR: SWEETWATER COMMUNITIES

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200
SOUTH JORDAN, UTAH 84095
801-316-5216 TEL

NO.	BY	DATE	REVISIONS:

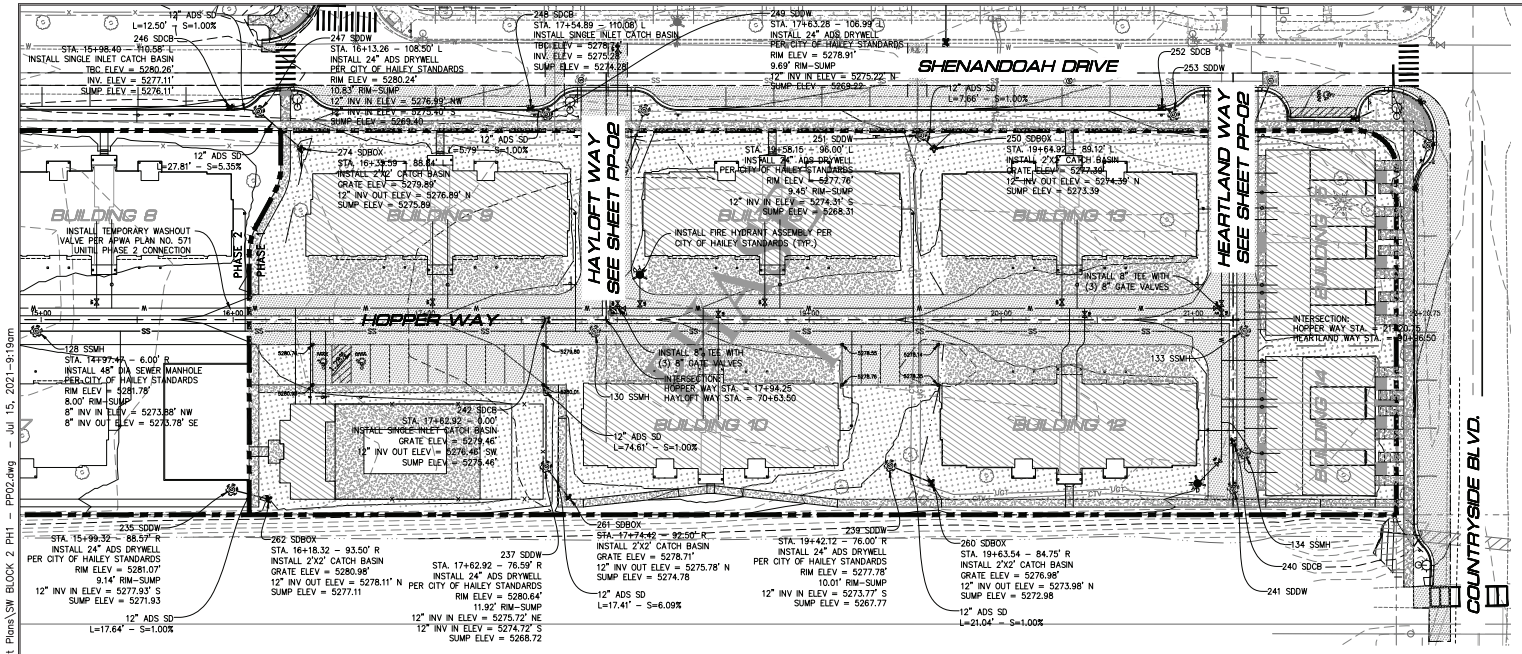
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

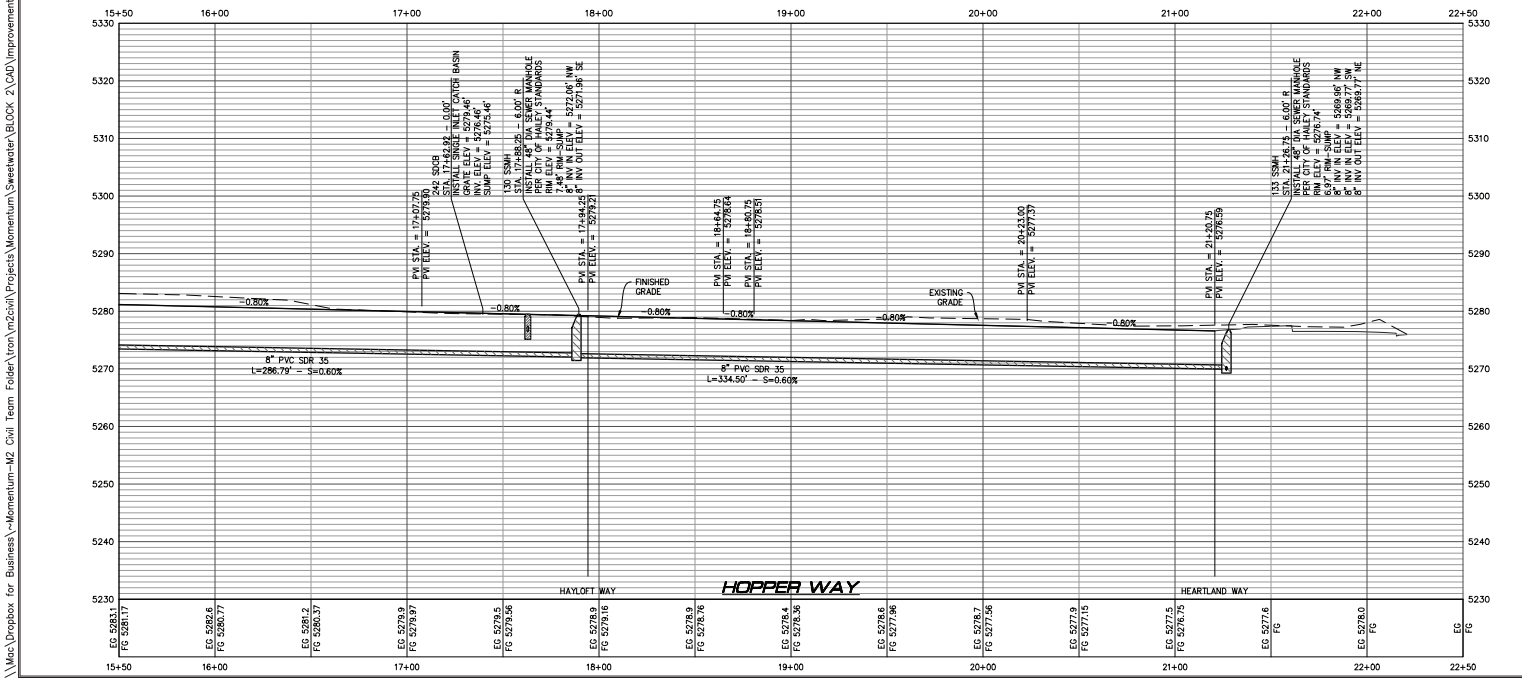
SCALE HORIZONTAL: 1"=50' VERTICAL: 1"=N/A

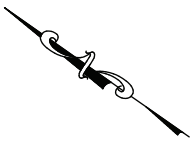
JOB NUMBER: 47-0172

SHEET NUMBER: PP-00

FOR CONSTRUCTION







0 30 60 FEET

SANITARY SEWER NOTES:

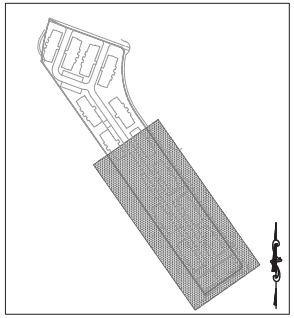
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. INSTALL SEWER LATERALS AT MINIMUM 2% SLOPE WITH CLEANOUTS AS REQUIRED. 90° BENDS SHALL BE MADE WITH TWO 45° ELBOWS AND A CLEANOUT. CONNECT TO SEWER MAIN PER CITY OF HAILEY STD. DWG 18.14.010.C.4. ALL BENDS AT SEWER CLEANOUTS ARE 45° BENDS UNLESS NOTED OTHERWISE.
4. MANHOLE CONE SECTIONS ARE TO BE POSITIONED AWAY FROM ROAD MONUMENTS, CURB AND GUTTER, AND LOW POINTS; AND TOWARDS HIGH POINTS.

CULINARY WATER NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. LOOP OR DEFLECT ALL CULINARY AS NECESSARY PER CITY OF HAILEY, ISPWC, IDAPA, AND APWA DESIGN STANDARDS.
3. INSTALL CAV VALVES AT ALL HIGH POINTS IN CULINARY WATER LINES PER CITY OF HAILEY AND APWA DESIGN STANDARDS.
4. INSTALL THRUST BLOCKS ON ALL FITTINGS PER CITY OF HAILEY STD. DWG. 18.14.010.B.4.
5. ALL WATERLINE DEFLECTIONS MUST BE APPROVED BY CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PLAN AND PROFILE
HOPPER WAY

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

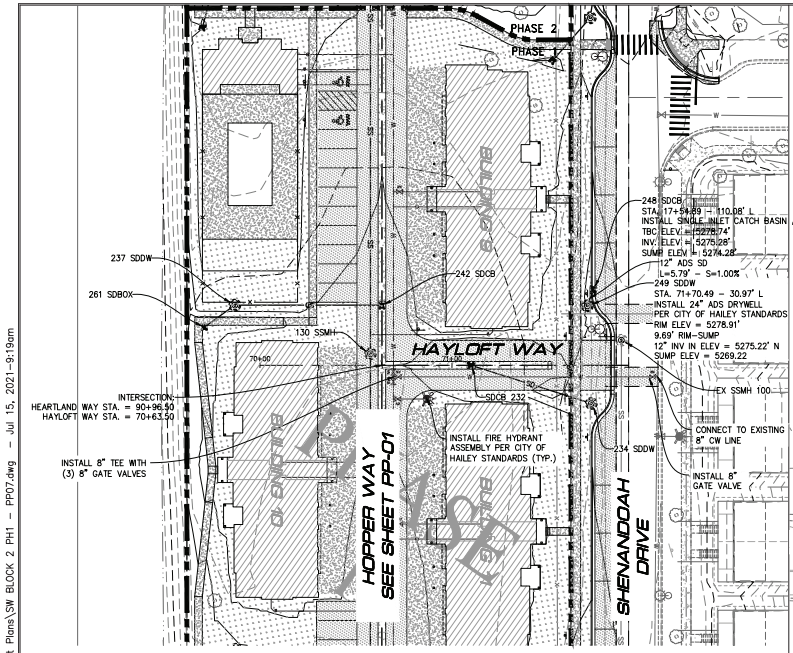
PROFESSIONAL ENGINEER
LICENSED
WILLIAM A. WILLIAMS
7-14-21
STATE OF UTAH

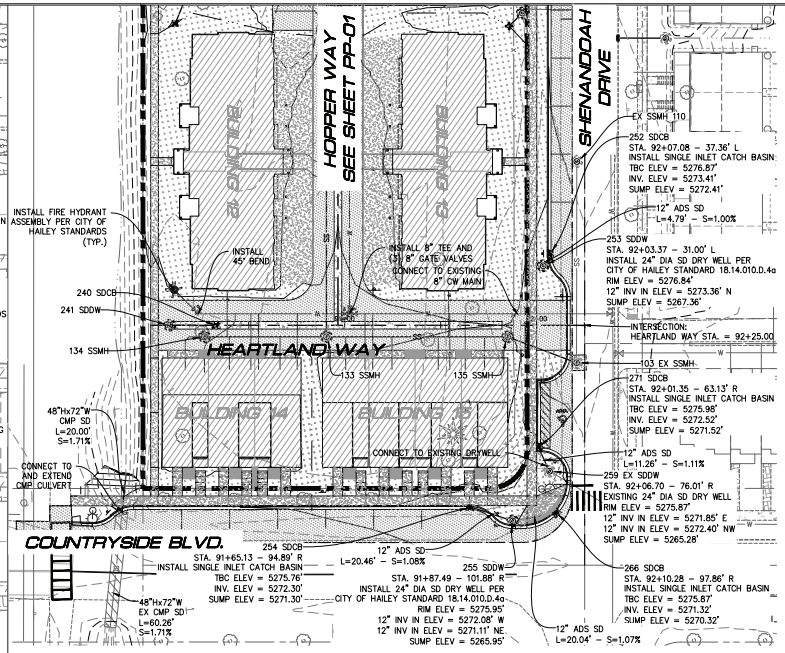
SHEET NUMBER
PP-01

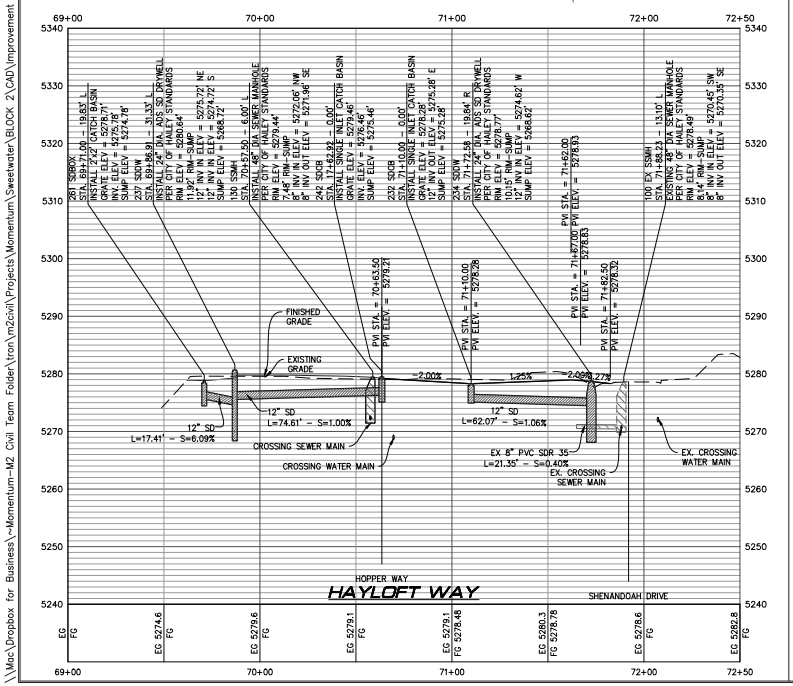
SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

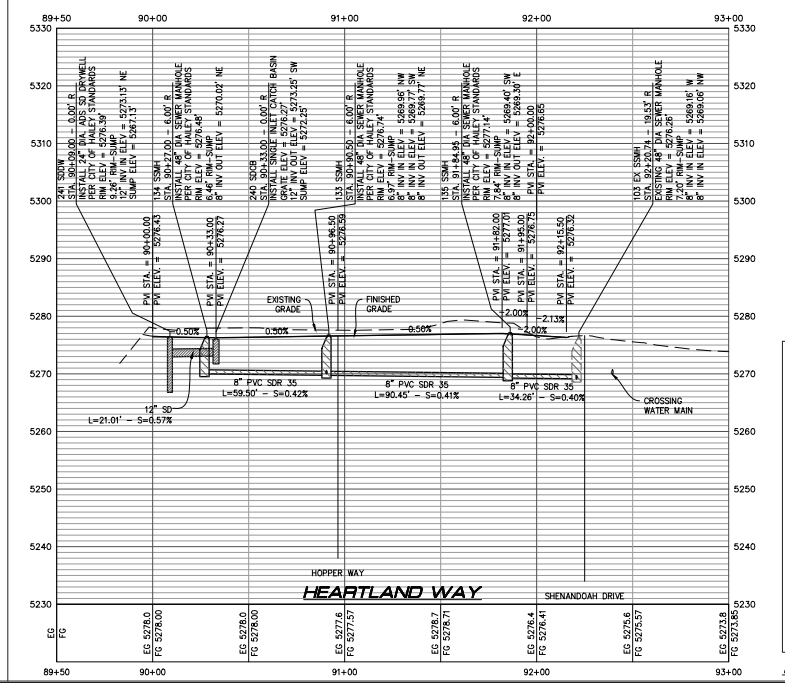
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - PP02.dwg - Jul 15, 2021-9:19am









SANITARY SEWER NOTES:

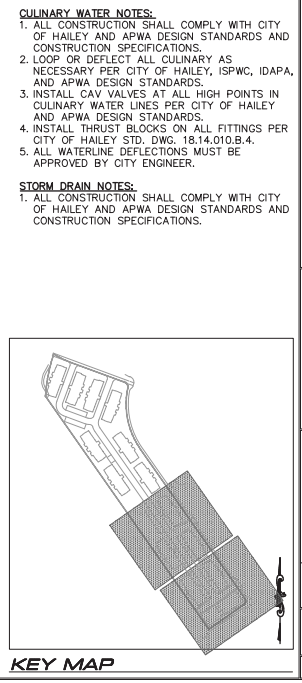
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. INSTALL SEWER LATERALS AT MINIMUM 2% SLOPE WITH CLEANOUTS AS REQUIRED. 90° BENDS SHALL BE MADE WITH TWO 45° ELBOWS AND A CLEANOUT. CONNECT TO SEWER MAIN PER CITY OF HAILEY STD. DWG 18.14.010.C.4. ALL BENDS AT SEWER CLEANOUTS ARE 45° BENDS UNLESS NOTED OTHERWISE.
4. MANHOLE CONE SECTIONS ARE TO BE POSITIONED AWAY FROM ROAD MONUMENTS, CURB AND GUTTER, AND LOW POINTS; AND TOWARDS HIGH POINTS.

CULINARY WATER NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. LOOP OR DEFLECT ALL CULINARY AS NECESSARY PER CITY OF HAILEY, ISPWC, IDAPA, AND APWA DESIGN STANDARDS.
3. INSTALL CAV VALVES AT ALL HIGH POINTS IN CULINARY WATER LINES PER CITY OF HAILEY AND APWA DESIGN STANDARDS.
4. INSTALL THRUST BLOCKS ON ALL FITTINGS PER CITY OF HAILEY STD. DWG. 18.14.010.B.4.
5. ALL WATERLINE DEFLECTIONS MUST BE APPROVED BY CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.



NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PLAN AND PROFILE
HAYLOFT WAY, HEARTLAND WAY

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

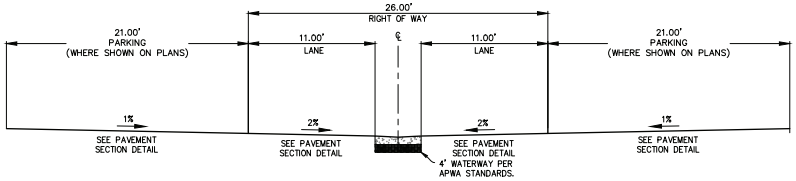
MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

SHEET NUMBER
PP-02

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

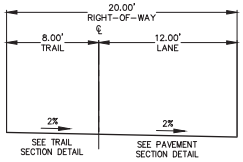
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 – PP07.dwg – Jul 15, 2021–9:19am



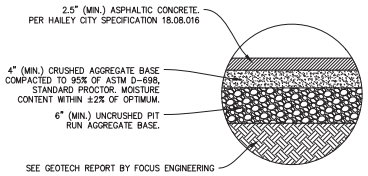
26' ROW CROSS SECTION

0 5 10 FEET



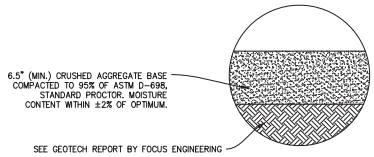
20' ROW CROSS SECTION

0 5 10 FEET



PAVEMENT SECTION

NTS



TRAIL SECTION

NTS

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
DETAILS

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

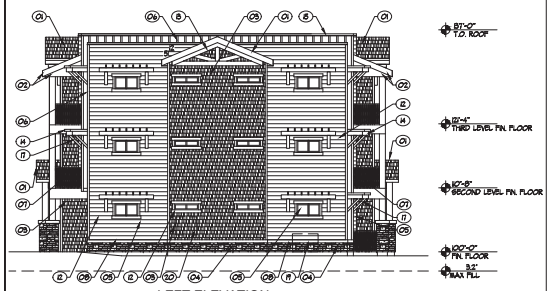
PROFESSIONAL ENGINEER
LICENSED
CHAD WILLIAMS
UTAH
7-14-21

SHEET NUMBER
C-800

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

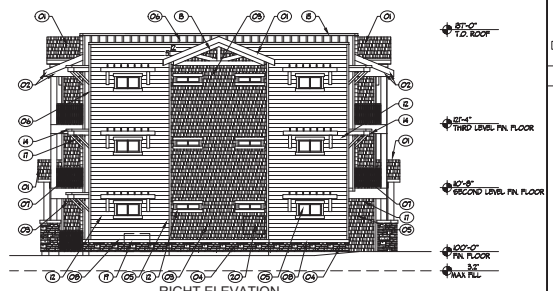
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW Block 2 PH1 - C800 DT.dwg - Jul 15, 2021-9:20am



LEFT ELEVATION

LEFT ELEVATION 1/8" = 1'-0" **4**

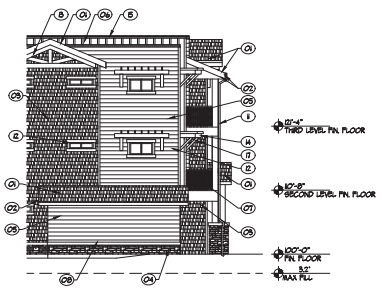


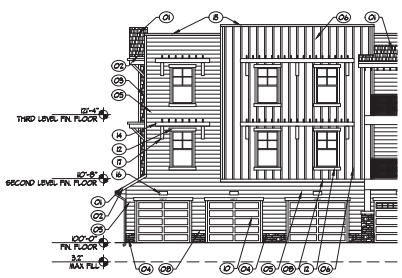
RIGHT ELEVATION

RIGHT ELEVATION 1/8" = 1'-0" **3**

FRONT ELEVATION

FRONT ELEVATION 1/8" = 1'-0" **2**





ADA GARAGE ELEVATIONS 1/8" = 1'-0" **5**

REAR ELEVATION

REAR ELEVATION 1/8" = 1'-0" **1**

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SERIOUS DISCREPANCIES TO THE ARCHITECT.

B. FOR TYPE "A" UNIT DETAILS, SEE SHEET A2.1 AND A6.1.

C. ALL GRADE LEVEL UNITS THAT ARE NOT REQUIRED TO BE TYPE "A" SHALL BE TYPE "B". SEE SHEET A2.1

△ TYPICAL WALL ASSEMBLY TAG, SEE WALL ASSEMBLIES ON SHEET A7.1

(W2) TYPICAL DOOR TAG, SEE DOOR SCHEDULES ON SHEET A7.1

F8 TYPICAL WINDOW TAG, SEE WINDOW SCHEDULES ON SHEET A7.1

SHEET NOTES

1. 30 YEAR CLASS "C" ASPHALT SHINGLE OVER 5 + FELT EXCEPT WHERE C2B AND WATER SHIELD IS REQUIRED.
2. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT
3. WOOD SHAKE SIDING
4. STONE VENEER OVER BUILDING WRAP OVER SHEATHING
5. 8" CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SIDING - VERTICAL BOARD AND BATTEN
7. PAINTED STEEL GUARDRAIL WITH 3" X 3" STEEL MESH
8. CEMENT BOARD SIDING FEATURE
9. PAINTED STEEL RAILING
10. METAL SECTIONAL GARAGE DOOR (WITH GLAZING)
11. PRE FINISHED GUTTER WITH 2 6"X3 1/2" DOWNSPOUTS WITH A 1'-0"X2'-0" CONCRETE SPLASHBLOCK AT EACH DOWNSPOUT.
12. CEMENT BOARD TRIM @ WINDOW PERIMETER (WINDOWS LOCATED IN SIDING AREAS)
13. TIMBER FRAME
14. TIMBER TRELLIS SYSTEM
15. PARAPET WALL CAP
16. GARAGE EXTERIOR LIGHT, SET 8'-1" O.C. ABOVE GARAGE SLAB
17. TIMBER BRACE
18. COLUMNS & DECK WRAPPED WITH ENGINEERED BOARDS & TRIM
19. GAS METER
20. ELECTRICAL METER

PONTIS ARCHITECTURAL GROUP
248 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
(801)704-9551

△	REVISION:	DATE:

PROJECT NAME:
IDAHO SWEETWATER CONDOS 10 PLEX

ADDRESS:
HAILEY, ID 83333

© 2019 PONTIS ARCHITECTURAL GROUP, LLC
ALL RIGHTS RESERVED

THIS PRINT, ALL INFORMATION AND ALL DESIGN CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF PONTIS ARCHITECTURAL GROUP, LLC.

SEAL:

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	CP
CHECKED BY:	AS
PRINT DATE:	
PROJECT #:	1824

A5.1

HIGH DESERT DESIGN, LLC ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. VERIFY ALL DIMENSIONS
2. REVIEW ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
5. VERIFY ACTUAL SITE CONDITIONS

ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

NOTES

WALLS FRAMED WITH 2X6 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

DIMESIONS ON FLOOR PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

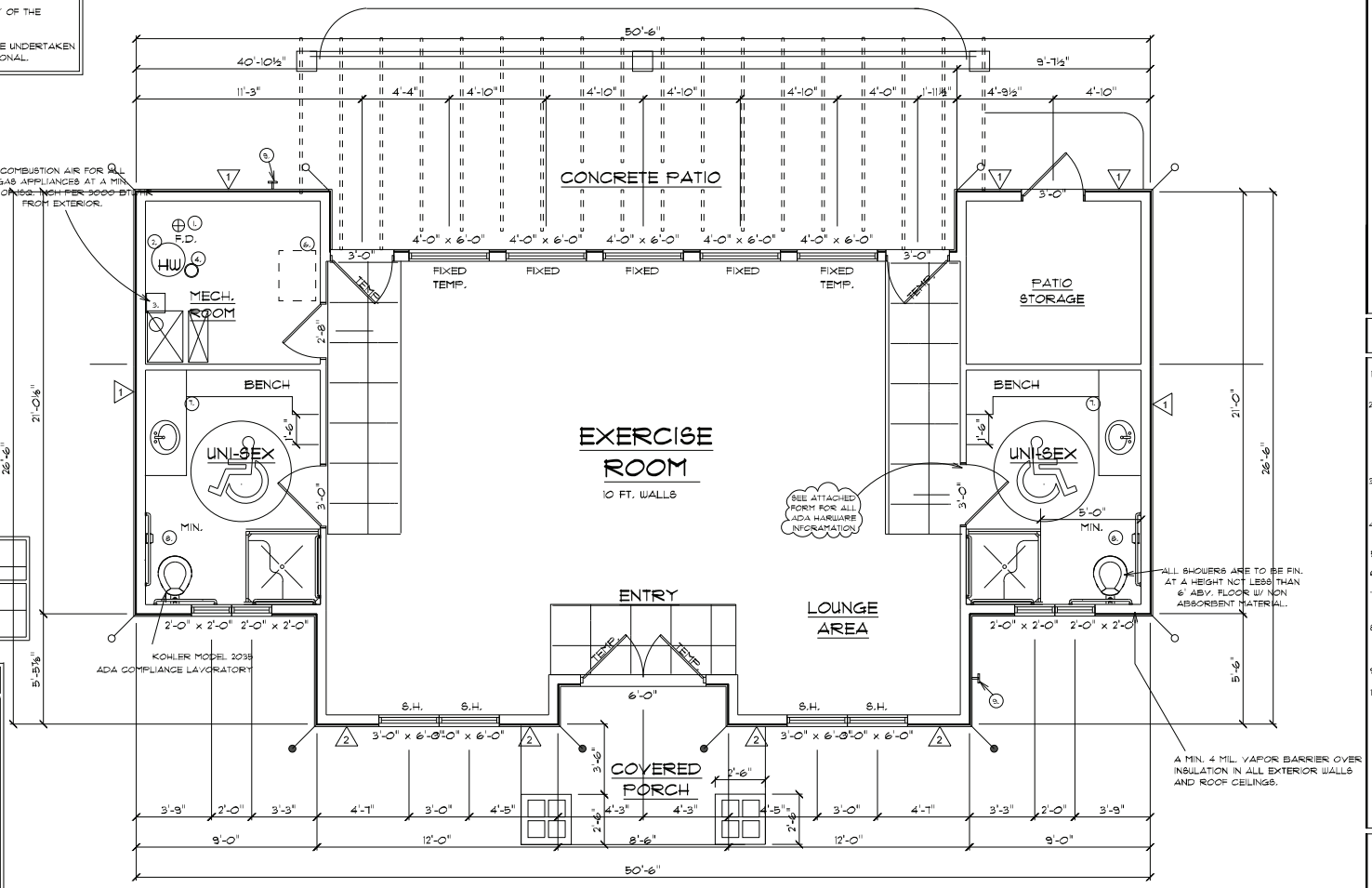
2X6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE.

INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, ALL COLD AREAS.

ALL LUMBER THAT IS IN CONTACT WITH CONCRETE MUST BE REDWOOD OR PRESSURE TREATED

PROV. A MIN. OF 30" OF WORKING SPACE IN FRONT OF FURN. & A MIN. OF 3" ON SIDES & BACK

COMBUSTION AIR FOR ALL GAS APPLIANCES AT A MIN. RATE OF 1ISQ. INCH PER 3000 BTU/HR FROM EXTERIOR.



HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
○	LSTHD8/8RJ HOLDOWN SEE DETAIL 8/SD.1
●	STHD10/10RJ HOLDOWN SEE DETAIL 8/SD.1

FRAMING NOTES

1. PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
3. ROOF SHEATHING SHALL BE APA RATED ½" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
4. FLOOR SHEATHING TO BE APA RATE 3/4" T&G WITH 16d NAILS OR SIMPSON WSNTL35 #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
5. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C U.N.O.
6. USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
8. HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
9. FLOOR JOIST TO BE 11-7/8" TJI/560 AT 16" O.C. U.N.O.
10. PROVIDE 2X SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABV.
11. OUTLOOK RAFTERS SHALL BE 2x6 DF-U2 AT 24" O.C. U.N.O.
12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
13. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.

SHEAR WALL SCHEDULE [1,3]

DESIG.	MATERIAL	8d NAILS EDGE	8d NAILS FIELD	1½" 16 GAGE STAPLES EDGE	1½" 16 GAGE STAPLES FIELD	CAPACITY WIND	CAPACITY SEISMIC	NOTE
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3½"	12"	360	260	2,4,5
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2" [6]	12"	530	350	2,4,5
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2,4,5,6
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2,4,5,6
5	½" SHEET ROCK OR BETTER	7"	7"	7"	7"	100	100	7
6	½" SHEET ROCK OR BETTER	4"	4"	4"	4"	125	125	7

NOTES:
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. UNIT SHEAR CAPACITIES ARE BASED ON APA/PA SDPWS TABLE 4.3A (IBC 2306.3)
3. USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AF&PA SDPWS 4.3.7.1 NOTE 1)
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (AF&PA SDPWS 4.3.7.1 NOTE 3)
7. NAILS FOR SHEET ROCK SHEARWALLS SHALL BE 5d COOLER NAILS IN LIEU OF 8d NAILS. DRYWALL SCREWS ARE PERMITTED TO SUBSTITUTE FOR 5d COOLER NAILS IF THEIR DIMENSIONS ARE NOT LESS THAN 1 ⅝"x0.086" (IBC TABLE 2306.7 NOTE c)

MAIN LEVEL PLAN

SCALE: 1/4"=1'

HIGH DESERT Design LLC
www.HIGHDESERTPLANS.com
(801) 450-8213
1875 W. 13220 S.
RIVERTON, UT 84065

KEYNOTES

1. LOCATION OF PLUMBING FIXTURES (SEE FLOOR PLANS)
2. 50 GALLON GAS WATER HEATER W/ EXPANSION TANK, 40,000 BTU'S (W/ SEISMIC HOLDOWN) (W/ ONE WAY CHECK VALVES AT INLET & OUTLET) (1/2" FOAM INSULATION AT HOTWATER LINES.)
3. 80% EFFICIENCY CLASS FURNACE 100,000 BTU'S (I.e. TEMPSTAR NUG5100)
4. 4" FLUE 12' LONG W/ 1 OFFSET.
5. 48"X48" SHOWER W/ OPEN ENTRANCE
6. 22"X30" ATTIC ACCESS
7. GRANITE COUNTERTOP ON 34" MAX HIGH BASE CABINET
8. ADA TOILET, KOHLER "HIGHCREST" (K-4302) WHITE W/ CHROME MAN. FLUSH VALVE (1.6 GAL./FLUSH)
9. HOSE BIB WITH SHUT OFF BALL V/
10. BRICK OR ROCK (TYP.)

CLUBHOUSE PLAN AT RIVERVIEW ESTATES
420 W. WOOD HAVEN ROAD
WASATCH COUNTY, UT

DRAWN FOR ONE TIME USE BY:
MOMENTUM DEVELOPMENT

PLAN: #212
DATE: 06/9/11

SHEET: 3
OF: 7

MAIN LEVEL: 1070 S.F.

TOTAL FINISHED: 1070 S.F.

NOTES

FIREBLOCK STUD SPACES AT SOFITS, FLOOR AND CEILING JOISTS LINES AT 10 FT. VERT. AND HORIZ., AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEYSPACES FOR FACTORY-BUILT CHIMNEYS AND AT ANY OTHER LOCATION WICH COULD AFFORD PASSAGE OF FLAMES.

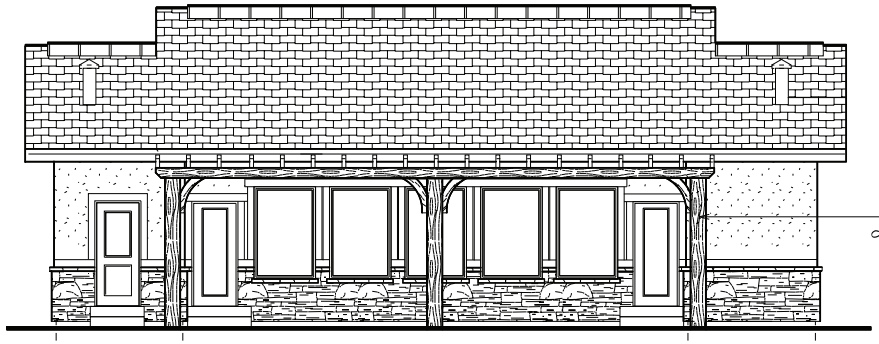
NO WOOD SHALL BE NEARER THAN 6" TO EARTH UNLESS SEPERATED BY CONCRETE AT LEAST 3" THICK WITH AN IMPERVIOUS MEMBRANE BETWEEN EARTH AND CONCRETE.

PROVIDE 1/2" AIRSPACE AT TOP, SIDES AND ENDS OF GIRDERS ENTERING CONCRETE OR MASONRY WALLS UNLESS WOOD RESISTS DECAY.

PROVIDE 30 LB. UDERLAYMENT BETWEEN COURSES OF SHAKES. ROOF VALLEY FLASHING TO BE A MIN. 28 GAUGE GA. SHEET CORROSION RESISTANT METAL EXTENDING AT LEAST 11" FROM CENTER LINE OF VALLEY. PROVIDE ICE SHIELD THAT EXTED UP FROM EVE A MIN. OF 3'.

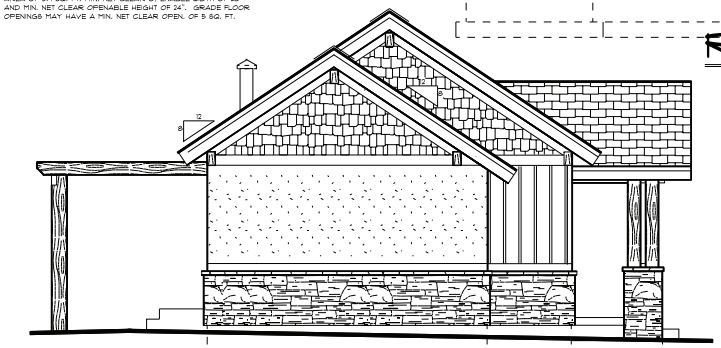
ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CROSS VENTILATING OPENINGS, WHICH ARE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE AREA SHALL BE LSS THAN 1 TO 150 OF THE OPEN SPACE VENTILATED. THE TOTAL VENTILATING AREA RATION MAY BE REDUCED TO NOT LESS THAT 1 TO 300 IF EITHER 1) OPENINGS ARE PROVIDED N THE UPPER AND LOWER PORTIONS OF THE THE VENTILATED SPACE, OR 2) A 1 PERM VAPOR BARIER IS INSTALLED ON THE WARM SIDE OF CEILING.

AN EXTERIOR DOOR OR WINDOW WITH A FINISHED SILL HEIGHT W/IN 44" OF THE FLOOR, MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE WIDTH OF 20" AND MIN. NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MIN. NET CLEAR OPEN. OF 5 SQ. FT.



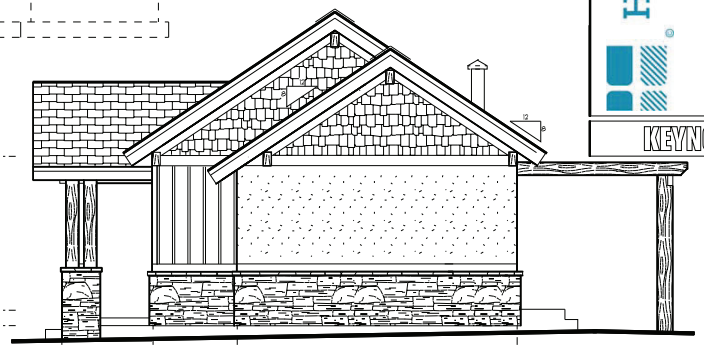
REAR ELEVATION

SCALE: 3/16"=1'



LEFT ELEVATION

SCALE: 3/16"=1'



RIGHT ELEVATION

SCALE: 3/16"=1'

FRONT ELEVATION

SCALE: 1/4"=1'

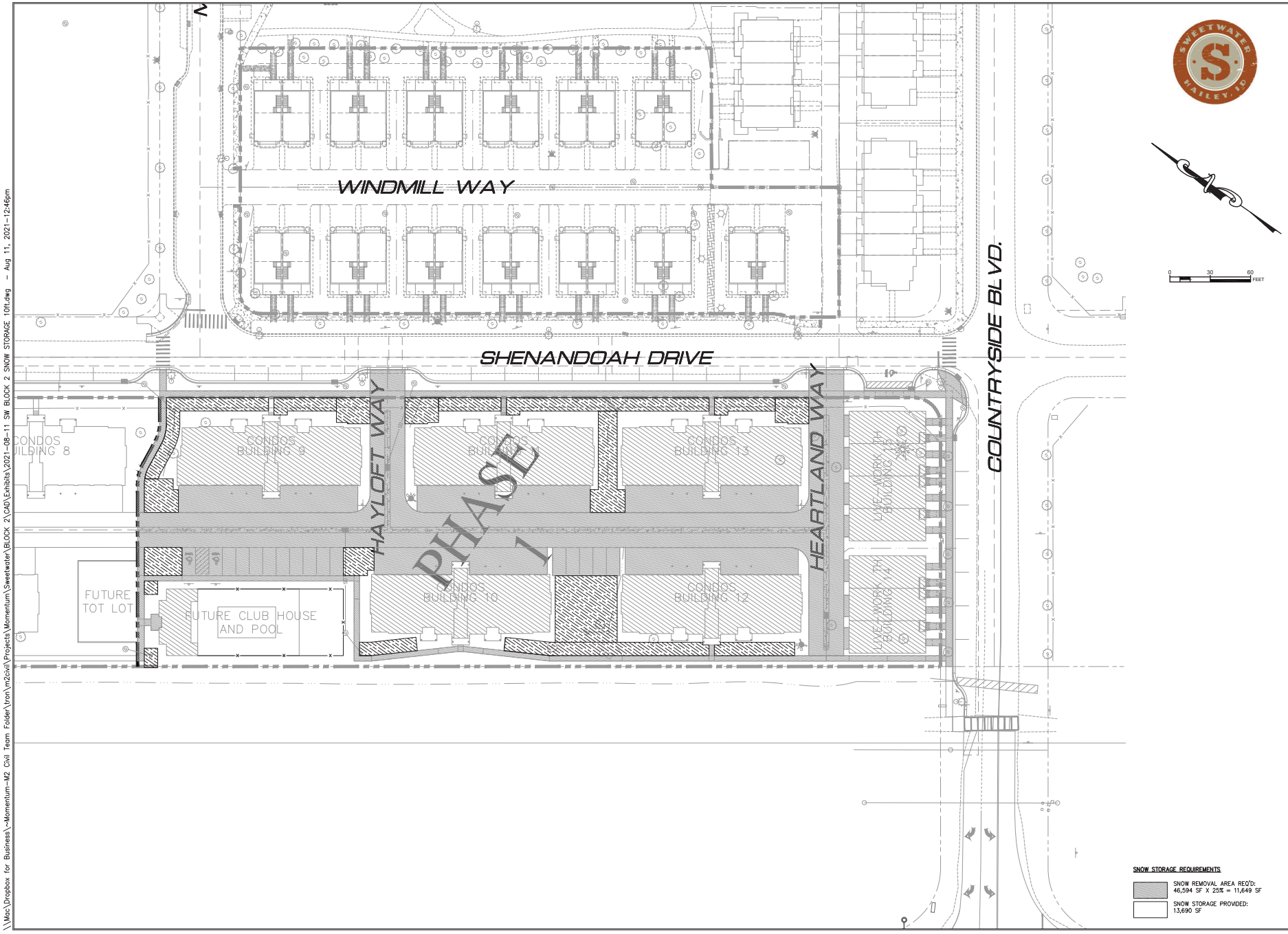
HIGHDESERT Design LLC.
(801) 450-8213
1875 W. 13220 S.
RIVERTON, UT 84065
www.HIGHDESERTPLANS.com

KEYNOTES

CLUBHOUSE PLAN AT
RIVERVIEW ESTATES
420 W. WOOD HAVEN ROAD
WASATCH COUNTY, UT

DRAWN FOR ONE TIME USE BY:
MOMENTUM DEVELOPMENT

PLAN: #212	DATE: 06/9/11
SHEET: 4 OF: 7	MAIN LEVEL: 1070 S.F.
	TOTAL FINISHED: 1070 S.F.



SNOW STORAGE REQUIREMENTS

SNOW REMOVAL AREA REQ'D: 46,594 SF X 25% = 11,649 SF

SNOW STORAGE PROVIDED: 13,690 SF

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
SNOW STORAGE

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
CIVIL ENGINEERING & SURVEYING
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

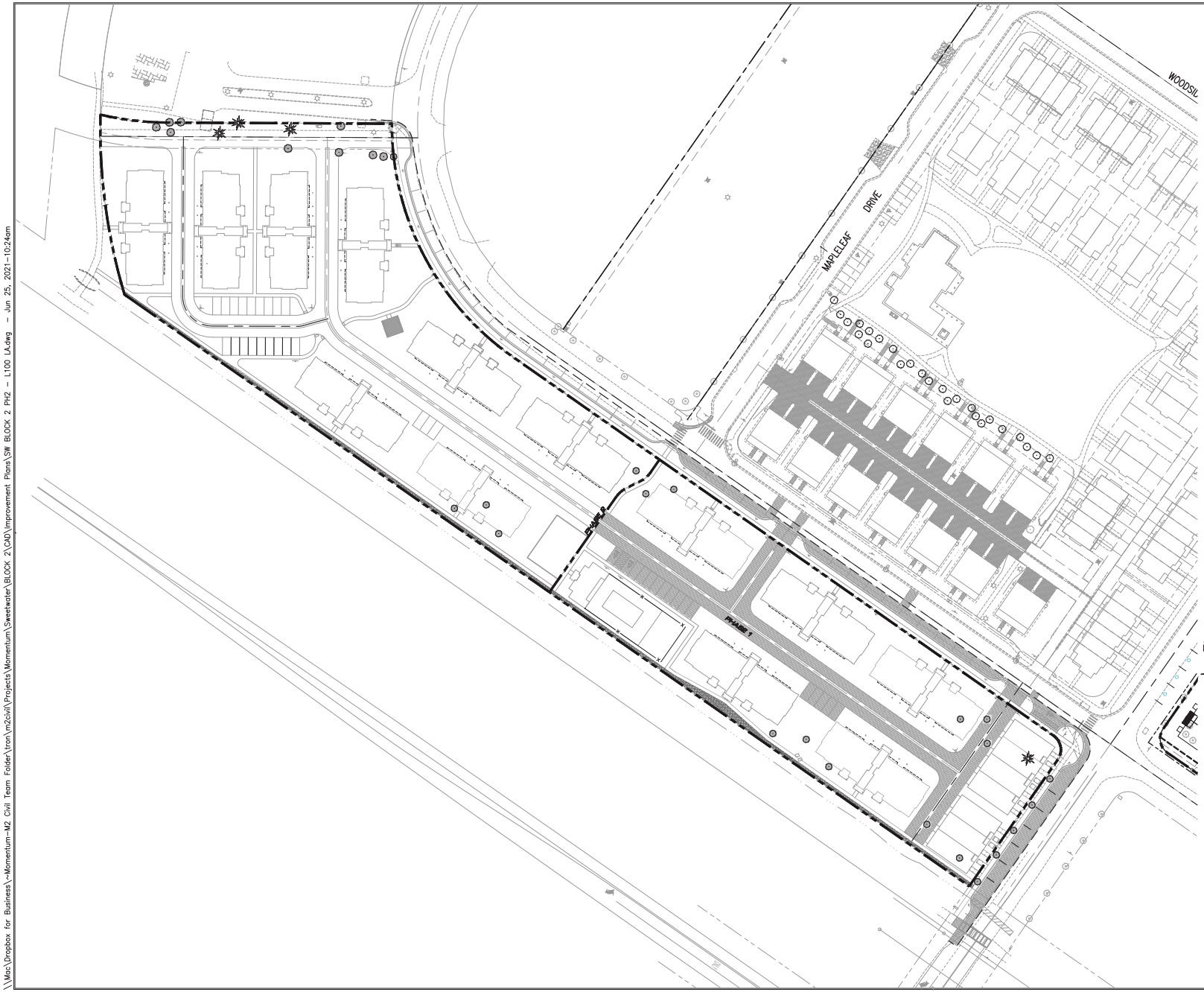
SHEET NUMBER
EX-1

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR.: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Exhibits\2021-08-11 SW BLOCK 2 SNOW STORAGE 10ft.dwg - Aug 11, 2021-12:46pm

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH2 - L100 LA.dwg - Jun 25, 2021-10:24am



IRRIGATION NOTES:

1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

LEGEND

EXISTING TREES-PROTECTED IN PLACE

RELOCATE TREES THAT HAVE TO BE REMOVED TO PROPOSED TREE LOCATIONS (SEE SHEET L-101 & L-102)
PHASE 1: 16
PHASE 2: 17

TOTAL QUANTITY 33

0 50 100 FEET

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2
EXISTING LANDSCAPE

PREPARED FOR: SWEETWATER COMMUNITIES

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSE NO. 7-6-21
STATE OF UTAH
CORYN WILLIAMS

SHEET NUMBER
L-100

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

Plant Material List FOR PHASE 1

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
			Trees						
	RE	1	Red Maple *Acer grandidentatum*	25'	Cont.	2.5" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	SR	6	Sky Rocket Juniper *Juniperus scopulorum 'Sky Rocket'*	25'	Cont.	#7	4' min.	3' min.	Full Canopy, Healthy, Good Form
	CH	4	Chokecherry *Prunus virginiana*	25'	Cont.	2.5" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	LL	4	Littleleaf Linden *Tilia cordata*	25'	Cont.	4" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	HO	10	Honeylocust *Gleditsia triacanthos inermis 'Imperial'*	25'	Cont.	3" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
			Ground Covers						
			Kentucky Blue Grass Sod	16,555 S.F.					As shown
			Bark Mulch	14,205 S.F.					Installed in Planter Beds
			Rock Mulch	2,056 S.F.					Installed in Alley Areas, & between units along drive
			Native Grass Seeding	2,935 S.F.					Installed along southwest boundary

Plant Material List FOR PHASE 1

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
			Shrubs						
	RD	30	Redtwig Dogwood *Cornus alba 'Elegantissima'*	3'	Cont.	gal.	3' min.	3' min.	Healthy, Good Form
	PI	50	Pink Princess Cinquefoil *Potentilla fruticosa 'Pink Princess'*	3'	Cont.	gal.	3' min.	3' min.	Healthy, Good Form
	MU	52	Mugo Pin *Pinus mugo*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	CR	64	Creeping Mahonia *Mahonia repens*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	IV	85	Ivory Halo® Dogwood *Cornus alba 'Bailhalo'*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	SN	39	Common Snowberry Bush *Symphoricarpos albus*	5'	Cont.	5 gal.	4' min.	4' min.	Full Canopy, Healthy, Good Form
	NE	37	Norway Spruce Pumila Dwarf *Picea abies 'Pumila'*	5'	Cont.	3 gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form
	DW	90	Dwarf Fountain Grass *Pennisetum alopecuroides 'Hameln'*	3'	Cont.	1 gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form
	NI	25	Coppertina® Ninebark *Physocarpus opulifolius 'Mindia'*	5'	Cont.	3 gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form

In Accordance to the Current Edition of The American Standard for Nursery Stock

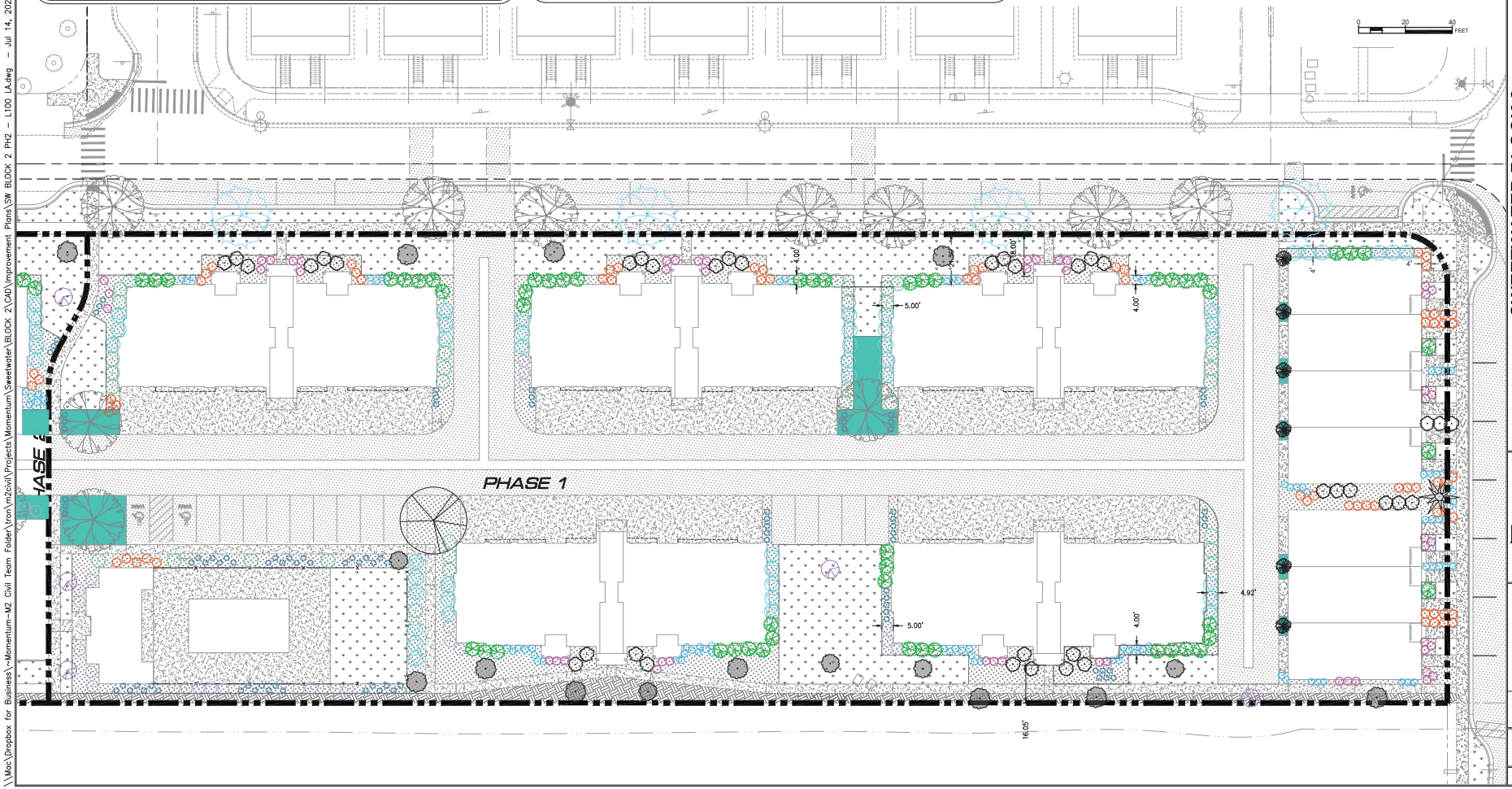
IRRIGATION NOTES:

1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

LEGEND

EXISTING TREES–PROTECTED IN PLACE

RELOCATED TREES (REPLACE ASH TREES WITH OTHER) NEW LOCATIONS **QUANTITY 16**



SWEETWATER BLOCK 2
PROPOSED LANDSCAPING PLAN
PHASE 1

PREPARED FOR: SWEETWATER COMMUNITIES

DATE SUBMITTED: 07/14/2021

FOR CONSTRUCTION

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOMENTUM DEVELOPMENT GROUP
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER 7-14-21 CORBIN WILLIAMS STATE OF UTAH

SHEET NUMBER
L-101

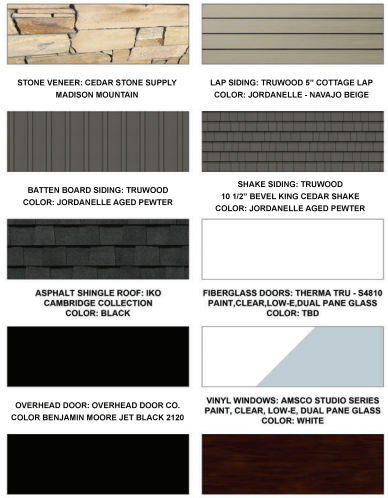
SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox for Business\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH2 - L100 LA.dwg - Jul 14, 2021-4:14pm

LEFT ELEVATION 1/8" = 1'-0" | **4**

RIGHT ELEVATION 1/8" = 1'-0" | **3**



STONE VENEER: CEDAR STONE SUPPLY
MADISON MOUNTAIN

LAP SIDING: TRUWOOD 5" COTTAGE LAP
COLOR: JORDANELLE - NAVAJO BEIGE

BATTEN BOARD SIDING: TRUWOOD
COLOR: JORDANELLE AGED PEWTER

SHAKE SIDING: TRUWOOD
10 1/2" BEVEL KING CEDAR SHAKE
COLOR: JORDANELLE AGED PEWTER

ASPHALT SHINGLE ROOF: IKO
CAMBRIDGE COLLECTION
COLOR: BLACK

FIBERGLASS DOORS: THERMA TRU - S4810
PAINT,CLEAR,LOW-E,DUAL PANE GLASS
COLOR: TBD

OVERHEAD DOOR: OVERHEAD DOOR CO.
COLOR BENJAMIN MOORE JET BLACK 2120

VINYL WINDOWS: AMSCO STUDIO SERIES
PAINT, CLEAR, LOW-E, DUAL PANE GLASS
COLOR: WHITE

STEEL GUARDRAIL: 3"X3" PAINTED SHEEL MESH
COLOR BENJAMIN MOORE JET BLACK 2120

TRUSS STAIN: SEMI-TRANSPARENT
STAIN: CLASSIC BLACK

EXTERIOR FINISH MATERIALS AND COLORS

FRONT ELEVATION 1/8" = 1'-0" | **2**

REAR ELEVATION 1/8" = 1'-0" | **1**

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
(801) 704-9551

△	REVISION:	DATE:

PROJECT NAME:
IDAHO SWEETWATER CONDOS 10 PLEX

ADDRESS:
HAILEY, ID 83333

© 2019 PONTIS ARCHITECTURAL GROUP, LLC
ALL RIGHTS RESERVED

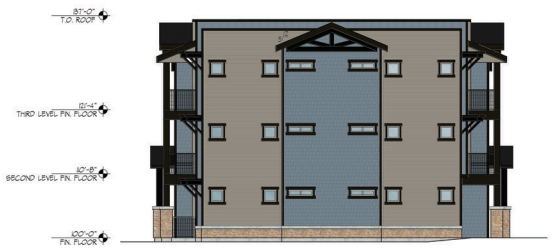
THIS PRINT, ALL INFORMATION AND ALL DESIGN CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF PONTIS ARCHITECTURAL GROUP, LLC.

SEAL:

DRAWING NAME:
COLORED ELEVATIONS WITH COLOR SCHEME #4

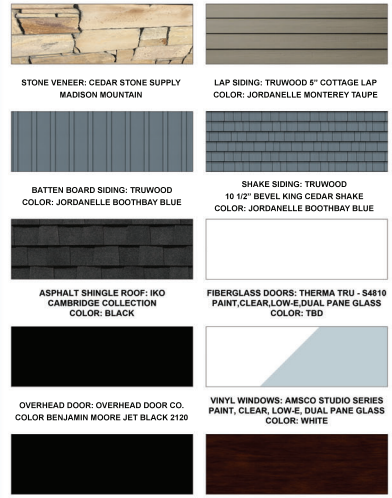
DRAWN BY:	CP
CHECKED BY:	AS
PRINT DATE:	
PROJECT #:	1824

ELEV4



LEFT ELEVATION 1/8" = 1'-0" | 4

RIGHT ELEVATION 1/8" = 1'-0" | 3



EXTERIOR FINISH MATERIALS AND COLORS

FRONT ELEVATION 1/8" = 1'-0" | 2

REAR ELEVATION 1/8" = 1'-0" | 1

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
(801) 704-9551

△	REVISION:	DATE:

PROJECT NAME:
IDAHO SWEETWATER CONDOS 10 PLEX

ADDRESS:
HAILEY, ID 83333

© 2019 PONTIS ARCHITECTURAL GROUP, LLC
ALL RIGHTS RESERVED

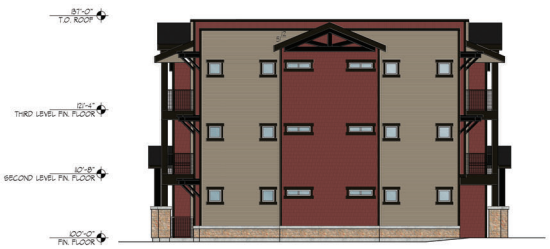
THIS PRINT, ALL INFORMATION AND ALL DESIGN CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF PONTIS ARCHITECTURAL GROUP, LLC.

SEAL:

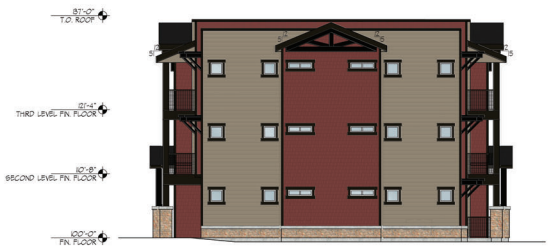
DRAWING NAME:
COLORED ELEVATIONS WITH COLOR SCHEME #4

DRAWN BY:	CP
CHECKED BY:	AS
PRINT DATE:	
PROJECT #:	1824

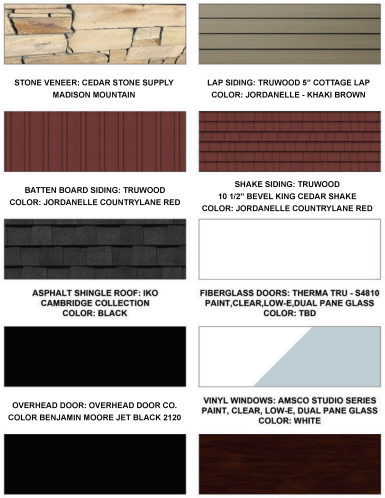
ELEV4



LEFT ELEVATION 1/8" = 1'-0" | 4



RIGHT ELEVATION 1/8" = 1'-0" | 3



EXTERIOR FINISH MATERIALS AND COLORS

FRONT ELEVATION 1/8" = 1'-0" | 2

REAR ELEVATION 1/8" = 1'-0" | 1

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
(801) 704-9551

△	REVISION:	DATE:

PROJECT NAME:
IDAHO SWEETWATER CONDOS 10 PLEX

ADDRESS:
HAILEY, ID 83333

© 2019 PONTIS ARCHITECTURAL GROUP, LLC
ALL RIGHTS RESERVED

THIS PRINT, ALL INFORMATION AND ALL DESIGN CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF PONTIS ARCHITECTURAL GROUP, LLC.

SEAL:

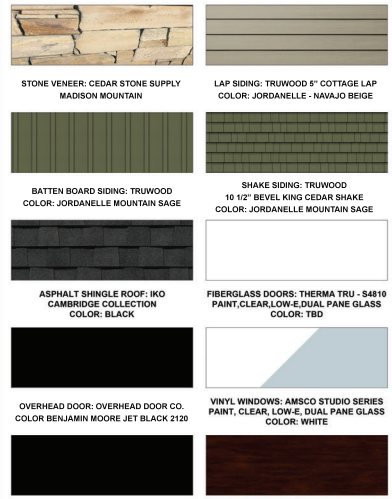
DRAWING NAME:
COLORED ELEVATIONS WITH COLOR SCHEME #4

DRAWN BY:	CP
CHECKED BY:	AS
PRINT DATE:	
PROJECT #:	1824

ELEV4

LEFT ELEVATION 1/8" = 1'-0" | **4**

RIGHT ELEVATION 1/8" = 1'-0" | **3**



STONE VENEER: CEDAR STONE SUPPLY
MADISON MOUNTAIN

LAP SIDING: TRUWOOD 5" COTTAGE LAP
COLOR: JORDANELLE - NAVAJO BEIGE

BATTEN BOARD SIDING: TRUWOOD
COLOR: JORDANELLE MOUNTAIN SAGE

SHAKE SIDING: TRUWOOD
10 1/2" BEVEL KING CEDAR SHAKE
COLOR: JORDANELLE MOUNTAIN SAGE

ASPHALT SHINGLE ROOF: IKO
CAMBRIDGE COLLECTION
COLOR: BLACK

FIBERGLASS DOORS: THERMA TRU - S4810
PAINT,CLEAR,LOW-E,DUAL PANE GLASS
COLOR: TBD

OVERHEAD DOOR: OVERHEAD DOOR CO.
COLOR BENJAMIN MOORE JET BLACK 2120

VINYL WINDOWS: AMSCO STUDIO SERIES
PAINT, CLEAR, LOW-E, DUAL PANE GLASS
COLOR: WHITE

STEEL GUARDRAIL: 3"X3" PAINTED SHEEL MESH
COLOR BENJAMIN MOORE JET BLACK 2120

TRUSS STAIN: SEMI-TRANSPARENT
STAIN: CLASSIC BLACK

EXTERIOR FINISH MATERIALS AND COLORS

FRONT ELEVATION 1/8" = 1'-0" | **2**

REAR ELEVATION 1/8" = 1'-0" | **1**

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
(801) 704-9551

△	REVISION:	DATE:

PROJECT NAME:
IDAHO SWEETWATER CONDOS 10 PLEX

ADDRESS:
HAILEY, ID 83333

© 2019 PONTIS ARCHITECTURAL GROUP, LLC
ALL RIGHTS RESERVED

THIS PRINT, ALL INFORMATION AND ALL DESIGN CONCEPTS SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF PONTIS ARCHITECTURAL GROUP, LLC.

SEAL:

DRAWING NAME:
COLORED ELEVATIONS WITH COLOR SCHEME #4

DRAWN BY:	CP
CHECKED BY:	AS
PRINT DATE:	
PROJECT #:	1824

ELEV4

PONTIS
ARCHITECTURAL GROUP

Return to Agenda

Return to Agenda