AGENDA
Hailey Planning and Zoning Commission
Monday, August 21, 2023
5:30 p.m.

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

*****NEW*****
THIS MEETING WILL BE AVAILABLE VIRTUALLY VIA MICROSOFT TEAMS.

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Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- **CA 1** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Hillside Overlay Modification by Blaine County Recreation District (BCRD), Bureau of Land Management (BLM), and the City of Hailey for trail modifications to the existing Hillside Overlay, which comprises of the installation or modification of two (2) recreational trails: the Olympia Gulch Trail, and the Hangman Gulch Trail. **ACTION ITEM**
- **CA 2** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Benson Property, LLC, for construction of a new 2,192 square foot office space addition, and a new 760 square foot, two-bedroom accessory dwelling unit located above the existing commercial building. This project is located at 14 E. Elm Street (Lots 1 and 2, Block 9, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for cottage units. This project is located along the public streets of

San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) Zoning District. This project will be heard concurrently with a Design Review Application for a ten (10) unit cottage development. **ACTION ITEM**

- **CA 4** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Pilling Family Trust, represented by Manya Yamada, for construction of ten (10) unit cottage development, to be located in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3). This project will be heard concurrently with a Preliminary Plat Application. **ACTION ITEM**

Public Hearing

- **PH 1** Consideration of a Preliminary Plat Subdivision Application submitted by ARCH Community Housing Trust, Inc., represented by Opal Engineering, to subdivide Lot 64, Blok 5, Sunbeam Subdivision Phase I, into eight (8) sublots, each sublot ranging between 3,935 square feet and 6,998 square feet in size. This project is located off of Gray's Starlight Drive in the Sunbeam Subdivision and is within the Limited Residential (LR-2) Zoning District. This project is to be known as Sunny Townhomes. **ACTION ITEM**

- **PH 2** Consideration of a City-initiated Annexation Application to annex a 55-foot-wide section of Quigley Gulch Road, along the southern boundary of the Marvin Gardens No. 1 Subdivision, and adjacent to Quigley Road (A parcel of land falling within the North West ¼ of Section 10 Township 2 North Range 18 East, B.M., and said parcel also falling within the Plat of Marvin Gardens No.1 Subdivision recorded under instrument number 209065 records of Blaine County, Idaho, and said parcel being more particularly described as follows: Commencing at a brass cap marking the center ¼ corner of Section 10, said point falling South 89°52'19" East 2653.92 feet from a Brass cap marking the West ¼ corner of Section 10, thence proceeding North 0°17'59" West 977.11' along the center section line to a 5/8" rebar marking the South East most corner of said plat and also being the South East corner of the Quigly Road Dedication, and said corner being the True Point of Beginning; Thence North 0°17'59" West 56.73' to a ½" rebar monument marking a point common to the North East corner of the Quigley Road dedication and the South East corner of Lot 3; Thence South 75°30'18" West 1366.67' to a ½" rebar monument marking a point common to the North West corner of the Quigley Road dedication and the South West corner of Lot 4; Thence South 0°08'08" East 56.77' to a 5/8" rebar monument marking the South West corner of the Quigley Road dedication; Thence North 75°30'18" East 1366.84' to the True Point of Beginning, said parcel containing 1.76 acres or 75,166 square feet, more or less), to complete the portion of Quigley Gulch Road that is owned and maintained by the City of Hailey. A copy of the Annexation Plan can be found at www.haileycityhall.org/community-development/. **ACTION ITEM**

- **PH 3** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01: Definitions; 16.04: Development Standards, and 16.08: Townhouses; and Title 17: Zoning Regulations, Chapters 17.02: Definitions; 17.05: Official Zoning Map and District Use Matrix; 17.06: Design Review, and 17.09: Parking and Loading Spaces to modify and/or create definitions and code standards for detached townhouse and cottage housing developments in Hailey **ACTION ITEM**

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

Administrative Reviews

- **AR 1** Accessory Dwelling Unit (ADU) Administrative Design Review Application by Nicholas and Kathleen Gyurkey Living Trust, for an attached one-bedroom, 670 square foot Accessory Dwelling Unit (ADU) to be located at ground-level. The project is located at 1250 Queen of the Hills Drive (Lot 20, Block 1, Della View Subdivision). This project is located within the Limited Residential-1 (LR-1) Zoning District.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting: **September 5, 2023 at 5:30 PM.**
    - PP & PUD: Starlight
    - DR PreApp: RZR Nothe
    - DR: Heitzman

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

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 7, 2023, the Hailey Planning and Zoning Commission considered a Hillside Overlay Modification Application by the Bureau of Land Management ("BLM", Shoshone Field Office – Twin Falls District), Blaine County Recreation District ("BCRD"), and the City of Hailey ("City"), for the construction of two (2) new recreational trails, proposed as the Hangman Gulch and Olympia Gulch trails. The Hangman Gulch Trail is proposed to impact approximately 0.6 miles of City property (Hillside Overlay District), providing shared recreational opportunities that include both motorized (restricted to Class I E-bike) and nonmotorized uses. The Olympia Gulch Trail is proposed to offer the same shared-use recreational opportunities, and it is planned to impact approximately 0.2 miles of BCRD property (no Hillside Overlay District area). Primary access to the Hangman Gulch Trail will be located at Old Cutter's Park, within the Old Cutter's Subdivision. The Olympia Gulch Trail will be accessed from existing trail connections located at Keefer Park, in addition to an access point along Laurelwood Drive, just north of Keefer Park.

The proposed trails will be located to the north (Hangman) and south (Olympia) of Quigley Canyon. The northern parcel boundary can be described as LOTS 1,2,3,4, S1/2N1/2, N1/2S1/2, SWSE SEC 3 2N 18E. The southern parcel boundary can be described as N1/2, S1/2SE SEC 14 2N 18E. Hangman Gulch Trail construction is proposed for parcels owned by the City of Hailey, the BLM, and Quigley Farm and Conservation Community, LLC.. Olympia Gulch Trail Construction is proposed for parcels owned by the City of Hailey, the BLM, and the BCRD. Both trails will touch parcels zoned as Recreational Green Belt (RGB) District, as well as the Hillside Overlay District.

FINDINGS OF FACT

Notice:
Notice for the public hearing was first published in the Idaho Mountain Express on July 19, 2023, and mailed to property owners within 300 feet on July 19, 2023. The City of Hailey received fourteen (14) written public comments prior to the Public Hearing, both in support and opposition of the proposed project. In-person and virtual attendance for this project's Public Hearing was robust as well, and numerous comments were made and recorded.

Application:
The Applicant Team is proposing to develop, and/or amend, portions of two (2) shared-use recreational trails, located directly to the north and south of Quigley Canyon. The proposed names of the trails are Hangman Gulch Trail and Olympia Gulch Trail, respectively. The project proposes to build upon existing trail infrastructure in the geographic scope that is both formal and informal in nature and presents a range of current trail health conditions. Specific project outcomes include defining trail surfaces, re-routing damaged or informal sections to promote resource resilience (including sensitive vegetation, habitats, and wildlife), and constructing new trail sections for recreational continuity in public lands east of the City of Hailey.

At the August 7, 2023 Public Hearing, the Commission and the Applicant discussed the importance of offering accessible, well-defined, and safe trail systems that promote sustainable trail use and mitigate

negative resource impacts over time. The Applicant also highlighted that purpose-built trail systems (as opposed to user-created, informal, "social" trail systems) give land managers and other resource stakeholders the ability to dynamically manage recreational impact from season to season, enforce regulations and closures, and restrict access when necessary. City Staff believe that this project will create sustainable, resilient trail systems that concentrate recreation traffic and reduce the likelihood of informal trail creation, similar to that of previously approved recreational trails, the Quigley Loop Trail and Quigley-to-Keefer Park ("Toe of the Hill") BLM Connection Trail (which included three downhill flow trails), all of which have been constructed and are in use today, and were approved by the Planning and Zoning Commission in November 2018.

Many public comments were offered, and much discussion given to, the impact that increased, formalized recreational trail resources could potentially have on wildlife populations that inhabit the various drainages and canyon areas of the two (2) trails. The Applicant Representative from the BLM reminded Public Hearing Participants and the Commission that in 2021, the City of Hailey signed a Memorandum of Understanding (MOU) to establish roles and responsibilities for implementing annual and conditional restrictions associated with the BLM Wood River Valley Recreation and Access Environmental Decision Record. This MOU allows the City of Hailey and the BLM to monitor recreation's impact on wildlife and apply restrictions and/enforcement as necessary.

Multiple Commissioners and the Applicant pointed out that on BLM land (of which the majority of this trail will be built on), hiking "cross-country" or off of the trail is permitted, which arguably has a more significant impact on wildlife than concentrated trail use. Additionally, much the project's area of scope is open to hunting in the fall months. The Applicant Team also noted that these trails will continue to be managed with seasonal closures for wildlife, as found necessary by BLM and Idaho Fish and Game Officials.

Other points of concern for the proposed trails centered around increased traffic and parking issues at Old Cutter's Park, a City of Hailey-owned park that was developed in conjunction with the large Old Cutter's Subdivision in northeast Hailey. This park is proposed to provide an access point for the Hangman Gulch Trail, which will be open to horseback users (in addition to the Olympia Gulch Trail). Neighbors and residents of the Old Cutters Subdivision expressed concern for horse trailers occupying a parking area that has already been experiencing high use and lack of open spaces during the summer season. While the Commission acknowledged the impacts and conflicts that horse trailers could potentially have in the Old Cutters Park area, they noted that the likelihood of any trail use by horseback riders in this area was very low; the Commission drew upon anecdotal evidence of horseback-rider use patterns, which are generally focused in remote, hard-to-access areas that minimize the potential for encounters with other trail users and dogs. With the consistent use and heavy presence of dogs in the Old Cutters/Hangman Gulch area, the Commission found it unlikely that horse trailers would be frequently using the parking area, if at all. The Commission also reminded the audience of the Public Hearing that public day-use parking in the City right-of-way is permitted across the City, and that any parking violations could be quickly handled by the Hailey Police Department, as the park and the trail's access point is on City property.

Lastly, at the direction of various public comments and discussion with the Applicant, the Commission found it beneficial to add a Condition of Approval, Condition "c.", which requires that signage for seasonal closures, avalanche closures, and other regulatory matters be installed on-site, as well as dog

waste disposal facilities. These trailhead enhancements will safeguard the health and safety of both users and the broader ecosystem that this trail system will occupy.

The project proposal aims to create sustainable, multi-use trails for foot, horseback, and bicycle activities during non-winter months, and hiking or snowshoeing activities in winter (subject to conditions and BLM winter travel restrictions). On BLM land, Class I E-bikes (defined as pedal-assist with speeds not to exceed 20 miles per hour) will also be allowed on the trails. According to Hailey Municipal Code, Section 17.04N.010 A.10, the Hillside Overlay District permits nonmotorized recreational access on hillsides where appropriate to the terrain and neighboring uses. E-bike recreation is growing in Hailey, and managing this user group has been a challenge across different jurisdictions and regulation schemes. While the proposed trail systems enhance E-bike opportunities, conflicting permitted uses between City and BLM-owned land may affect travel continuity. That said, the Commission and Council approved a recent Text Amendment Application (August 2022), which defined standards and use provisions for E-bikes within the City of Hailey, on pathways, within public spaces, and within the public rights-of-ways. In summary, E-bikes – with speeds not to exceed 20 miles per hour – were permitted within all of these areas. The small portion of City property is considered a public space, and the Commission found that e-bike use would be permissible on this section of the trail.

Staff also highlighted the social equity implications associated with this project. According to data available through the Climate and Economic Justice Screening Tool[1], (Council of Environmental Quality, Executive Office of the President of the United States), the neighborhood areas directly adjacent from, and providing access to, the proposed recreational trails have been identified as "disadvantaged". This census tract scored in the 71st percentile nationally for "People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed". The "Woodside" neighborhood corridor hosts the highest density of people and households within the City of Hailey, according to 2020 US Census data[2]. Specifically, the proposed Olympia Gulch Trail will provide enhanced recreation opportunities for these families and individuals, opportunities which are highly accessible in proximity to homes and free to use and enjoy. The Commission was very receptive to this component of the project, and noted the importance of capitalizing on opportunities to create equitable recreation resources as they arise, especially with "shovel-ready", fully funded projects.

Other benefits presented by the Applicant Team's proposal include enhanced connectivity between recreational trail areas and Mountain Rides' Safe Routes to School transportation network, and a potential reduction in "vehicle miles traveled" for Hailey citizens seeking proximal and convenient recreational trail opportunities and public land access.

Procedural History:
The Hillside Overlay Modification Permit Application was submitted on May 19, 2023 and certified complete on June 2, 2023. A Public Hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 7, 2023, in the Hailey City Council Chambers and virtually via Microsoft Teams Meeting, at which time the Commission voted on a motion to approve the Application.

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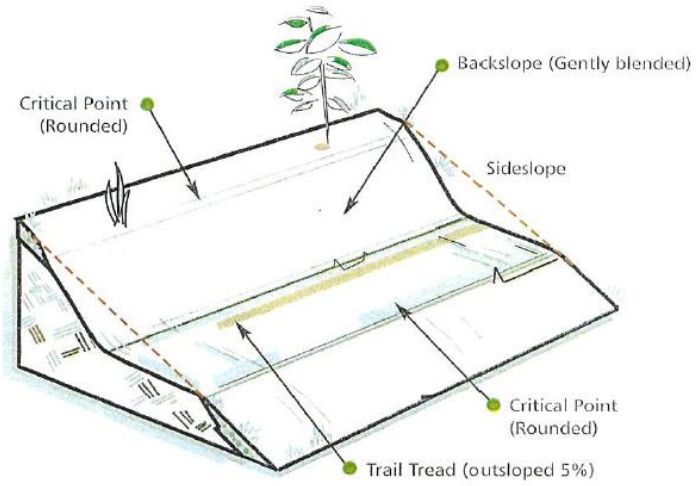
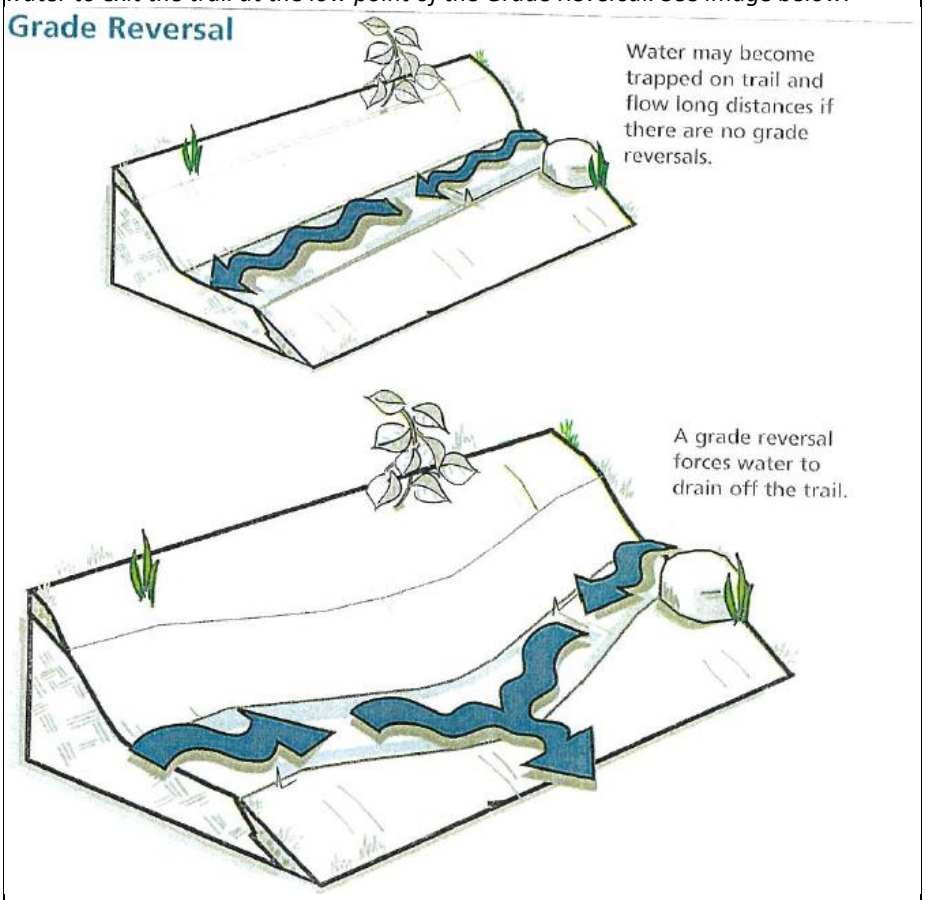
[1] [1] https://screeningtool.geoplatform.gov/en/#11.45/43.4927/-114.2535
[2] [2] https://tinyurl.com/7yry6wy5

General Requirements of the Hillside Overlay District

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.04N.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *No comments* *Finding: Compliance. These standards have been met.*
☒	☐	☐	**17.04N.070.01 General**	**A. Siting New Buildings: The siting of new buildings or structures shall demonstrate through visual simulation graphics or other graphic means that the building or structure does not skyline from any public street or improved public trail.**
			Staff Comments	*No new buildings are proposed at this time. All development proposed will be trail-based to accommodate spring, summer, and fall recreationalists. Winter use of the trails will be possible, however, the trails will not be maintained or groomed, and they will be subject to any BLM winter travel restrictions put in place to protect wildlife and/or public safety. Most of the trail construction is proposed for areas leading away from public streets and avoiding ridgelines/areas of prominence. This will prevent "sky-lining" from occurring and impacting the viewshed.* *Finding: Compliance. This standard has been met.*
☐	☐	☒		**B. Neutral Colors: Buildings shall be designed with neutral colors or with colors naturally found in the surrounding hillsides.**
			Staff Comments	*N/A, as no buildings are proposed at this time.*
☒	☐	☐		**C. Recreation Uses, Amenities: All recreation uses and amenities shall be appropriate to the terrain, with minimal visual impact.**
			Staff Comments	*The proposed trail systems will accommodate a variety of recreationalists, including bikers (E-bike and mountain bike), hikers, and winter recreationalists (snowshoeing, Nordic skiing, hiking, etc.), subject to BLM winter travel restrictions. These trail systems will actively engage Hailey residents and visitors, alike.* *The terrain will be constructed in such a way to minimize visual impact on the site, after an appropriate regrowth period has occurred. The Applicant has informed Staff that the portion of the Hangman Gulch Trail on City property is south-facing and dominated by Cheat Grass. This vegetation type grows low to the ground and does not revegetate well after deep soil disturbance. As per standard trail construction practices, a re-seeding effort will be conducted after trail placement. Re-seeding will incorporate native seed.* *The proposed trail systems are designed to serve all populations and age ranges. The Applicant has provided photo documentation of the regrowth of similarly designed and constructed trails in the Wood River Valley, showing diminishing visual impact after just a few seasons. These photos are located in the Applicant file and available*

				upon request. *A Trail Dozer will be utilized to cut into the hillside to accommodate various users and their choice of recreation. Partial and full bench cuts will be implemented to create sustainable trail systems, while effectively draining water to mitigate soil and trail erosion. Native plants will be reincorporated on uphill and downhill sides of the trail systems to better blend the trail into the hillside and more efficiently minimize the visual impact.* *Additionally, a significant degree of the proposed trail construction will occur on hillside aspects that do not face or are not readily visible from adjacent residential parcels. This system design will also mitigate visual impact.* *<u>Finding: Compliance. This standard has been met.</u>*
☒	☐	☐		**D. Wildlife Impact: All development shall minimize impact on wildlife migration corridors and wintering grounds. (Ord. 1191, 2015)**
			Staff Comments	*The proposed Trail Development Plan seeks to serve multiple user groups, while considering environmental and geographical factors. The BLM is required to conduct a NEPA analysis of the proposed trail project, its impacts, and alternative actions to consider, prior to final project approval. This analysis includes impacts on wildlife.* *The City of Hailey has taken actions to help plan, manage, and mitigate recreational conflicts with wildlife. In 2021, the City of Hailey signed a Memorandum of Understanding (MOU) to establish roles and responsibilities for implementing annual and conditional restrictions associated with the BLM Wood River Valley Recreation and Access Environmental Decision Record. This MOU allows the City of Hailey and the BLM to monitor recreation's impact on wildlife and apply restrictions and/enforcement as necessary. Past actions of the MOU have included things like winter closures to recreational travel in certain areas, as well as restrictions on the presence of dogs during certain seasons. The City of Hailey is fully supportive of continued collaboration with the BLM and other wildlife stakeholders, adjusting recreation policy and access congruently with the dynamic nature of wildlife management.* *Most segments of the trail systems are proposed to be constructed mid-slope in canyons/drainages located directly to the north and south of Quigley Canyon. Areas within Quigley Canyon have been identified as wildlife migration corridors and wintering ranges. Creating new trail systems outside of the Quigley area offers the potential for decreasing the intensity and frequency of recreational impacts on wildlife within the known habitat of Quigley.* *That said, a portion of the proposed Hangman Gulch Trail will be located in an area designated as a wildlife migration corridor, according to the City of Hailey's Comprehensive Plan Land Use Map. It should also be noted that this map represents 2010 conditions and patterns; the City's Community Development Department is actively updating Comprehensive Plan metrics and policies at the time of this project's review. City Staff will respond to evolving knowledge and conditions to ensure that Hangman Gulch Trail's recreational traffic minimizes effects on wildlife.* *<u>Finding:</u> Compliance. This standard has been met.*

☒	☐	☐	**17.04N.070.02 Grading**	**A. Unstabilized Cut Slopes: Unstabilized cut slopes shall be designed and constructed according to the recommendations of a qualified engineer, unless a structural alternative such as a retaining wall or other measure acceptable to the city is provided.**
			Staff Comments	*All Unstabilized Cut Slopes will be designed and constructed according to the recommendations of a qualified engineer. Final Design shall be reviewed by the City Engineer prior to construction. This has been made a Condition of Approval.* *Finding: Compliance. This standard has been met.*
☐	☐	☒		**B. Retaining Walls: Retaining walls may be preferred as a means to break up long, uninterrupted cuts. These retaining walls should be interspersed with other cut slopes if possible, to break up the length. Retaining walls should be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. 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.*
☒	☐	☐		**C. Cuts and Fills: Cuts and fills shall be shaped, rounded, minimized and nonuniform to simulate natural existing contours.**
			Staff Comments	*Full and Partial Bench Cuts will be utilized across the project scope. Specifically, sections of tread will be cut across the side, or contour, of the hills. The cuts will either be full width or partial width, depending on the section of trail. A full bench trail is constructed by cutting the full width of tread into the hillside. The entire tread is dug down to compacted mineral soil, which creates a more consistent and stable tread over time. This method, though initially more effort to construct, lasts indefinitely with very little maintenance and erosion over time. See image below.* **Full Bench Trail**  *A partial bench trail is constructed by cutting away only part of the hill, and the soil that has been removed will be placed at the lower edge of the trail, with an attempt to establish the desired tread width.* *Full and Partial Bench Cuts assist in supporting the surrounding vegetation*

				appropriately, while effectively draining water to mitigate soil and trail erosion. Whether full or partial bench cuts are utilized, all will be rounded and gently blended to simulate natural existing contours. Native plants will also be reincorporated on all sides of the trail systems to better blend the trail into the hillside and more efficiently minimize the visual impact. *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐		**D. Grading: No grading shall be allowed for purposes other than for the preparation of the ground for structures and for access.**
			Staff Comments	*Grade Reversals will be incorporated throughout the proposed trail systems. More specifically, a Grade Reversal is where a climbing trail levels out and then changes direction, dropping subtly for 10 to 50 linear feet before rising again. This change in grade benefits drainage and the life of the trail system. The change in grade forces water to exit the trail at the low point of the Grade Reversal. See image below.*  *Grade Reversals effectively divide the trail into short, individual watersheds, so the drainage characteristics of one section of trail won't affect any other section of trail.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐		**E. Thirty Percent Slopes: All slopes greater than thirty percent (30%) shall remain undisturbed, unless otherwise required by the wildland/urban interface code. If evidence acceptable to the city is provided showing that the strict enforcement of this provision would prohibit access to the lot or that placement of utilities would**

				be impossible, then the applicant may apply for a waiver to this provision. Waivers shall only be considered in situations where strict application of the requirements of this section will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow a more financially feasible project.
			Staff Comments	*Slope Grade for the proposed trail system is approximately six (6%) percent. All summer and winter trails are expected to be constructed at 6% grade or less. Slopes over 30% are not impacted by trail development.* *Finding: Compliance. This standard has been met.*
☐	☐	☒		**F. Building Code Compliance: All retaining walls and grading shall comply with the most currently adopted edition of the international building code. (Ord. 1191, 2015)**
			Staff Comments	*N/A, as no retaining walls are proposed. All grading shall comply with the 2018 International Building Code, which is the most current adopted edition in the City of Hailey.*
☐	☐	☒	**17.04N.070.03 Storm Drainage**	**A. Runoff Discharge: Provisions for runoff discharge shall be designed to safely retain stormwater or adequately carry and discharge accumulated runoff into drainage channels, storm sewers or natural watercourses so it does not cause damage or flooding to neighboring properties. The design standard shall be the 25-year, one-hour rainfall event defined as one inch (1") per hour.**
			Staff Comments	*N/A. See item (D) for further detail on Grade Reversals, or trail drainage.*
☐	☐	☒		**B. Drainage Improvements: The Commission may require the Applicant to design and construct drywells or other drainage improvements to control and reduce runoff from the site. The design for these facilities, including the soil percolation rate for all dry well locations, shall be submitted for approval as part of the storm drainage plan. (Ord. 1191, 2015)**
			Staff Comments	*N/A. See item (D) for further detail on Grade Reversals, or trail drainage.*
☒	☐	☐	**17.04N.070.04 Erosion Control**	**A. Stabilization Methods: All areas on the property graded for development, disturbed by construction or altered in any other way which may increase soil loss due to water and wind erosion shall be stabilized by one or more of the following methods:** **1. Revegetated with native drought tolerant plant materials, including, but not limited to, flowering plants, low shrubs or native grasses growing in the immediate vicinity; or** **2. Stabilized with flexible, biodegradable materials or synthetic soils erosion matting in conjunction with native grasses. Where native grasses are used for erosion control, written specifications shall be submitted to the city indicating the grass mix, preparation of seed bed, method of application and maintenance schedule.**
			Staff Comments	*See items (C) and (D) for further detail on cuts, fills and drainage.* *Finding: Compliance. This standard has been met.*
☒	☐	☐		**B. Maintenance: Where vegetation is proposed as an erosion control method for disturbed or graded land, the new vegetation shall be adequately maintained to prevent erosion. (Ord. 1191, 2015)**

			Staff Comments	*Proposed trails will be engineered to minimize erosion and shed water efficiently. On the downhill slopes of the trail, the Applicant Team will work to maintain as much organic material in the disturbed area as possible. Slopes, underneath the actual trail, will see most of this organic material, so as to stimulate native revegetation.* *The Applicant Team also noted that targeted reseeding could take place, if after completion of the trail systems, native vegetation has not adequately filled in the disturbed areas. If deemed necessary, and to ensure targeted reseeding occurs, this has been made a Condition of Approval.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**17.04N.070.05 Public Streets, Private Streets, Driveways and Utilities**	**Public streets, private streets, driveways, and utilities shall meet the definitions and design standards of the Hailey subdivision ordinance.** **A. Natural Contours: Public and private streets, driveways and utilities shall run with the existing natural contours to the maximum extent possible.**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*
☐	☐	☒		**B. Cut, Fill Areas: Cut and/or fill areas for public and private streets and driveways shall not exceed five feet (5') above or below record grade.**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*
☐	☐	☒		**C. Grades: Grades for public and private streets and driveways shall be constructed in accordance with the Hailey Subdivision Ordinance. Exceptions and additional standards for driveways are noted below:** **1. The Commission may approve additional grade up to a maximum slope acceptable to the fire chief, if the commission finds that the proposed grade results in a driveway that better meets the intent and purpose of this HO district;** **2. If the driveway is greater than one hundred fifty feet (150') in length, there shall be an approved turnout that meets fire department turnaround criteria and standards;** **The minimum turning radius for any private driveway shall be in conformance with the standards of the wildland/urban interface code. (Ord. 1191, 2015**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*

17.04N.90 Conditions.
The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

A. Preserve the environmental, recreational and aesthetic values and other benefits of hillsides, integral to the character of the city;

B. Maintain slope and soil stability;

C. Prevent cuts and fills, including those for access roads and driveways, that exacerbate

the natural hazards, such as erosion and landslide, associated with developing on hillsides;

D. Encourage grading that follows natural contours, and encourage native landscaping;

E. Require that any grading performed adhere to best practices for engineering and soil conservation to avoid erosion and landslides and to have as minimal effect on the environment as possible;

F. Require maintenance for three (3) years, and financial security in an amount required by the commission, of graded areas where vegetation is proposed as erosion control to ensure that such revegetation conforms to the approved erosion control plan;

G. Direct development of buildings and other structures to appropriate areas of lowest elevation on hillside properties where such areas are part of the parcel or lot under consideration;

H. Ensure safe and reasonable access to and from the properties, including access by emergency services;

I. Require conformance with approved plans;

J. Require guarantees such as performance bonds as to compliance with the terms of the approval;

K. Control the sequence, timing and nature of development; and

L. Require that all development shall conform to any approved grading plan, storm drainage plan and erosion control plan. (Ord. 1191, 2015).

CONCLUSIONS OF LAW

The Commission approved the Hillside Overlay Modification Permit Application submitted by the Bureau of Land Management ("BLM", Shoshone Field Office – Twin Falls District), Blaine County Recreation District ("BCRD"), and the City of Hailey ("City") on August 7, 2023.

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 Zoning Ordinance and City Standards.

DECISION

The Hillside Overlay Modification Application by the Bureau of Land Management, Blaine County Recreation District, and the City of Hailey, for approval of the construction of two (2) new recreational trails, proposed as the Hangman Gulch and Olympia Gulch trails, with the Hangman Gulch Trail proposed to impact approximately 0.6 miles of City property (Hillside Overlay District) and provide shared recreational opportunities that include both motorized (restricted to Class I E-bike) and nonmotorized uses, and the Olympia Gulch Trail, proposed to offer the same shared-use recreational opportunities and planned to impact approximately 0.2 miles of BCRD property, 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 (c) are met:

a. All Unstabalized Cut Slopes will be designed and constructed according to the recommendations of the City Engineer. Final Design shall be reviewed by the City Engineer prior to construction.
b. If deemed necessary, targeted reseeding shall occur if after completion of the trail systems, native vegetation has not adequately filled in the disturbed areas.
c. Proper closure, restriction, and risk mitigation signage and dog-waste disposal facilities shall be provided to safeguard the health and safety of both users and the broader ecosystem that this trail system will occupy.

Signed this _____ day of _____, 2023.

_____
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 7, 2023, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Chase Benson c/o Benko Construction, LLC, for the construction of a commercial addition of new office space, 866 square feet in size, as well as the construction of a second-floor, two (2) bedroom, 760 square foot accessory dwelling unit. This project is associated with a Lot Line Adjustment Application, which was approved on July 17, 2023.

The proposed project is located at 14 E Elm Street, Block 9, Lot 1A (0.17 acres). It is located within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. This project is known as Benson Dental.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 19, 2023, and mailed to property owners within 300 feet on July 19, 2023. No additional mailings were made or notices posted. No public comments were received during the public commenting period as well.

Background and Project Overview: On June 27, 2023, Benko Construction, LLC, submitted a Design Review Application on behalf of Chase Benson to construct a commercial addition of new office space, 866 square feet in size, as well as to construct a two (2) bedroom, 760 square foot accessory dwelling unit directly above, onsite at 14 E. Elm Street.

The project site currently hosts a single-story dental office, with 1,349 square feet of interior floor space (incl. basement). With the existing office and a shed on site, the lot currently holds 1,220 square feet of building footprint. The Applicant proposed a first-floor commercial addition to the existing building, to include four (4) new exam rooms, a storage space, and a break room. These additions amount to 866 square feet of new dental office/commercial space. Given the ongoing housing challenges for citizens and businesses in Hailey, and to retain a quality workforce, the Applicant also proposed to construct a new, two (2) bedroom accessory dwelling unit located directly above the dental office space. This ADU addition will be 760 square feet in size.

The Planning and Zoning Commission's deliberations at the August 7th Public Hearing were generally straightforward and in favor of the Applicant's proposed design. The Commission provided the Applicant with feedback on the placement of required site features, such as on-site parking and snow storage areas. They also recommended that the Applicant include a window for the ADU's west elevation to enhance natural lighting and air cross-flow through the unit, although they did not make this a Condition of Approval. The Applicant was receptive to all suggestions and is currently working with their building team to amend all site and structure plans to correspond with Commission recommendations. Amended site and building plans will be submitted, per these suggestions and the other Conditions of Approval placed upon the Applicant's original submission.

Procedural History: The Application was submitted on June 27th, 2023 and certified complete on June 28th, 2023. A public hearing before the Planning and Zoning Commission for approval, denial, or continuation of the project was held on August 7, 2023, in the Hailey City Council Chambers and virtually via Microsoft Teams.

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**	**Streets, 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. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. These standards will be met.*
				Life/Safety: -
				Water & Wastewater: *The Applicant's proposed Accessory Dwelling Unit must tap into the site's existing sewer tap; the ADU shall not tap into the sewer mainline a second time, relative to the site. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. These standards will be met.*
				Building*: No comments.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, mixed-use buildings require 1.5 parking spaces per unit. Additionally, commercial buildings are required to provide one (1) parking space for every 1000 square feet of gross building area. After the commercial dental office addition, the total square footage of the commercial building area will be 2,215 square feet. The required number of parking spaces for this project is 3.5.* *Ten (10) street parking spaces are currently present along the site's northern frontage (Elm Street), including one (1) handicap accessible space. These spaces have historically serviced activity at 14 E Elm Street, and they will continue to do so; however, these parking spaces are not restricted to the commercial use, and other residents have the ability to park within the ROW as needed.* *Per Municipal Code requirements for the ADU, one (1) on-site parking space must be provided. The Applicant team is amending their site plan to include one (1) on-site parking space for the resident(s) of the ADU, in addition to a walkway that provides safe access from the parking space to the ADU's front entry, which faces 1st Avenue.*

				The Applicant shall submit amended site plans that include the required on-site parking and site circulation features, per Hailey Municipal Code. These amended site plans are required to be submitted, prior to issuance of a Building Permit. This has been made a Condition of Approval. *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A. Existing ROW parking totals ten (10) spaces. The required number of onsite parking spaces for this project is three-and-one-half (3.5). 200% of three-and-one-half (3.5) is 7 spaces. Due to all commercial parking being located within the public right-of-way, this standard does not apply.*
☒	☐	☐	**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 has proposed exterior lighting that is fully shielded, downcast and located at the recommended seven (7) foot height. Light fixture samples have been submitted and were included in the packet for the Commission to review.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**Bulk Requirements**	**Townsite Overlay (TO)) Zoning District:**
			Staff Comments	- *Building Height:* ***Permitted Building Height:*** *30'* ***Proposed Building Heights:*** *25' 6"* - *Setbacks* ***Required Setbacks:*** *Front Yard (North/Elm Street): 12'* *Side Yard (West/Alleyway): 6'*

				Side Yard (East/1st Avenue): 12' *Rear Yard (South/Private Property): 9'* ***Proposed Setbacks:*** *Front Yard (North/Elm Street): Match existing structure (nonconforming)/approximately 4'* *Side Yard (West/Alleyway): Approx. 32'* *Side Yard (East/1st Street): 16' 2"* *Rear Yard (South/Private Property): 30'2"* *Maximum lot coverage permitted in the Transitional and Townsite Overlay Zoning Districts is 30%. The lot currently holds 1,220 square feet of building footprint (office and shed). 886 square feet of new building footprint is proposed, for a total of 2,126 square feet of lot coverage. Lot size (incl. Lot Line Adjustment and according to Blaine County GIS) is 7,201 square feet. The proposed lot coverage is just under 30%. This requirement has been met.* *The Applicant shall submit revised architectural elevations, clearly detailing building elevation at record grade, prior to issuance of a Building Permit. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. These standards will be 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	*N/A. Sidewalks and drainage improvements are present along the site's Elm Street frontage. After discussions with the Public Works and Streets Departments, it was found that sidewalk improvements along the site's 1st Avenue frontage may not be compatible with long-term development planning for the 1st Avenue corridor, and are therefore not necessary at this time.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*<u>Finding:</u> Compliance. This standard will be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			17.06.080(A)1a	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces**

☒	☐	☐		**around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The proposed design will not impact the existing building's primary entrance; patients of the dental office will still be ensured safe access from Elm Street. The elevated deck space and second-story entrance to the proposed ADU will benefit from southerly sun exposure, granting safe access to the residence. The lot area behind the existing building and proposed addition will remain open, aside from a single onsite parking space, with all vegetation being retained through development (impacted grass will be replaced). This offers residents of the ADU significant usable space around the building, in addition to the ADU's exterior deck space.* *<u>Finding:</u> Compliance. 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 site plan inventories existing plant material on site. In discussions with the Applicant, they have confirmed that no trees, bushes, or other vegetation will be removed with the development. As indicated on the site plan, grass impacted by construction will be replaced as needed.* *<u>Finding:</u> Compliance. 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	*Patients of the dental office, including the proposed addition, will continue to have safe access to the building's entrance via established sidewalks and walkways. Exterior lighting is proposed for the new ADU entrance, promoting safe access after daylight hours. The proposed ADU's entrance will face directly east, accessed via an exterior staircase. A new concrete pathway will connect the ADU entrance to an onsite parking space for the ADU, to be located at the rear of the parcel and accessed via the alleyway.* *<u>Finding:</u> Compliance. 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 building services, including trash storage/pickup areas and utility boxes, are located on the western property boundary, adjacent to the alley. Existing sheds shield these features from view of the office building's entrance and the residential area of the ADU. Snow storage is proposed for the western and northern property boundary; no conflict among uses is anticipated.* - *Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval.*

				- *Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.* *These measures have been made Conditions of Approval.* *<u>Finding:</u> Compliance. These standards have been met.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The alley along the western edge of the property shall be utilized for building services.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*On-site parking for all uses was originally proposed at the front of the existing dental office building, as striped spaces in the City right of way. For commercial purposes, this parking will remain in scope and use. Business and clientele type will ensure that vehicles are not present in the City right of way during snow removal operations. However, on-site parking for the ADU residents will now be developed at the rear of the parcel, behind the existing building and proposed addition. The singular space will be accessed via the alley. The Applicant will ensure that the ADU residential onsite parking does not interfere with snow removal operations or accumulation.* *<u>Finding:</u> Compliance. These standards will be 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	*Commercial on-site parking will be accessed from Elm Street along the property's front/northern boundary, as it has been historically provided. On-site parking for the resident(s) of the ADU will be located at the rear of the parcel, behind the existing building and proposed addition. The singular space will be accessed via the alley.* *<u>Finding:</u> Compliance. These standards will be 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	*A snow storage area was originally provided on-site on the parcel's eastern boundary. However, after discussion with City Staff and recommendation from*

				the Commission, the Applicant now intends to place snow storage along the western property line adjacent to the site's existing shed. This will ensure accessibility by all types of snow removal vehicles. *<u>Finding:</u> Compliance. 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	*As currently proposed, the snow clearance area is approximately 133 square feet in size, requiring 33 square feet of snow storage space. 144 square feet of snow storage area has been provided by the Applicant, meeting this requirement. However, with the required development of onsite parking for the ADU, the snow clearance area will increase. The Applicant shall ensure that their provided snow storage area is large enough to accommodate the addition of the onsite parking and walkway, per Hailey Municipal Code. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. This standard will be 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 comply with this standard.* *<u>Finding:</u> Compliance. 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	*N/A*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation, or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*With original site plans, snow storage areas did not appear to impede any of the stated items. With the amended site plans, to include on-site parking at the rear of the parcel and the Applicant's new snow storage area along the western property line, it still appears that snow storage areas will not impede any of the above stated items.* *<u>Finding:</u> Compliance. 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	*The snow storage area will be landscaped with existing grass native to the site.* *<u>Finding:</u> Compliance. 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 proportion, size, shape, and rooflines of the office addition and second-story ADU are each compatible with the site's existing building and buildings of*

				the surrounding area. New roof pitch does not differ substantially from that of the exiting building, and the ADU carries a roof pitch and design traditional of residential structures. While the scale of the ADU's facades is larger than those of the proposed addition and existing building, it matches in form and maintains the same horizontal plane. The proposed addition has a footprint width and length that is slightly less than the existing building, and its single-story design will ensure compatibility with surrounding residences. *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*Building design for the commercial addition and ADU each emphasize human scale and promote pedestrian use and human interaction. The northern frontage of the existing building includes flower boxes, a sidewalk and deck area, and picket fencing. The Applicant is also proposing to install a bike rack at the building's entrance with this development, further enhancing the pedestrian nature of the site. Three (3) new windows, matching in scale and elevation to the eye-level windows of the existing building, encourage visual engagement with the ground-level commercial addition.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façade of the proposed building faces the street and includes windows, a portion of the ADU's covered porch area, and wooden beam/railing features enclosing the porch. This change in material, and the increased depth of view offered from the covered porch, create human scale and break up the largest building surface of the project.* *<u>Finding:</u> Compliance. 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	*The proposed first-story addition to the site's existing building matches in scale, roof and wall form, window selection, and material. The second-story ADU addition follows the same material and color pattern as the proposed addition below. The placement of the ADU on the eastern property frontage, where multiple mature trees and vegetation exist, helps creates cohesiveness across the site. The large trees will match in scale to the ADU, preventing the ADU addition from dominating the viewshed and grouping like-sized parcel features together.* *<u>Finding:</u> Compliance. 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***	*The exterior walls of the proposed building incorporate a variety in color between the lap siding (light gray) and window trim (white), but a variety is material or texture is not present. Wooden beams, the exterior staircase, and the railings associated with the ADU provide variety in material, texture, and color for the eastern frontage of the proposed building. The Commission recommended that the Applicant include window features on the western elevation of the proposed ADU addition, both for functional and aesthetic reasons. This façade does not currently incorporate any windows or variety in materials, textures, or colors. Pending structural approval from the Applicant's building team, the Applicant will submit revised elevations that show the window addition, as well as other information that is associated with Conditions of Approval for other standards included in this report.* *<u>Finding:</u> Compliance. 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 chosen exterior building colors are muted and traditional, creating compatibility with the existing building and surrounding neighborhood. The traditional roof pitch and material, as well as building façade shape and style ensure that the Townsite Overlay's neighborhood character is preserved.* *<u>Finding:</u> Compliance. 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	*N/A, as no flat-roofed buildings are proposed.*
☒	☐	☐	**17.06.080(A)2i** [ER1][RD2]	**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:* - *Double Glazed Windows* - *Low Emissivity Glazing* - *LED lighting will be utilized throughout the project*

				Finding: Compliance. This standard has been met.
☒	☐	☐	**17.06.080(A)2j** [ER3][RD4]	**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	*Submitted plans show appropriate roof pitch and design. Gutters will prevent snow and water from falling directly onto entries and ingress/egress walkways.* *Finding: Compliance. 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	*Existing right-of-way infrastructure adjacent to the site (catch basin) will continue to ensure that water will be properly transported away from pedestrian walkways and prevented from freezing.* *Finding: Compliance. 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*
☐	☐	☒	**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 Section 17.08A.020 of this title.**
			Staff Comments	*N/A, as one (1) sign exists on site and no additional signage is proposed.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*The proposed ADU carries a design which mirrors that of the other site addition, as well as the principal building. Material of lap siding appears to match siding for the principal building, and muted siding colors are incorporated and compatible throughout.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*The ADU will be located at the far eastern property boundary, with its entrance facing away from the primary entrance of the principal building. Due to existing structure placement and building design, as well as setback requirements for the narrow lot, Staff and the Commission are amendable to the proposed placement of the ADU.* *Finding: Compliance. This standard has been met.*

☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as newly constructed 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 newly constructed 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	*N/A, as no roof projections are proposed at this time.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*Existing utility boxes will be screened from view by the existing shed structures on site. It does not appear that any ground or roof-mounted mechanical equipment is proposed; if so, any and all ground and roof mounted mechanical equipment shall be screened from view. 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	*The original site plan submitted by the Applicant calls out a power line on the western property boundary that will be run above ground. The Applicant has clarified with Staff and the Commission that power for the site is actually located underground, and the above-ground call-out was included in error. The Applicant has confirmed with staff that they will show power as located underground in the amended site plans, to be submitted prior to issuance of a Building Permit.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.* *<u>Finding:</u> Compliance. 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	*N/A, as no new landscaping is proposed.*
☐	☐	☒	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*N/A, as no new plant species are proposed. It appears that plant materials will be appropriate for the environment.*
☐	☐	☒	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*N/A, as no new plant species (drought tolerant or other) are proposed.*
☐	☐	☒	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*N/A, as no new landscaped areas are proposed; all existing landscaping to be retained.*
☐	☐	☒	**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 Transitional and Townsite Overlay (TN, TO) Zoning Districts*.
☒	☐	☐	**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	*Site plans show existing flower boxes and planters at the front of the existing building.* *<u>Finding:</u> Compliance. 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	*Storm water runoff appears to be directed to an existing catch basin on the property's northern frontage, east of the principal building's entrance and within the City's right of way. Upon assessment of plant material and vegetation on site, water is being retained via natural topography and supporting the growth and resilience of plant material on site.* *<u>Finding:</u> Compliance. 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	*A plan for maintenance of landscaping has not been provided. It is assumed that landscaping/maintenance will be the responsibility of Benson Dental and their associates. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. 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 existing or proposed at this time*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are existing or proposed at this time*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are existing or proposed at this time*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are existing or proposed at this time*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are existing or proposed at this time*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are existing or proposed at this time*

General Requirements for Accessory Dwelling Units

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

				Finding: Compliance. This standard has been met.
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit is permitted on a lot.**
			Staff Comments	*Only one (1) ADU is proposed onsite.* *Finding: Compliance. This standard has been met.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed ADU is in conjunction with an existing commercial building, and both are located within the Transitional Zoning District.* *Finding: Compliance. This standard has been met.*
☐	☐	☒		**D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*N/A, as the proposed ADU is not located within the Special Flood Hazard Area.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**
			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;**
			Staff Comments	*N/A, as the lot only contains an ADU, in conjunction with a commercial building. However, Benson Dental intends to use the ADU as a long-term rental for their employees.*
☐	☐	☒		**B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*N/A, as only one dwelling unit is proposed for the site.*
☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.**

			Staff Comments	*The gross square footage of the principal building, after the proposed addition is included, is 2,215 square feet, setting a 1,461.9 square foot limit (66%) for floor area for the proposed ADU. The ADU has been designed at 760 square feet in size.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐		**B. Maximum Floor Area:** **Lot Size (square feet) / Minimum Gross Floor Area (square feet)[1] / Maximum Gross Floor Area (square feet)[1,]** **Up to 7,000 / 300 / 900** **7,001 – 8,000 / 300 / 950** **Lots 8,001 and greater / 300 / 1,000** **Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.**
			Staff Comments	*Please refer to Section 17.08D.060A, noted above, for further details.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has two (2) bedrooms.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**
			Staff Comments	*The proposed ADU included 125 square feet of covered outdoor deck space, located at the ADU's second-story entrance.* *<u>Finding:</u> Compliance. This standard has been met.*
Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*The Applicant will ensure that the on-site parking area for the ADU is improved with an appropriate dustless material.* *<u>Finding:</u> Compliance. This standard will be met.*
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas**

				on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			Staff Comments	*The proposed building, parking orientation, and scale of the Elm Street right-of-way will mitigate light trespass into the surrounding residential areas.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*One (1) on-site parking space will be provided for the ADU, to be shown on amended site plans.* *Finding: Compliance. This standard has been met.*

17.06.060 Criteria.

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review Application submitted by Chase Benson c/o Benko Construction, LLC, for the construction of a commercial addition of new office space, 866 square feet in size, as well as the construction of a two (2) bedroom, 760 square foot accessory dwelling unit directly above, to be located at 14 E Elm Street, Block 9, Lot 1A (0.17 acres) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (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 Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.

ii. The Applicant's proposed Accessory Dwelling Unit must tap into the site's existing sewer tap; the ADU shall not tap into the sewer mainline a second time, relative to the site.

d) The Applicant shall submit amended site plans that include the required onsite parking and site circulation features, per Hailey Municipal Code. These amended site plans are required to be submitted, prior to issuance of a Building Permit.
e) The Applicant shall ensure that their provided snow storage area is large enough to accommodate the addition of the onsite parking and walkway, per Hailey Municipal Code.
f) Maintenance and snow removal of sidewalks, interior to the site and along site perimeter, shall be maintained by the Applicant.
g) The Applicant shall submit revised architectural elevations, clearly detailing building elevation at record grade and any façade changes, prior to issuance of a Building Permit.
h) All ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.
i) All utility boxes will be located at the rear of the buildings and/or screened from view of the public street.
j) All landscaping/maintenance will be the responsibility of Benson Dental and their associates.
k) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
l) 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.
m) 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.

Signed this _____ day of _____, 2023.

_____
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 7, 2023, the Hailey Planning and Zoning Commission considered a Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for cottage units. This project is located along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on July 20, 2023.

Background: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021— wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). Now, the Pilling Family Trust, represented by Manya Yamada, proposes to subdivide two (2) of the Phase I cottage lots, Lots 41 and 49, into ten (10) sublots to serve cottage units under a Preliminary Plat Application. If approved, a new subdivision within Phase I of the Sunbeam Subdivision would be developed, recorded, and named Panorama Point Subdivision.

The Application for the Panorama Point Subdivision proposes to subdivide the 1.02 acres of Lots 41 and 49 into ten (10) sublots between 0.07 and 0.14 acres in size. As such, this application generally aligns with the planned number of cottage units for Phase I of the Sunbeam Subdivision. The remaining eight (8) cottage units— required of the cottage lot 64, which is 0.93 acres in size— will then be an average of about 0.12 acres in size.

Of relevance to this project, the Hailey Municipal Code defines the following cottage, townhouse, and sublot terms in the following ways:

> **TOWNHOUSE DEVELOPMENT:** A multi-family residential project of two (2) or more townhouse units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both of the following:
>
> A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
>
> B. "**Cottages**", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.
>
> **TOWNHOUSE SUBLOT:** The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and

an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE UNIT: A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse sublot.

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse sublot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. As presented to the Commission on May 15, 2023 and June 20, 2023, Staff is developing an ordinance to accommodate cottage developments with definitions, standards, and zoning that are distinct from other housing types. At this point in time, cottage development applications—such as this one— will be held to the existing standards within Hailey's Municipal Code. Staff has worked internally with the Applicant to communicate the City Council's priorities for the character and intent of cottage developments, as they were negotiated in the Sunbeam Subdivision Planned Unit Development Agreement.

Since the Applicant presented to the Planning & Zoning Commission in January and the City Council in February, the proposed plat for Panorama Point Subdivision has been updated to include one (1) parking access lane to service the ten (10) cottage sublots. The updated driveway design adheres to the Condition of Approval for the Final Plat of Sunbeam Phase I that states: "Minimal driveway crossings of the 10'-wide multi-use paths are preferred." While the parking access lane cuts through the center of the development and does not lead to a joint garage, as envisioned by the Council, and drafted in the cottage development ordinance, the proposed design adheres with the existing code.

Procedural History: The Applicant submitted their first Preliminary Plat Application for the Panorama Point Subdivision on December 5, 2022, it was certified complete on December 12, 2022. A public hearing before the Planning and Zoning Commission took place on January 17, 2023, at which time the proposed plat was recommended to the City Council for approval. On February 27, 2023, a public hearing before the City Council took place, at which time they took no action. The Council found that the proposed design with seven (7) separate driveways off the public streets contradicted the intent of the existing cottage code, and the Condition of Approval for the Final Plat of the Sunbeam Subdivision Phase I.

This property is subject to a Planned Unit Development (PUD) Agreement dated June 18, 2020 (Instrument #670234), as well as the Final Plat for Phase I of the Sunbeam Subdivision that was approved on April 12, 2021.

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**

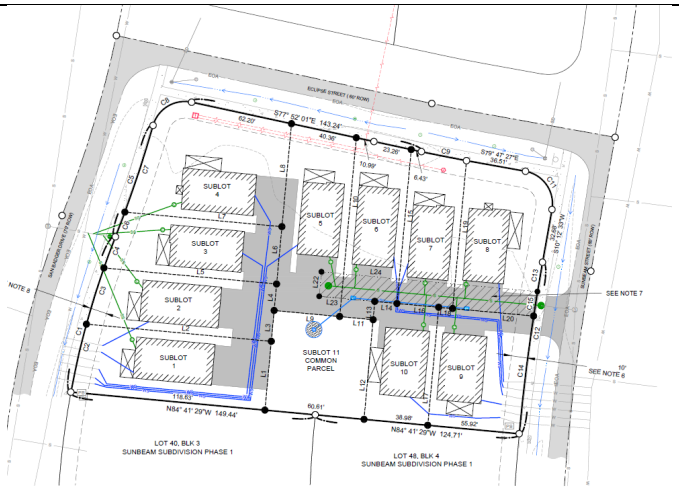
☒	☐	☐	**Department Comments**	**Engineering:** *Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.*
				Fire/Safety: *No comments.*
				Water and Sewer: *No comments.*
				Building: *No comments.*
				Streets: *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	*N/A – The public streets for Phase I of the Sunbeam Subdivision were platted in 2021 and have since been built/are existing. The project proposed here does not include any new streets.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A – No cul-de-sacs nor dead-end streets are proposed.*
☐	☐	☒	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*N/A – Each of the proposed cottage units includes a public street frontage, additional access points are not required.*
☐	☐	☒	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**

			Staff Comments	*N/A – No streets are proposed, only driveways from public streets.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A – No public streets nor traffic calming measures are proposed.*
☐	☐	☒	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*N/A – No public streets are proposed.*
☐	☐	☒	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*N/A – No roadways are proposed.*
☐	☐	☒	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*N/A – No new road grades are proposed. The public streets are existing and meet City Standards.*
☐	☐	☒	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre**.
			Staff Comments	*N/A – Storm drains and/or drainage areas of adequate size are in place.*
☐	☐	☒	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*N/A – No signage is proposed, the proposed cottage units are located on existing public streets.*
☐	☐	☒	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*N/A – No new streets nor alleys are proposed.*
			L.	**Private Streets:**
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**

			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*N/A – No private streets are proposed.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**
			Staff Comments	*The proposal includes one (1) parking access lane, which will service all cottage units within the subdivision. Ingress/egress are achieved via this singular approach from Sunbeam Street.* *The Commission found this standard to be met.*
☒	☐	☐	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a) Accessing one residential unit: twelve feet (12')** **b) Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*The proposed design and typical drawings appear to align with City standards. The Public Works Department will ensure exact compliance during the Final Plat process and prior to issuance of building permits.*

				The Commission found this standard to be met.
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A – None of the proposed driveways exceed one-hundred and fifty feet (150').*
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*This has been made a Condition of Approval.*
☐	☐	☒	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*N/A – None of the proposed driveways serve more than one (1) residence.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*No driveways interfere with the maintenance of existing infrastructure. The Applicant heeded the City's directions and redesigned the proposed plat to adhere to the City's goals and intentions for communal style living within cottage developments. The residential approaches are serviced by a communal parking access lane.* *The Commission found this standard to be met.*
☒	☐	☐	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The proposed parking access lane has been approved by the Fire Department and will be inspected for IFC compliance during the final plat inspections.* *The Commission found this standard to be met.*
☐	☐	☒	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*N/A – Each of the proposed cottage units includes a public street frontage, as such fire lanes are not required.*
16.04.030: Sidewalks and Drainage Improvements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.**
			Staff Comments	*The sidewalk and drainage improvements were constructed in Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**

			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision and are equal the length of the public street frontage. Unless improvements are needed to the existing sidewalks, this standard has been met. The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed.* *The Commission found this standard to be met.*
☒	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed or necessary at this time.* *The Commission found this standard to be met.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A – This is a Preliminary Plat Application for a new cottage subdivision, this project involves more than a Lot Line Adjustment.*
16.04.040: Alleys and Easements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*N/A – This project is in the Limited Residential (LR-1) Zoning District.*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*Alleys are not required, nor are they planned. The proposed underground utilities are routed in two (2) groups, across the sublots and connecting to the main lines at two (2) points—one on Sunbeam Street and another on San Badger Drive. The City Water and Wastewater Departments are supportive of the proposed plans.*

				 *The Commission found this standard to be met.*
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A – The proposed design does not include a dead-end alley.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*The proposed plat includes:* • *mutual reciprocal easements for access by all cottage units, as well as by existing and future public and private utilities including, to utilities including but not limited to water, sewer, drainage, cable tv, telephone, natural gas and electrical lines over, under and across their sublots for the repair, maintenance and replacement of those services;* • *a 10' Public Utility and Snow Storage Easement per Sunbeam Subdivision Phase 1, recorded as Instrument Number 682301; and* • *a 15' wide Public Utility Easement to benefit the City of Hailey for the maintenance and repair of sanitary sewer main.* *Any concerns and/or issues with the proposed easements will be reviewed by the City Engineer and resolved prior to final design. The Applicant shall also address the easement and maintenance of the utilities in the CC&R's for the subdivision. Both stipulations have been made Conditions for Approval.* *The Commission found this standard to be met.*
			B.	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed**

☒	☐	☐		**on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*A ten-foot (10') wide easement on the public street frontage of each sublot is shown for public utility and snow storage.* *The Commission found this standard to be met.*
☒	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*The easements have been explained in the prior Section 16.04.040.A.4. There is no need for a river access easement, as this site does not border the Big Wood River.* *The Commission found this standard to be met.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.*
☒	☐	☐	**B. 3.**	**Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*The measurements of the circulation areas are not provided; however, snow storage is planned in the 10' perimeter utility easement. This has been made a Condition of Approval, and this standard shall be met prior to Final Plat approval.* *The Commission found this standard to be met.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.*

16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*The project parcel is subject to the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision. The PUD Agreement and Final Plat for Phase I specified that three (3) cottage lots shall be developed into eighteen (18) cottage units. In keeping with the affiliated PUD Agreement and Final Plat, this application proposes ten (10) sublots between 0.07 and 0.14 acres in size, for single-family cottage units. As such, the remaining cottage lot in Phase I (Lot 64, 0.93 acres) shall be developed into eight (8) cottage units of an average size of 0.12 acres.* *Also of relevance, the Hailey Municipal Code specifies a minimum lot size for townhouse sublots— "a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation"— but not a maximum size. The proposed lots meet and exceed the minimum area required for townhouse sublots.* *The Commission found this standard to be met.*
☐	☐	☒	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*N/A – The plat does not include any double frontage lots.*
☐	☐	☒	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*N/A – Each of the proposed sublots are buildable.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the**

				Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	*N/A – No flag lots are proposed.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*Nine out of ten of the proposed sublots have public street frontages.* *The Commission found this standard to be met.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*N/A – This project is not located within the Townsite Overlay (TO) Zone District.*
16.04.070: Orderly Development				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*The proposed project— the development of cottages through Panorama Point Subdivision—is subject to the Phasing Plan and Planned Unit Development for Phase I of the Sunbeam Subdivision. Per the PUD Agreement, "All cottage lots depicted in the PUD development Plan must be developed with cottage units by the Owner or its successors or assigns." The "Owner shall use commercially reasonable efforts to expedite the development of said cottage units." This project—the proposed Panorama Point Subdivision—can be understood as a subset of Phase I of the development of the Sunbeam Subdivision, Staff does not see any reason to create an additional phasing plan for the development of the proposed cottage units.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.*
☐	☐	☒	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*N/A*

☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A – The Commission and Council completed this process for the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision, of which this project is a part. The PUD required that a 4.54-acre park/open area space and a six-foot (6') wide pedestrian trail be completed during Phase I.*
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**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 – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.*
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*The Commission and Council completed this process for the Planned Unit Development Plan and Final Plat for Phase I of the Sunbeam Subdivision. Through those processes, cottages were planned for this site.* *The Commission found this standard to be met.*
☒	☐	☐	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*The City Engineer will determine whether a Soils Report is required for this project.*

				The Commission found this standard to be met.
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a) Proposed contours at a maximum of two (2) foot contour intervals;** **b) Cut and fill banks in pad elevations;** **c) Drainage patterns;** **d) Areas where trees and/or natural vegetation will be preserved;** **e) Location of all street and utility improvements including driveways to building envelopes; and** **f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*A Grading Plan has been submitted and is under review by the City Engineer.* *The Commission found this standard to be met.*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**B. 1.**	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
			Staff Comments	*Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.* *The Commission found this standard to be met.*
☐	☐	☒	**B. 2.**	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*N/A*
☒	☐	☐	**B. 3.**	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**
			Staff Comments	*Erosion control and re-vegetation shall be included in the final design where necessary. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.**

				e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			Staff Comments	*Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*A Drainage Plan has been submitted. Runoff is proposed along the public street frontage and landscaping. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval.* *The Commission found this standard to be met.*
16.04.100: Overlay Districts				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.*
☐	☐	☒	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*
☒	☐	☐	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts. .*
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 – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*
☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*N/A – The proposed subdivision is located within the Limited Residential (LR-1) Zoning District.*
☒	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*Sidewalks and shared-use paths were constructed for Phase I of the Sunbeam Subdivision and are adequate for the site. No additional pathways are proposed at this time.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),**

				c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) **Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A – This application is subject to the existing Planned Unit Development Agreement for Phase I of the Sunbeam Subdivision, which addressed park/open space requirements. No additional Park/Open Space is required at this time.*
			D.	**Minimum Requirements:**
☐	☒	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*The Applicant shall address the maintenance of the outdoor shared space delineated by the easement between the proposed townhouse sublots in CC&R's for the subdivision. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☐	☐	☒	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**
			Staff Comments	*N/A*
☒	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	*N/A*

☒	☐	☐	**D. 5.**	**Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*Please refer to Section 16.04.110(A)2 for further details.* *The Commission found this standard to be met.*
☐	☐	☒	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*N/A*
☐	☐	☒	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*
☐	☐	☒	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*
			G.	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space**

				shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
☐	☐	☒	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☐	☐	☒	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
			H.	**In-Lieu Contributions:**
☐	☐	☒	**H. 1.**	**After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
			Staff Comments	*N/A – The required park/open space is existing and was developed according to the PUD Agreement for Phase I of the Sunbeam Subdivision.* *The Commission found this standard to be met.*
☐	☐	☒	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.* *The Commission found this standard to be met.*
☐	☐	☒	**H. 3.**	**Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.* *The Commission found this standard to be met.*
☐	☐	☒	**H. 4.**	**In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.**

			Staff Comments	*Please reference Section 16.04.110 for further detail.* *The Commission found this standard to be met.*
16.05: Improvements Required:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.**
			Staff Comments	*The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.* *The Commission found this standard to be met.*
☒	☐	☐	**A.**	**Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	*This standard shall be met.* *The Commission found this standard to be met.*
☒	☐	☐	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	*This standard shall be met.* *The Commission found this standard to be met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard shall be met.* *The Commission found this standard to be met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.**

			Staff Comments	*This standard shall be met, has been made a condition of approval, and will be reevaluated at final design, prior to Final Plat approval.* *The Commission found this standard to be met.*
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*N/A – Signage for the public street names is existing, this project does not any other signage.*
☐	☐	☒	**C.**	**Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*N/A – No streetlights are planned for this project.*
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	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.* *The Commission found this standard to be met.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City**

				Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A – This project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to Final Plat approval. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*All utilities are shown to be installed underground and accessible via easements. The easements shall meet the approval of the City Engineer, this has been made a Condition of Approval.* *The Commission found this standard to be met.*
16.05.070: Parks, Green Space				
☐	☐	☒	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*See Section 16.04.110 for further detail.* *The Commission found this standard to be met.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.* *The Commission found this standard to be met.*
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	**A.**	**Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the**

				plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			Staff Comments	*This standard shall be met.* *The Commission found this standard to be met.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**
			Staff Comments	*N/A – The completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)**
			Staff Comments	*As built drawings will be required. This standard will be met.* *The Commission found this standard to be met.*
16.08: Townhouses:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.08.010**	**Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)**
			Staff Comments	*The proposed subdivision is for single-family cottages that do not include party walls. However, the Applicant shall include CC&Rs to address the maintenance of utilities and shared outdoor space in the easements. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**16.08.020**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)**
			Staff Comments	*Vehicular access on the proposed plat directly leads to the cottage units, where garages can be assumed.* *The Commission found this standard to be met.*

☒	☐	☐	**16.08.030**	**Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)**
			Staff Comments	*Each single-family cottage unit is required to have two (2) parking spaces, this has been made a Condition of Approval.* *The Commission found this standard to be met.*
☒	☐	☐	**16.08.040**	**Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC, and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)**
			Staff Comments	*The proposed plat complies with this standard. Although the plat indicates municipal services passing through the sublots, they are protected by easements and do not pass through other buildings.* *The Commission found this standard to be met.*
☒	☐	☐	**16.08.050**	**General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)**
			Staff Comments	*This standard will be met.* *The Commission found this standard to be met.*
☒	☐	☐	**16.08.060**	**Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)**
			Staff Comments	*This standard will be met.* *The Commission found this standard to be met.*
☐	☐	☒	**16.08.070**	**Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)**
			Staff Comments	*N/A*
☒	☐	☐	**16.08.080**	**Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)**
			Staff Comments	*This project is subject to the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision, which identified these two (2) adjacent cottage lots and requires the development of eighteen (18) cottage units in Phase I of the Sunbeam Development. Per the affiliated PUD Agreement and Final Plat, ten (10) cottage units are proposed on the parcel and the remaining eight (8) cottage units required in Phase I will be of a similar size.* *The Commission found this standard to be met.*
☐	☐	☒	**16.11.010**	**Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real**

				difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			Staff Comments	*N/A*

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 Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for cottage units. This project is located along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) 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 (m) are met:

a) All conditions of the Planned Unit Development approval, dated June 18, 2020, shall be met.
b) All Fire Department and Building Department requirements shall be met.
c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Requirements to be completed at the Applicant's sole expense include, but will not be limited to:
    i. Permits for the installation of all drywells.
    ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.

iii. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.

d) Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
f) The Applicant shall dedicate the parking access lane easement. Such dedication shall be noted as a plat note within the Panorama Point Subdivision Plat.
g) The Applicant shall address the maintenance of utilities, shared outdoor space, and the parking access lane within the subdivision's CC&R's.
h) The Applicant shall provide a minimum of two (2) onsite parking spaces per single-family cottage unit.
i) All improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
j) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
k) The area designated for snow storage shall be equal to or greater than 25% of the vehicular and pedestrian circulation areas in the subdivision.
l) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
m) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

Signed this _____ day of _____, 2020.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 7, 2023, the Hailey Planning and Zoning Commission considered a Design Review Application by Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on July 20, 2023.

Application: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021— wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). Now, the Pilling Family Trust, represented by Manya Yamada, proposes to subdivide two (2) of the Phase I cottage lots, Lots 41 and 49, into ten (10) sublots and cottage units under a concurrent Preliminary Plat Application for Panorama Point Subdivision.

The proposed site plan includes six (6) different designs for the cottage units with gross floor areas ranging between 2,187 and 2,375 square feet in size. Each cottage unit contains a ground level porch and attached garage; the floor plans include an open floor layout on the first or second floor, in addition to three (3) smaller, enclosed rooms and second floor balconies.

Of relevance to this project, the Hailey Municipal Code defines the following cottage, townhouse, and sublot terms in the following ways:

> **TOWNHOUSE DEVELOPMENT:** A multi-family residential project of two (2) or more townhouse units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both of the following:
>
> A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
>
> B. "**Cottages**", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.
>
> **TOWNHOUSE SUBLOT:** The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and

an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE UNIT: A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse sublot.

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse sublot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. As presented to the Commission on May 15, 2023 and June 20, 2023, Staff is developing an ordinance to accommodate cottage developments with definitions, standards, and zoning that are distinct from other housing types. At this point in time, cottage development applications—such as this one— will be held to the existing standards within Hailey's Municipal Code. Staff has worked internally with the Applicant to communicate the City Council's priorities for the character and intent of cottage developments, as they were negotiated in the Sunbeam Subdivision Planned Unit Development Agreement.

Procedural History: The Applicant submitted their first Preliminary Plat Application for the Panorama Point Subdivision on December 5, 2022, it was certified complete on December 12, 2022. A public hearing before the Planning and Zoning Commission took place on January 17, 2023, at which time the proposed plat was recommended to the City Council for approval. On February 27, 2023, a public hearing before the City Council took place, at which time they took no action. The Council found that the proposed design with seven (7) separate driveways off the public streets contradicted the intent of the existing cottage code, and the Condition of Approval for the Final Plat of the Sunbeam Subdivision Phase I. The Council recommended that the Applicant submit a revised Preliminary Plat Application in tandem with a Design Review Application, which they are now doing.

This property is subject to a Planned Unit Development (PUD) Agreement dated June 18, 2020 (Instrument #670234), as well as the Final Plat for Phase I of the Sunbeam Subdivision that was approved on April 12, 2021.

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:** *Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.*
				Fire/Safety: *No comments.*
				Water and Sewer: *No comments.*
				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	*N/A - No signage is proposed.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the current requirements, each cottage unit requires 1.5 parking spaces. The proposed design adheres to this standard, incorporating an attached two-car garage in each unit.* *The Commission found this standard to be 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*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **1. All exterior lighting shall be designed, located and lamped in order to prevent:** **i. Overlighting;** **ii. Energy waste;** **iii. Glare;** **iv. Light Trespass;** **v. Skyglow.** **2. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **3. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant proposes to install exterior sconce and recessed lighting that is full cutoff, fully shielded, down-facing, and includes a lumen output that is Dark Sky compliant.* *The Commission found this standard to be met.*
☒	☐	☐	**Bulk Requirements**	**Limited Residential (LR-1) Zoning District and Sunbeam Subdivision Phase 1 PUD:**
			Staff Comments	*While the cottage code is being developed, Staff recommends that the proposed cottage units be held to the standards of townhouse units.* *Building Height:* - *Permitted Building Height: 30'* - *Proposed building heights:* o *A1, B1, and B2 design: 27'-6 13/32"* o *A2 design: 26'-6 13/32"* o *C1 and C2 design: 28'-0 13/32"*

				Building Setbacks:
				- *Permitted setbacks:*
				  ○ *Front yards: 25'*
				  ○ *Side yards:*
				  ▪ *Between cottage units: 6'*
				  ▪ *Abutting private property to the south, outside the cottage development:*
				  • *Sublot 1 (B2 design, 18' wall height): 10'*
				  • *Sublot 9 (C1 design, 28'-0 13/32" wall height): about 11'5"*
				  • *Sublot 10 (C2 design, 28'-0 13/32" wall height): about 11'5"*
				  ○ *Rear yards: 10'*
				- *Proposed setbacks:*
				  ○ *Front yards: 25'*
				  ○ *Side yards:*
				  ▪ *Between cottage units: 8' and 10'*
				  ▪ *Abutting private property to the south, outside the cottage development:*
				  • *Sublot 1 (B2 design, 18' wall height): 12'*
				  • *Sublot 9 (C1 design, 28'-0 13/32" wall height): 16'*
				  • *Sublot 10 (C2 design, 28'-0 13/32" wall height): 16'*
				  ○ *Rear yards: 10'*
				
				All setbacks and building height requirements have been met.
				
				The Commission found this standard to be met.

☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The sidewalk and drainage improvements were constructed in Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A*

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 cottage units are oriented towards the public street frontages. Each unit contains a sizeable front yard; a common space is retained near the center and rear of the development. The existing perimeter sidewalk will provide pedestrian access to the cottage units.* *The Commission found this standard to be 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 site for the proposed development is flat and somewhat barren; there is no significant vegetation.* *The Commission found this standard to be 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	*Pedestrian circulation is planned around the perimeter of the development, vehicular circulation is planned within the development. Internal pathways may exist, but the Applicant can confirm this at the public hearing on August 7, 2023.* *The Commission found this standard to be 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	*A Condition of Approval has been added, requiring that the Applicant screen building and utility facilities from view. This standard shall be met.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A*
☐	☐	☒	**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	*Parking and driveways are largely screened from view of the public streets.* *The Commission found this standard to be 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	*One (1) parking access lane provides vehicular access to the garages, there is only one (1) curb cut involved in this development. The proposed design meets this standard.* *The Commission found this standard to be 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	*A Condition of Approval has been added, requiring that the Applicant calculate the required snow storage and designate its placement. This standard shall be met.* *The Commission found this standard to be met.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.* *The Commission found this standard to be met.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Where they are currently planned, snow storage areas do not impede circulation nor parking areas. A Condition of Approval has been added, requiring that the Applicant calculate the required snow storage and designate its placement. This standard shall be met.* *The Commission found this standard to be 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	*This has been made a Condition of Approval.* *The Commission found this standard to be 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 surrounding neighborhood includes buildings with shed roofs, resembling the mountain modern design. The proposed building height is compliant with the maximum building height and common in the neighborhood.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A*
☒	☐	☐	**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 porches, fenestration, and two-tone siding is pedestrian oriented and encourages human activity.* *The Commission found this standard to be 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 main entry and front façade of each cottage unit faces the public street frontage, with the exception of the cottage unit on Sublot 10 which does not have a public street frontage. Previous applications (Lena Cottages, Sonitalena Cottages, and Rimrock Cottages) were exempt from this standard, and Staff suggests the same for this application.* *The Commission found this standard to be 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*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*The siding includes a variety of steel and engineered wood/fiber cement materials. With roof shingles, fenestration, light gray deck flooring, and varied deck railing, the proposed design includes a mix of complementary materials, textures, and colors.* *The Commission found this standard to be 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	*Please refer to Section 17.06.080(A)2f for further detail.* *The Commission found this standard to be 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	*N/A*
☒	☐	☐	**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	*With the upper deck offer covering above the main entrances to the cottages, this has been added as a Condition of Approval.* *The Commission found this standard to be 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	*This has been added as a Condition of Approval.* *The Commission found this standard to be 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*
☐	☐	☒	**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*
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*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A*
☒?	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*The proposed deck railing materials include metal black picket and cables; additional wood and black metal fencing may line the southern property line.* *The Commission found this standard to be 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	*The proposed landscape plan softens the open space between the cottage units and enlivens the public street frontages with natural colors.* *The Commission found this standard to be 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	*N/A*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately**

				screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	*This has been made a Condition of Approval.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines are proposed to be installed underground.* *The Commission found this standard to be met.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A*
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*The proposed plant materials appear appropriate for the environment.* *The Commission found this standard to be met.*
☒	☐	☐	**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 are hardy for Zone 4.* *The Commission found this standard to be 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	*The Applicant proposes to irrigate with an automatic underground system, using drip irrigation.* *The Commission found this standard to be 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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*The proposed plant materials are compliant with the minimum caliper size and maximum percentage of any one tree species.* *The Commission found this standard to be 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*
☒	☐	☐	**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.* *The Commission found this standard to be 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	*This has been made a Condition of Approval.* *The Commission found this standard to be 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 will be responsible for maintaining plant material in healthy condition.* *The Commission found this standard to be 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*
☐	☐	☒	**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*
☐	☐	☒	**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*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A*
☐	☐	☒	**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*

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

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff* Comments**
☒	☐	☐	**17.06.080(D)1a**	**1. Site Planning**
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	*The Applicant engaged in significant deliberation with the Staff and City Council about minimizing the curb cuts and providing vehicular access via one (1) parking access lane. The communal parking access lane and open common space resembles the intent behind the requirement for cottages in the Planned Unit Development Agreement for Sunbeam Subdivision Phase 1.* *While the Commission expressed preference for a site plan with a common space uninterrupted by a parking access lane, the Commission found this standard to be met.*

☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*The proposed development utilizes but does not extend the existing perimeter sidewalk. The interior of the cottage development comprises of a parking access lane for vehicular circulation.* *The Commission found this standard to be met.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.**
			Staff Comments	*The proposed cottage units encourage pedestrian circulation in the front yards and along the public street frontages.* *The Commission found this standard to be met.*
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			**Standards and Staff Comments**	
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.* *The Commission found this standard to be met.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.* *The Commission found this standard to be met.*

17.06.060 Criteria.

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review Application by Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) 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 (i) are met:

a) The proposed design is subject to the stipulations of the Planned Unit Development Agreement for Phase 1 of the Sunbeam Subdivision.
b) All applicable Fire Department and Building Department requirements shall be met.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
d) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.

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) Building and utility facilities shall not block any sidewalk nor pedestrian ways and shall be screened from view.
h) The Applicant shall submit a drainage plan that includes the addition of downspouts, snow clips, and gutters to prevent drainage into circulation areas and direct it into landscaping; storm water shall be retained on site with drainage mechanisms.
i) The Applicant shall calculate the required snow storage and designate its location onsite, and submit for review and approval by City Staff prior to Preliminary Plat approval.

Signed this _____ day of _____, 2020.

_____
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 21, 2023

To: Hailey Planning & Zoning Commission

From: Emily Rodrigue, Community Development City Planner/Resilience Planner

Overview: Consideration of a Preliminary Plat Application by ARCH Community Housing Trust, Inc., wherein one (1) lot is subdivided into eight (8) sublots for cottage townhouse development (SUNBEAM SUBDIVISION PHASE 1 LOT 64 BLK 5). This project is located along the public streets of Gray's Starlight Drive and Sunbeam Street within the Limited Residential (LR-1) Zoning District.

Hearing: August 21, 2023

Applicant: ARCH Community Housing Trust, Inc.
Project: Sunny Gulch Townhomes
Location: SUNBEAM SUBDIVISION PHASE 1 LOT 64 BLK 5
Size: 0.93 acres (40,510.8 square feet)
Zoning/Size: Limited Residential (LR-1) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on August 1, 2023.

Background: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021—wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). On August 7, 2023, the Pilling Family Trust's Subdivision Application (Panorama Point Subdivision) received a recommendation for City Council approval by the Hailey Planning and Zoning Commission. This Application proposed to subdivide two (2) of the three (3) Phase I cottage townhouse lots into ten (10) sublots with ten (10) new cottage units in total.

Now, the ARCH Community Housing Trust Inc. proposes to subdivide the remaining one (1) Phase I cottage lot, Lot 64, into eight (8) cottage townhouse sublots to serve eight (8) cottage units under a Preliminary Plat Application. If approved, a new subdivision within Phase I of the Sunbeam Subdivision would be developed, recorded, and named Sunny Townhomes Subdivision.

The Application for the Sunny Townhomes Subdivision proposes to subdivide the 0.93 acres of Lot 64 into eight (8) cottage townhouse sublots between 0.09 and 0.16 acres in size. In addition to the ten (10) cottage lots proposed for the Panorama Point Subdivision at the August 7, 2023 Planning and Zoning Meeting, this application completes the eighteen (18) cottage units planned for Phase I of the Sunbeam Subdivision.

Of relevance to this project, the Hailey Municipal Code defines the following cottage, townhouse, and sublot terms in the following ways:

> **TOWNHOUSE DEVELOPMENT:** A multi-family residential project of two (2) or more townhouse units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both of the following:
> A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.
> B. "**Cottages**", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.
>
> **TOWNHOUSE SUBLOT:** The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.
>
> **TOWNHOUSE UNIT:** A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse sublot.

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse sublot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. As presented to the Commission on May 15, 2023 and June 20, 2023, Staff is developing an ordinance to accommodate cottage developments with definitions, standards, and zoning that are distinct from other housing types. At this point in time, cottage development applications—such as this one— will be held to the existing standards within Hailey's Municipal Code. Staff has worked internally with the Applicant to communicate the City Council's priorities for the character and intent of cottage developments, as they were negotiated in the Sunbeam Subdivision Planned Unit Development Agreement.

Procedural History: The Applicant submitted their Preliminary Plat Application for the Sunny Townhomes Subdivision on June 20, 2023, and it was certified complete on June 21, 2023. A public hearing before the Planning and Zoning Commission will take place on August 21, 2023 in Hailey City Hall Council Chambers and virtually via Microsoft Teams.

This property is subject to a Planned Unit Development (PUD) Agreement dated June 18, 2020 (Instrument #670234), as well as the Final Plat for Phase I of the Sunbeam Subdivision that was approved on April 12, 2021.

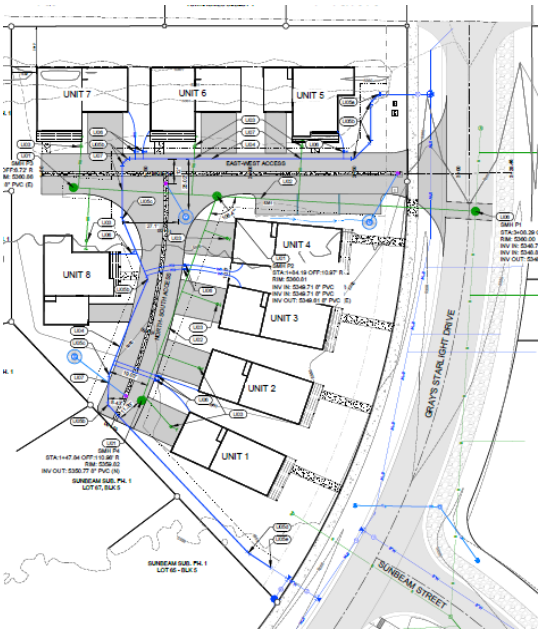
Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.*
				Fire/Safety: *The site's interior, vehicular access aisle, which services each of the units and also acts as a fire lane, is proposed at the minimum allowable width by Hailey Municipal Code. The Hailey Fire Department is requesting that the Applicant ensure the fire lane is unobstructed and accessible at all times.* *The Applicant shall paint all curbs of the lot's interior, vehicular access aisles with red paint, as well as install signage prohibiting parking along the sides of the access aisle, except in the three (3) designated guest parking spaces shown on site plans. This has been made a Condition of Approval.*
				Water and Sewer: *No comments.*
				Building: *No comments.*
				Streets: *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	*N/A – The public streets for Phase I of the Sunbeam Subdivision were platted in 2021 and have since been built/are existing. The project proposed here does not include any new streets.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A – No cul-de-sacs nor dead-end streets are proposed.*

☐	☐	☒	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*N/A – Each of the proposed cottage units will be accessed via an interior parking access lane, which connects to Gray's Starlight Drive in the northeast quadrant of the parcel. City of Hailey Department Heads have reviewed the site plans and did not recommend more than one (1) access point.*
☐	☐	☒	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*N/A – No streets are proposed, only a single parking access lane from Gray's Starlight Drive to the interior of the lot.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A – No public streets nor traffic calming measures are proposed.*
☐	☐	☒	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*N/A – No public streets are proposed.*
☐	☐	☒	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*N/A – No roadways are proposed.*
☐	☐	☒	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*N/A – No new road grades are proposed. The public streets are existing and meet City Standards.*
☐	☐	☒	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy**

				of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	*N/A – Storm drains and/or drainage areas of adequate size are in place.*
☒	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*The Applicant shall paint all curbs of the lot's interior parking access lane with red paint, as well as install signage prohibiting parking along the sides of the access lane, except in the three (3) designated guest parking spaces shown on site plans. This has been made a Condition of Approval.*
☐	☐	☒	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*N/A – No new streets nor alleys are proposed.*
			L.	**Private Streets:**
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**

			Staff Comments	*N/A – No private streets are proposed.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**
			Staff Comments	*The proposal includes one (1) parking access lane, which will service all cottage units within the subdivision. Ingress/egress are achieved via this singular approach from Gray's Starlight Drive. The proposed access lane and driveways shall be managed by an HOA. This has been made a Condition of Approval.*
☐	☐	☒	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a) Accessing one residential unit: twelve feet (12')** **b) Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*N/A. All proposed driveways are located off the private access lane, and only one curb cut is proposed off the public street, Grays Starlight Drive. Minimal impact to the public street is proposed, and driveway dimensions are appropriate for private roads, access lanes, and aisles. The proposed access lane and driveways shall be managed by an HOA. This has been made a Condition of Approval.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A – None of the proposed driveways exceed one-hundred and fifty feet (150').*
☐	☐	☒	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*N/A, as no driveways accessing more than one (1) residential dwelling unit are proposed.*
☐	☐	☒	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*N/A – None of the proposed driveways serve more than one (1) residence.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*No driveways interfere with the maintenance of existing infrastructure. The residential approaches are serviced by a communal parking access lane.*
☒	☐	☐	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The proposed parking access lane has been approved by the Fire Department, with required traffic safety control methods (fire lane paint and signage) and will be inspected for IFC compliance during the final plat inspections.*
☒	☐	☐	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**

			Staff Comments	*The site plan for the interior access lane has been inspected by the Hailey Fire Department and appears to comply with all regulations set forth in the IFC and other applicable codes and ordinances.*
16.04.030: Sidewalks and Drainage Improvements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.**
			Staff Comments	*The public street sidewalk and drainage improvements were constructed in Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision and are equal to the length of the public street frontage. Unless improvements are needed to the existing sidewalks, this standard has been met. The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process. This has been made a Condition of Approval.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*The public street sidewalks were constructed for Phase I of the Sunbeam Subdivision. Units 1-4 are proposed to include a walkway from each unit's eastern frontage, connecting to the existing public sidewalk on Gray's Starlight Drive.*
☒	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*The public street sidewalk, adjacent to the site were constructed for Phase I of the Sunbeam Subdivision.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A – This is a Preliminary Plat Application for a new cottage subdivision, this project involves more than a Lot Line Adjustment.*
16.04.040: Alleys and Easements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*N/A – This project is in the Limited Residential (LR-1) Zoning District.*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*Alleys are not required, nor are they planned. The proposed underground utilities are routed in the platted parking access aisle and platted public utility easements. A main line from Gray's Starlight Drive will provide sewer service*

				connection for each of the units. Water service will be provided from two (2) connections to the mainline, also located on Gray's Starlight Drive. The City Water and Wastewater Departments are supportive of the proposed plans. 
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A – The proposed design does not include a dead-end alley.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**

			Staff Comments	*The proposed plat includes:* • *Mutual reciprocal easements for access by all cottage units, as well as by existing and future public and private utilities including, to utilities including but not limited to water, sewer, drainage, cable tv, telephone, natural gas, electrical lines, and roof and site drainage over, under and across their sublots for the repair, maintenance and replacement of those services;* • *A 10' Public Utility and Snow Storage Easement per Sunbeam Subdivision Phase 1, recorded as Instrument Number 682301* • *A Public Utility Easement, 27.84' to 31.99' wide. to benefit the City of Hailey.* • *A 20' wide private irrigation easement to benefit the Sunbeam Subdivision's HOA* • *A snow storage easement to benefit the Sunny Townhomes HOA* *Any concerns and/or issues with the proposed easements will be reviewed by the City Engineer and resolved prior to final design. The Applicant shall also address the easement and maintenance of the utilities in the CC&R's for the subdivision. Both stipulations have been made Conditions for Approval.*
☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*See Section 16.04.040.A.7 for explanation.*
☒	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*The easements have been explained in the prior Section 16.04.040.A.7. There is no need for a river access easement, as this site does not border the Big Wood River.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.*
☒	☐	☐	**B. 3.**	**Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**

			Staff Comments	*According to snow storage plans submitted by the project's engineer, the proposed snow removal area measures 9,312 square feet in size. The required snow storage area is 2,328 square feet. 2,584 square feet of snow storage is provided. No dimensions of any snow storage area is measured at less than 10 feet, and no above ground utilities appear to be impacted.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.*
16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*The project parcel is subject to the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision. The PUD Agreement and Final Plat for Phase I specified that three (3) cottage lots shall be developed into eighteen (18) cottage units. In keeping with the affiliated PUD Agreement and Final Plat, this application proposes eight (8) sublots between 0.09 and 0.16 acres in size, for single-family cottage units, to be known as Sunny Townhomes Subdivision. As such, the remaining cottage lots in Phase I (Lots 41 and 49) have been recommended for City Council approval by the Planning and Zoning Commission, for subdivision into ten (10) cottage lots of an average size of 0.10 acres, to be known as Panorama Point Subdivision.* *Also of relevance, the Hailey Municipal Code specifies a minimum lot size for townhouse sublots— "a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation"— but not a maximum size. The proposed lots meet and exceed the minimum area required for townhouse sublots.*
☐	☐	☒	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots.**

				The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			Staff Comments	*N/A – The plat does not include any double frontage lots.*
☐	☐	☒	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*N/A – Each of the proposed sublots are buildable.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**
			Staff Comments	*N/A – No flag lots are proposed.*
☐	☐	☒	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*N/A, townhouse sublots are excluded from this requirement. The proposed development has frontage on the public street, Gray's Starlight Drive.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
			Staff Comments	*N/A – This project is not located within the Townsite Overlay (TO) Zone District.*
16.04.070: Orderly Development				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*The proposed project— the development of cottages through Sunny Townhomes Subdivision—is subject to the Phasing Plan and Planned Unit Development for Phase I of the Sunbeam Subdivision. Per the PUD Agreement, "All cottage lots depicted in the PUD development Plan must be developed with cottage units by the Owner or its successors or assigns." The "Owner shall use commercially reasonable efforts to expedite the development of said cottage units." This project—the proposed Sunny Townhomes Subdivision—can be understood as a subset of Phase I of the development of the Sunbeam Subdivision, Staff does not see any reason to create an additional phasing plan for the development of the proposed cottage units.*
☐	☐	☒	**B.**	**<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.*

☐	☐	☒	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*N/A*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A – The Commission and Council completed this process for the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision, of which this project is a part. The PUD required that a 4.54-acre park/open area space and a six-foot (6') wide pedestrian trail be completed during Phase I.*
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**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 – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.*
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography,**

				streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			Staff Comments	*The Commission and Council completed this process for the Planned Unit Development Plan and Final Plat for Phase I of the Sunbeam Subdivision. Through those processes, cottages were planned for this site.*
☒	☐	☐	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*The City Engineer will determine whether a Soils Report is required for this project.*
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a) Proposed contours at a maximum of two (2) foot contour intervals;** **b) Cut and fill banks in pad elevations;** **c) Drainage patterns;** **d) Areas where trees and/or natural vegetation will be preserved;** **e) Location of all street and utility improvements including driveways to building envelopes; and** **f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*A Grading/Site Improvement Plan has been submitted and is under review by the City Engineer.*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**B. 1.**	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**
			Staff Comments	*Very little grading will be necessary as the site is relatively flat. That said, a Grading/Site Improvement Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.*
☐	☐	☒	**B. 2.**	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*N/A*
☒	☐	☐	**B. 3.**	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**
			Staff Comments	*A permanent irrigation system is proposed for the site, servicing sixty-one (61) trees and one hundred and eighty-seven (187) shrub/grass/perennial clusters. Approximately four-thousand six hundred and fifty (4,650) square feet of low water grass cover is proposed as well. Revegetation of the site appears substantial, and the flat topography of the lot discourages erosion.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State**

				Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). **c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**
			Staff Comments	*Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*A Drainage Plan has been submitted. Runoff shall be collected at the entryway of the subdivision's parking access lane, within landscaping, and at the parking access lane spur that services Units 1-4 and Unit 8. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval.*
16.04.100: Overlay Districts				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.*
☐	☐	☒	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*

☐	☐	☒	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts. .*
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 – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*
☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*N/A – The proposed subdivision is located within the Limited Residential (LR-1) Zoning District.*
☒	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*Sidewalks and shared-use paths were constructed for Phase I of the Sunbeam Subdivision and are adequate for the site. No additional pathways are proposed at this time.*
☐	☐	☒	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling**

				ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), **c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** d) **Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A – This application is subject to the existing Planned Unit Development Agreement for Phase I of the Sunbeam Subdivision, which addressed park/open space requirements. No additional Park/Open Space is required at this time.*
			D.	**Minimum Requirements:**
☒	☐	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*The Applicant shall address the maintenance of the outdoor shared space delineated by the easement between the proposed townhouse sublots in CC&R's for the subdivision. This has been made a Condition of Approval.*
☐	☐	☒	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**
			Staff Comments	*N/A*
☐	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced**

				sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	*N/A*
☒	☐	☐	**D. 5.**	**Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*Please refer to Section 16.04.110(A)2 for further details.*
☐	☐	☒	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*N/A*
☐	☐	☒	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*
☐	☐	☒	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*

			G.	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.*
☐	☐	☒	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.*
			H.	**In-Lieu Contributions:**
☐	☐	☒	**H. 1.**	**After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
			Staff Comments	*N/A – The required park/open space is existing and was developed according to the PUD Agreement for Phase I of the Sunbeam Subdivision.*
☐	☐	☒	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
☐	☐	☒	**H. 3.**	**Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
☐	☐	☒	**H. 4.**	**In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
16.05: Improvements Required:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City**

				Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	*The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.*
☒	☐	☐	**A.**	**Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard shall be met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.**
			Staff Comments	*This standard shall be met, has been made a Condition of Approval, and will be reevaluated at final design, prior to Final Plat approval.*
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.*

☐	☐	☒	**B.**	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*N/A – Signage for the public street names is existing, this project does not any other signage.*
☐	☐	☒	**C.**	**Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*N/A – No streetlights are planned for this project.*
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	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A – This project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to Final Plat approval. This has been made a Condition of Approval.*
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those**

				improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			Staff Comments	*All utilities are shown to be installed underground and accessible via easements. The easements shall meet the approval of the City Engineer, this has been made a Condition of Approval.*
16.05.070: Parks, Green Space				
☐	☐	☒	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*See Section 16.04.110 for further detail.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.*
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	*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 – The completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)**
			Staff Comments	*As built drawings will be required. This standard will be met.*
16.08: Townhouses:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.08.010**	**Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the**

				recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			Staff Comments	*The proposed subdivision is for single-family cottages that do not include party walls. However, the Applicant shall include CC&Rs to address the maintenance of utilities and shared outdoor space in the easements. This has been made a Condition of Approval.*
☒	☐	☐	**16.08.020**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)**
			Staff Comments	*Vehicular access on the proposed plat directly leads to the cottage units, where garages can be assumed.*
☒	☐	☐	**16.08.030**	**Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)**
			Staff Comments	*Each cottage unit is required to have two (2) parking spaces. This standard is met with at least one (1) garage and one (1) driveway space provided per unit.*
☒	☐	☐	**16.08.040**	**Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC, and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)**
			Staff Comments	*The proposed plat complies with this standard. Although the plat indicates municipal services passing through the sublots, they are protected by easements and do not pass through other buildings.*
☒	☐	☐	**16.08.050**	**General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)**
			Staff Comments	*This standard will be met.*
☒	☐	☐	**16.08.060**	**Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)**
			Staff Comments	*This standard will be met.*
☐	☐	☒	**16.08.070**	**Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)**
			Staff Comments	*N/A*
☒	☐	☐	**16.08.080**	**Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)**
			Staff Comments	*This project is subject to the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision, which identified this cottage lot and requires the development of eighteen (18) cottage units in Phase I of the Sunbeam Development. Per the affiliated PUD Agreement and Final Plat, eight (8) cottage units are proposed on the parcel in question, and the remaining ten*

				(10) cottage units (Panorama Point Subdivision) required in Phase I have been approved and will be of a similar size.
☐	☐	☒	**16.11.010**	**Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).**
			Staff Comments	*N/A*

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

The following are suggested Conditions of Approval for this Application:

a) All conditions of the Planned Unit Development approval, dated June 18, 2020, shall be met.
b) All Fire Department and Building Department requirements shall be met.
    i. The Applicant shall paint all access aisle curbs with red paint, as well as install signage prohibiting parking alongside the interior access aisle except in the three (3) designated guest parking spaces shown on site plans.
c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Requirements to be completed at the Applicant's sole expense include, but will not be limited to:
    i. Permits for the installation of all drywells.
    ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
    iii. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
d) Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
f) The Applicant shall dedicate the parking access lane easement. Such dedication shall be noted as a plat note within the Sunny Townhomes Subdivision Plat.
g) The Applicant shall address the maintenance of utilities and shared outdoor space between townhouse sublots within the subdivision's CC&R's.

h) Runoff shall be collected at the entryway of the subdivision's parking access lane, within landscaping, and at the parking access lane spur that services Units 1-4 and Unit 8, and storm water will be retained onsite.
i) The proposed access lane and driveways shall be managed by an HOA.
j) All improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
k) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
l) The Final Plat must be submitted within three (3) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
m) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

Motion Language:
Approval: Motion to approve a Preliminary Plat Application by ARCH Community Housing Trust, Inc., wherein one (1) lot is subdivided into eight (8) sublots for cottage townhouse development (SUNBEAM SUBDIVISION PHASE 1 LOT 64 BLK 5). This project is located along the public streets of Gray's Starlight Drive and Sunbeam Street within the Limited Residential (LR-1) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (m) are met.

Denial: Motion to deny a Preliminary Plat Application by ARCH Community Housing Trust, Inc., wherein one (1) lot is subdivided into eight (8) sublots for cottage townhouse development (SUNBEAM SUBDIVISION PHASE 1 LOT 64 BLK 5). This project is located along the public streets of Gray's Starlight Drive and Sunbeam Street within the Limited Residential (LR-1) Zoning District., finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

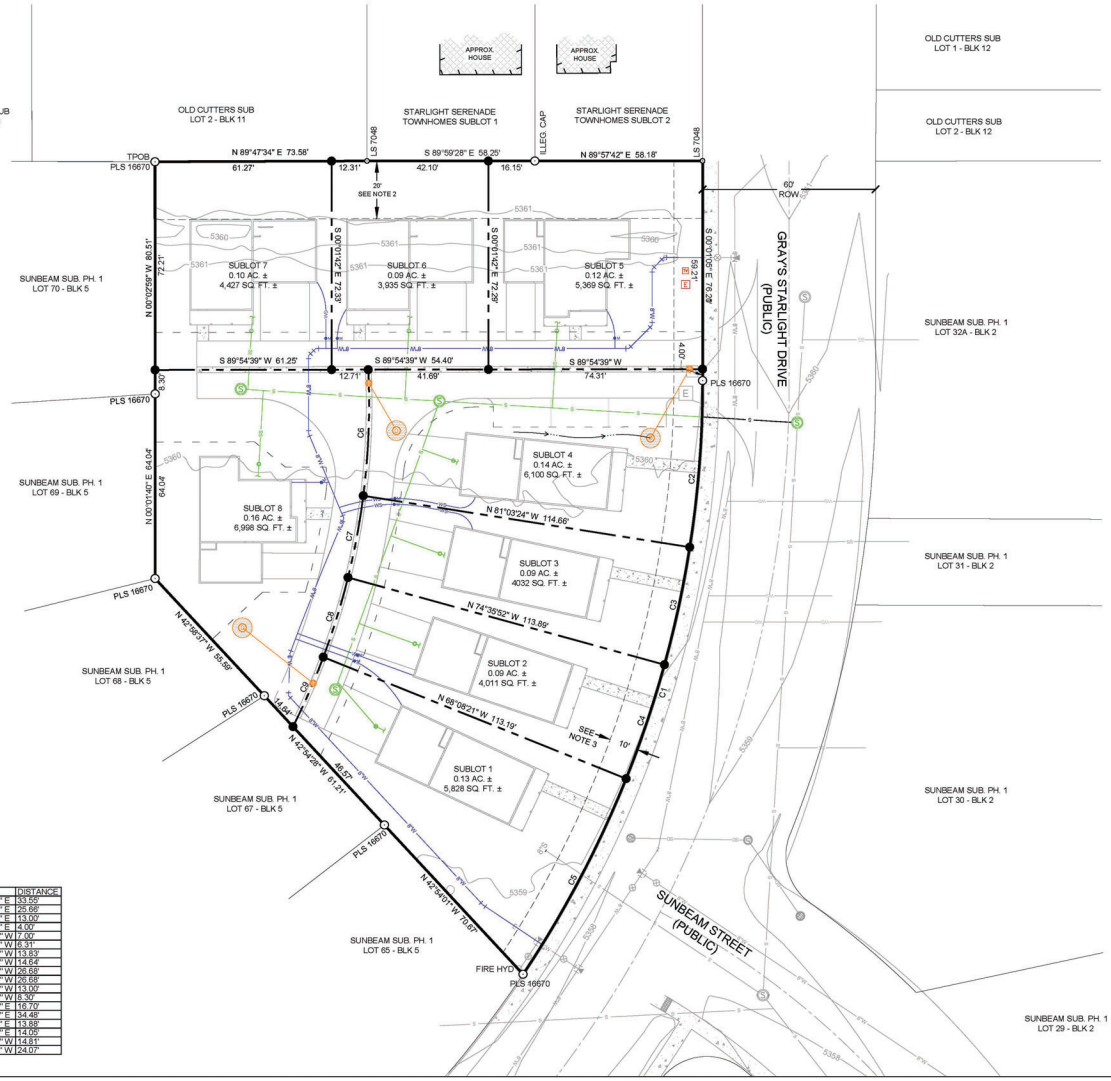
SUNNY TOWNHOMES

LOCATED WITHIN: SECTION 10, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

WHEREIN LOT 64, BLOCK 5, SUNBEAM SUBDIVISION, PHASE 1, IS DIVIDED INTO
TOWNHOUSE SUBLOTS 1-8

JUNE 2023

PRELIMINARY PLAT



★ SEE SHEET 2 FOR ADDITIONAL EASEMENTS.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED TOWNHOUSE SUBLOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT (TYPE AND WIDTH AS SHOWN)
- 5361 — 1FT CONTOUR (EXISTING GRADE)
- EXISTING SEWER LINE
- CENTERLINE OF 15FT WIDE EASEMENT FOR NEW 8" SEWER LINE, TO BENEFIT CITY OF HAILEY
- NEW SEWER SERVICE AND CLEANOUT
- EXISTING WATER LINE
- CENTERLINE OF 15FT WIDE EASEMENT FOR NEW 8" WATER LINE, TO BENEFIT CITY OF HAILEY
- NEW WATER SERVICE AND METER
- EXISTING STORM PIPE
- NEW STORM PIPE
- CONCRETE
- EMERGENCY ACCESS, PUBLIC UTILITY, & SNOW STORAGE EASEMENT (SEE SHEET 2 & NOTE 5)
- N XX°XX'XX"E XX.XX' — MEASURED BEARINGS AND DISTANCES
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- SET 1/2" REBAR (PLS 20893 - EASEMENT)
- SET 5/8" REBAR (PLS 20893)
- CALCULATED POINT, NOTHING SET
- EXISTING POWER BOX
- NEW POWER BOX
- EXISTING CABLE TV RISER
- NEW CABLE TV RISER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING DRYWELL
- NEW DRYWELL
- EXISTING CATCH BASIN
- NEW CATCH BASIN

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	218.28'	370.00'	33°48'05"	S 16°50'13" W	215.13'
C2	57.99'	370.00'	8°58'50"	S 04°25'35" W	57.93'
C3	41.72'	370.00'	6°27'39"	S 12°08'50" W	41.70'
C4	41.72'	370.00'	6°27'40"	S 18°36'29" W	41.70'
C5	76.64'	370.00'	11°53'56"	S 27°47'18" W	76.70'
C6	43.84'	250.00'	10°02'52"	S 02°16'16" W	43.79'
C7	28.85'	250.00'	6°36'45"	S 10°36'04" W	28.84'
C8	28.94'	250.00'	6°37'53"	S 17°13'24" W	28.92'
C9	26.33'	250.00'	6°02'04"	S 23°33'23" W	26.32'
C10	36.98'	25.00'	84°44'39"	S 47°32'19" W	33.70'
C11	103.11'	263.83'	22°23'31"	S 16°23'54" W	102.46'
C12	36.84'	237.00'	8°54'21"	S 11°30'44" W	36.80'
C13	1.30'	25.00'	16°46'25"	S 01°20'17" E	1.29'
C14	12.60'	370.00'	1°57'05"	S 00°54'43" W	12.60'
C15	3.41'	370.00'	0°31'40"	S 02°09'05" W	3.41'
C16	12.25'	370.00'	1°53'50"	S 32°47'21" W	12.25'

LINE	BEARING	DISTANCE
L1	S 00°01'05" E	33.55'
L2	S 00°01'05" E	25.66'
L3	S 00°01'05" E	13.00'
L4	S 00°01'05" E	4.00'
L5	N 00°00'21" W	7.00'
L6	S 89°54'39" W	6.31'
L7	N 42°54'28" W	13.83'
L8	N 42°54'28" W	14.64'
L9	N 42°58'37" W	26.68'
L10	N 00°02'59" W	13.00'
L11	N 00°02'59" W	8.30'
L12	N 00°01'40" E	16.70'
L13	N 89°54'39" E	34.48'
L14	S 50°45'24" E	13.88'
L15	N 90°00'00" E	14.05'
L16	N 90°00'00" W	14.81'
L17	S 47°01'23" W	24.07'

SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO CONVERT LOT 64, BLOCK 5, PHASE 1 OF SUNBEAM SUBDIVISION INTO TOWNHOUSE SUBLOTS AS SHOWN HEREON.
2. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
3. DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
4. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
   A. PLAT OF SUNBEAM SUBDIVISION, PHASE 1, INST. NO. 682301.
   B. PLAT OF STARLIGHT SERENADE TOWNHOMES, INST. NO. 690790.

NOTES:

1. REFER TO THE ORIGINAL PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNBEAM SUBDIVISION, PHASE 1, RECORDED AS INSTRUMENT NO'S. 682301 & 682300, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. 20' PRIVATE IRRIGATION EASEMENT TO BENEFIT THE SUNBEAM SUBDIVISION H.O.A. (PER PLAT; INST. NO. 682301)
3. 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT (PER PLAT; INST. NO. 682301)
4. ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR ACCESS, EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWERAGE, TELEPHONE, NATURAL GAS, AND ELECTRICAL LINES, ROOF AND SITE DRAINAGE OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
5. PUBLIC UTILITY EASEMENT TO BENEFIT THE CITY OF HAILEY. SNOW STORAGE EASEMENT TO BENEFIT THE SUNNY TOWNHOMES H.O.A.

ZONING: LR-1

PROFESSIONAL LAND SURVEYOR LICENSED 20893 6/5/23 STATE OF IDAHO ROBERT O. BREER

P1
PRELIMINARY PLAT

PREPARED BY :
GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512
WEB: http://galena-benchmark.com/

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SURVEYING ENGINEERING PLANNING GALENA ELEVATION ABOVE SEA 9236 FEET BENCHMARK

SUNNY TOWNHOMES

LOCATED WITHIN
SECTION 10, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR : ARCH COMMUNITY HOUSING TRUST

PROJECT NO. 23004	DWG BY: ROB / CRD: 23004.CRD	23004.DWG
PRELIMINARY PLAT	DATE: 6/5/2023	SHEET: 1 OF 2

G:\BMA\S\Sunbeam Subdivision\Phase 1\Block 5\Lot 64\23004_PRE_V5.dwg, 6/5/2023 11:47:49 AM

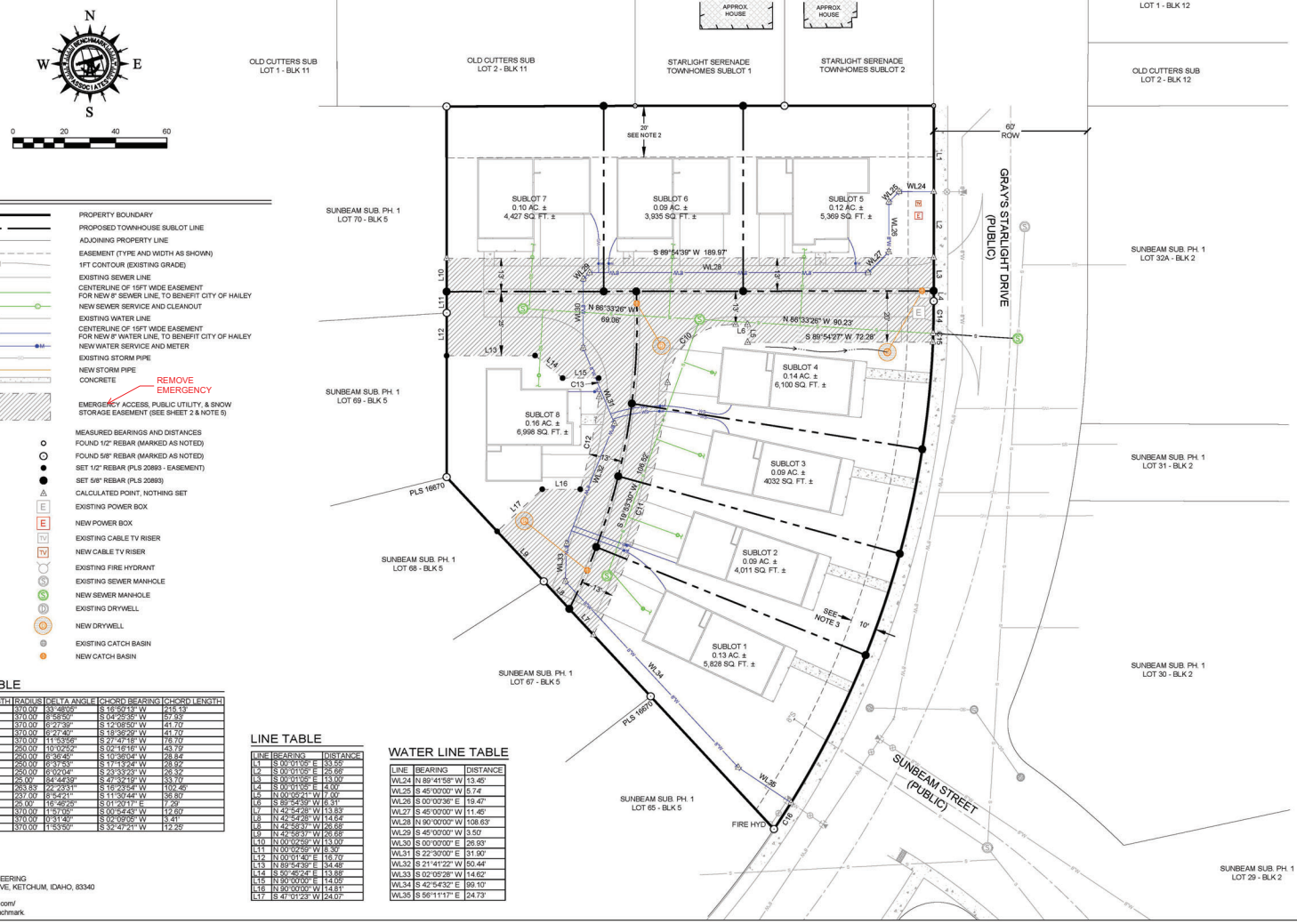
SUNNY TOWNHOMES

LOCATED WITHIN: SECTION 10, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

WHEREIN LOT 64, BLOCK 5, SUNBEAM SUBDIVISION, PHASE 1, IS DIVIDED INTO TOWNHOUSE SUBLOTS 1-8

JUNE 2023

PRELIMINARY PLAT



LEGEND

- PROPERTY BOUNDARY
- PROPOSED TOWNHOUSE SUBLOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT (TYPE AND WIDTH AS SHOWN)
- 5361 1FT CONTOUR (EXISTING GRADE)
- EXISTING SEWER LINE
- CENTERLINE OF 15FT WIDE EASEMENT FOR NEW 8" SEWER LINE, TO BENEFIT CITY OF HAILEY
- NEW SEWER SERVICE AND CLEANOUT
- EXISTING WATER LINE
- CENTERLINE OF 15FT WIDE EASEMENT FOR NEW 8" WATER LINE, TO BENEFIT CITY OF HAILEY
- NEW WATER SERVICE AND METER
- EXISTING STORM PIPE
- NEW STORM PIPE
- CONCRETE
- REMOVE EMERGENCY
- EMERGENCY ACCESS, PUBLIC UTILITY, & SNOW STORAGE EASEMENT (SEE SHEET 2 & NOTE 5)
- MEASURED BEARINGS AND DISTANCES
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- SET 1/2" REBAR (PLS 20893 - EASEMENT)
- SET 5/8" REBAR (PLS 20893)
- CALCULATED POINT, NOTHING SET
- EXISTING POWER BOX
- NEW POWER BOX
- EXISTING CABLE TV RISER
- NEW CABLE TV RISER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING DRYWELL
- NEW DRYWELL
- EXISTING CATCH BASIN
- NEW CATCH BASIN

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	218.28'	370.00'	33°48'05"	S 16°50'13" W	215.13'
C2	57.99'	370.00'	8°58'50"	S 04°25'35" W	57.93'
C3	41.72'	370.00'	6°27'39"	S 12°08'50" W	41.70'
C4	41.72'	370.00'	6°27'40"	S 18°36'29" W	41.70'
C5	76.64'	370.00'	11°52'56"	S 27°47'18" W	76.70'
C6	43.84'	250.00'	10°02'52"	S 02°16'16" W	43.79'
C7	28.85'	250.00'	6°36'45"	S 10°36'04" W	28.84'
C8	28.94'	250.00'	6°37'53"	S 17°13'24" W	28.92'
C9	26.33'	250.00'	6°02'04"	S 23°33'23" W	26.32'
C10	36.98'	25.00'	84°44'39"	S 47°32'19" W	33.70'
C11	103.11'	263.83'	22°23'31"	S 16°23'54" W	102.46'
C12	36.84'	237.00'	8°54'21"	S 11°30'44" W	36.80'
C13	1.30'	25.00'	16°46'26"	S 01°20'17" E	1.29'
C14	12.60'	370.00'	1°57'05"	S 00°54'43" W	12.60'
C15	3.45'	370.00'	0°31'40"	S 02°09'05" W	3.45'
C16	12.25'	370.00'	1°53'50"	S 32°47'21" W	12.25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°01'05" E	33.55'
L2	S 00°01'05" E	25.66'
L3	S 00°01'05" E	13.00'
L4	S 00°01'05" E	4.00'
L5	N 00°05'21" W	7.00'
L6	S 89°54'39" W	6.31'
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L8	N 42°54'28" W	14.64'
L9	N 42°58'37" W	26.68'
L10	N 00°02'59" W	13.00'
L11	N 00°02'59" W	8.30'
L12	N 00°01'40" E	16.70'
L13	N 89°54'39" E	34.48'
L14	S 50°45'24" E	13.88'
L15	N 90°00'00" E	14.05'
L16	N 90°00'00" W	14.81'
L17	S 47°01'23" W	24.07'

WATER LINE TABLE

LINE	BEARING	DISTANCE
WL24	N 89°41'58" W	13.46'
WL25	S 45°00'00" W	5.74'
WL26	S 00°00'36" E	19.47'
WL27	S 45°00'00" W	11.45'
WL28	N 90°00'00" W	108.63'
WL29	S 45°00'00" W	3.50'
WL30	S 00°00'00" E	26.93'
WL31	S 22°30'00" E	31.90'
WL32	S 21°41'22" W	50.44'
WL33	S 02°05'28" W	14.62'
WL34	S 42°54'32" E	99.10'
WL35	S 56°11'17" E	24.73'

SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO CONVERT LOT 64, BLOCK 5, PHASE 1 OF SUNBEAM SUBDIVISION INTO TOWNHOUSE SUBLOTS AS SHOWN HEREON.
2. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
3. DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
4. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
   A. PLAT OF SUNBEAM SUBDIVISION, PHASE 1, INST. NO. 682301.
   B. PLAT OF STARLIGHT SERENADE TOWNHOMES, INST. NO. 690790.

NOTES:

1. REFER TO THE ORIGINAL PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNBEAM SUBDIVISION, PHASE 1, RECORDED AS INSTRUMENT NO'S. 682301 & 682300, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. 20' PRIVATE IRRIGATION EASEMENT TO BENEFIT THE SUNBEAM SUBDIVISION H.O.A. (PER PLAT; INST. NO. 682301)
3. 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT (PER PLAT; INST. NO. 682301)
4. ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR ACCESS, EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWERAGE, TELEPHONE, NATURAL GAS, AND ELECTRICAL LINES, ROOF AND SITE DRAINAGE OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
5. PUBLIC UTILITY EASEMENT TO BENEFIT THE CITY OF HAILEY. SNOW STORAGE EASEMENT TO BENEFIT THE SUNNY TOWNHOMES H.O.A.

ZONING: LR-1

PROFESSIONAL LAND SURVEYOR LICENSED 20893 6/5/23 STATE OF IDAHO ROBERT O. BREEN

P2
PRELIMINARY PLAT EASEMENT PLAN

PREPARED BY :
GALENA-BENCHMARK ENGINEERING
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512
WEB: http://galena-benchmark.com/

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GALENA BENCHMARK SURVEYING ENGINEERING PLANNING

SUNNY TOWNHOMES

LOCATED WITHIN
SECTION 10, TOWNSHIP 2 NORTH, RANGE 18 EAST, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR : ARCH COMMUNITY HOUSING TRUST

PROJECT NO. 23004	DWG BY: ROB / CRD: 23004.CRD	23004.DWG
PRELIMINARY PLAT	DATE: 6/5/2023	SHEET: 2 OF 2

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SUNBEAM SUBDIVISION, LOT 64

HAILEY, IDAHO

MAY 2023

GENERAL CONSTRUCTIONS NOTES

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

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

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

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

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

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

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

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

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

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

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

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

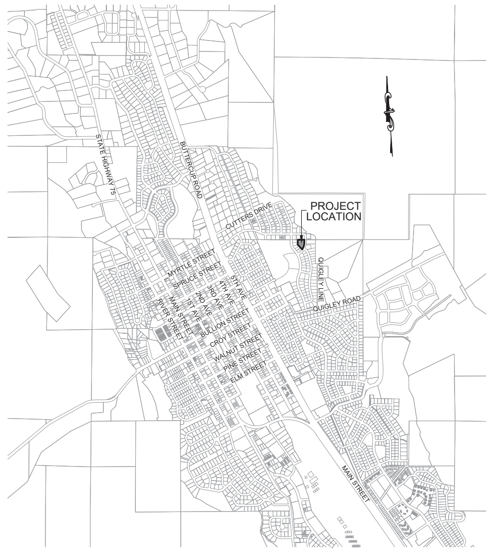
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPWC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

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

16. BOUNDARY INFORMATION SHOWN HEREON IS PER A SURVEY CONDUCTED BY BENCHMARK ASSOCIATES. EXISTING CONDITIONS SHOWN HEREON ARE APPROXIMATE PER AS-BUILT CONDITIONS OF SUNBEAM SUBDIVISION. A FULL EXISTING CONDITIONS SURVEY WILL BE CONDUCTED PRIOR TO CONSTRUCTION.



VICINITY MAP

N.T.S.

SHEET INDEX

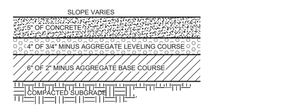
SHEET#	DESCRIPTION
C0.1	COVER SHEET AND DETAILS
C0.9	SITE LAYOUT PLAN
C1.0	EAST-WEST ACCESS IMPROVEMENTS PLAN
C1.1	NORTH-SOUTH ACCESS IMPROVEMENTS PLAN
C2.0	UTILITY PLAN AND PROFILE
C2.1	UTILITY DETAILS AND NOTES
C2.2	UTILITY DETAILS

CIVIL ENGINEER

SAMANTHA STAHLNECKER, PE
OPAL ENGINEERING, PLLC
416 S. MAIN STREET SUITE 204
PO BOX 2530
HAILEY, IDAHO 83333

LAND SURVEYOR

ROB BREIER, PLS
BENCHMARK ASSOCIATES, P.A.
100 BELL DRIVE
KETCHUM, IDAHO 83340

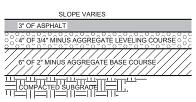


NOTES:

1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2"" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ⅛" WIDE, ¾" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

1 / C0.1 TYPICAL CONCRETE SECTION

N.T.S.

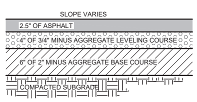


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. CURBED STREET SECTION CONSTRUCTION SHALL CONFORM TO CITY OF HAILEY STANDARD DRAWING 18.14.012.F.1.

2 / C0.1 TYPICAL ASPHALT SECTION

N.T.S.

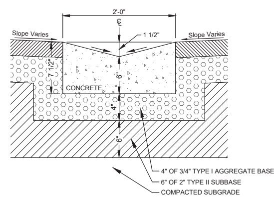


NOTES:

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

3 / C0.1 TYPICAL DRIVEWAY ASPHALT SECTION

N.T.S.

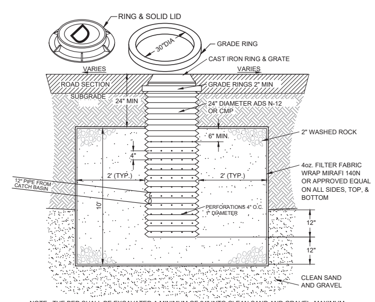


NOTES:

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

4 / C0.1 24" WIDE CONCRETE VALLEY GUTTER

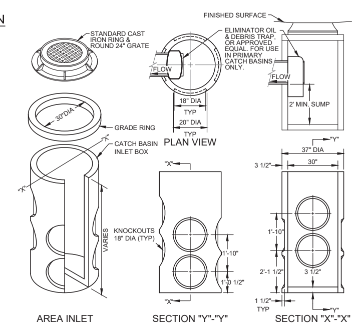
N.T.S.



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

5 / C0.1 DRYWELL DETAIL (6'X6')

N.T.S.



CATCH BASIN INSTALLATION NOTES:

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

6 / C0.1 30" DIAMETER PRIMARY CATCH BASIN

N.T.S.

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PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO.	DATE	DESCRIPTION
A	05/25/23	LOOPED WATER MAIN

PROFESSIONAL ENGINEER LICENSED 17618 05/25/2023 STATE OF IDAHO SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET AND DETAILS

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

C0.1

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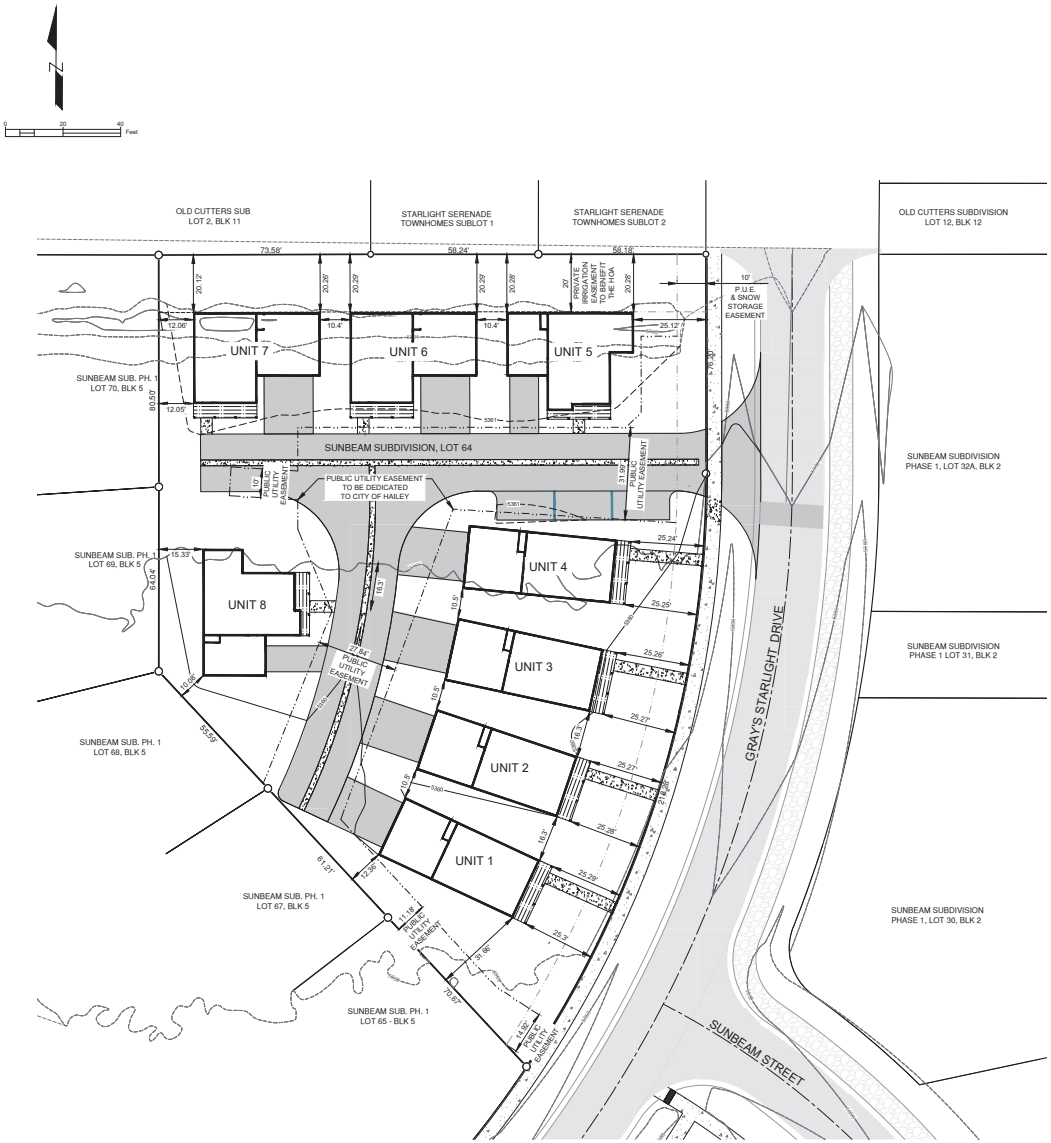

NOTES

1. SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.
2. SEE SHEET C2.0 FOR WATER AND SEWER DESIGN.

LEGEND

EXISTING ITEMS

- PROPERTY BOUNDARY
- CENTER LINE OF RIGHT OF WAY
- ADJOINING PROPERTY LINE
- EASEMENT, TYPE & WIDTH AS SHOWN
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- ASPHALT
- CONCRETE SIDEWALK

PROPOSED ITEMS

- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- ASPHALT
- CONCRETE VALLEY GUTTER
- ROAD PAINT
- EASEMENT, TYPE & WIDTH AS SHOWN

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PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO	DATE	DESCRIPTION
1	05/29/23	LOOPED WATER MAIN

PROFESSIONAL ENGINEER
LICENSED
17018
05/29/2023
STATE OF IDAHO
SAMANTHA STAHLHEFER

PRELIMINARY NOT FOR CONSTRUCTION

SITE LAYOUT PLAN

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

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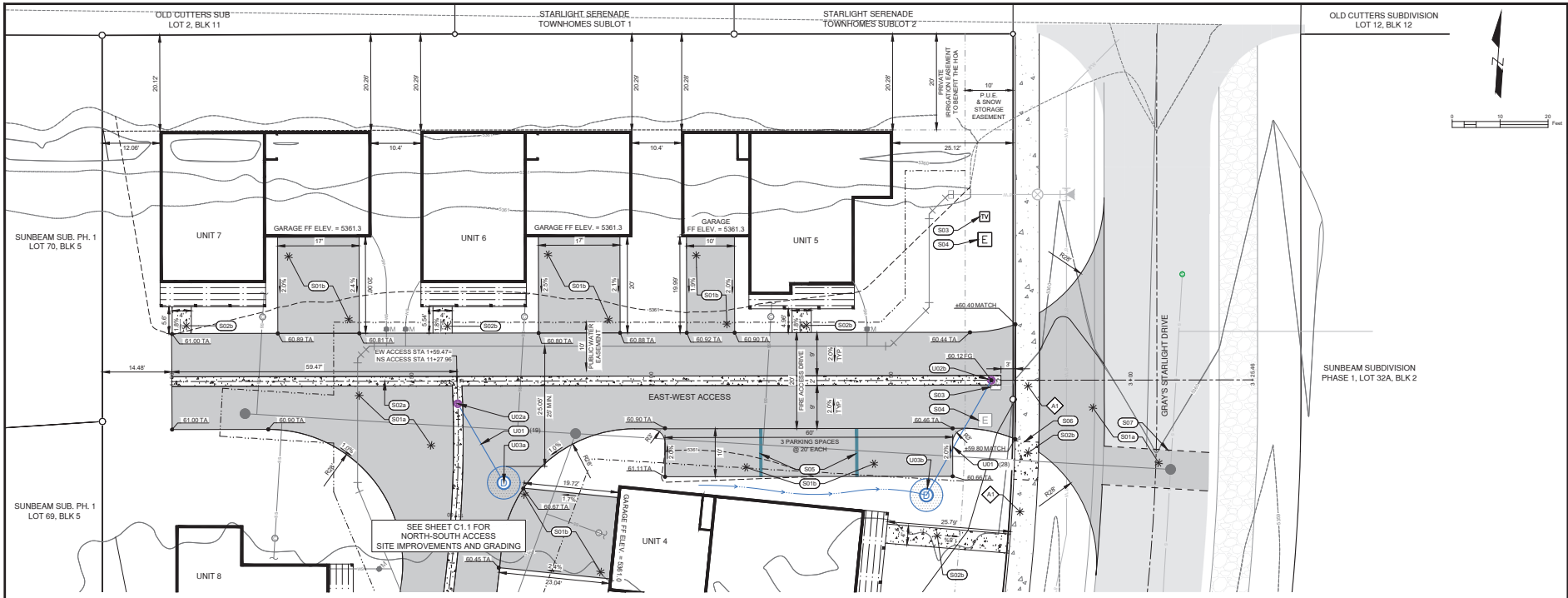

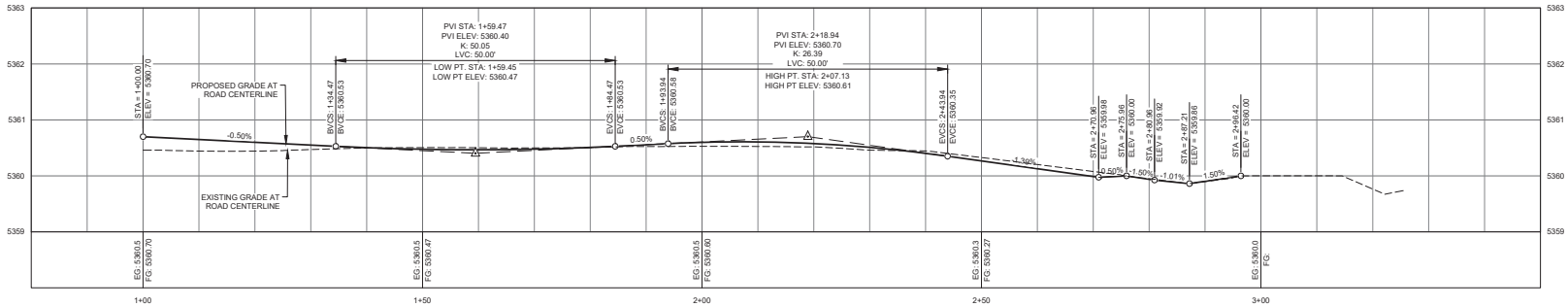

PROFILE VIEW: EAST-WEST ACCESS
SCALE: 1" = 10' H; 1" = 1' V

NOTES

1. SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.
2. SEE SHEET C2.0 FOR WATER AND SEWER DESIGN.

LEGEND

EXISTING ITEMS

- PROPERTY BOUNDARY
- CENTER LINE OF RIGHT OF WAY
- ADJOINING PROPERTY LINE
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- WATER LINE (8")
- STORM PIPE
- ASPHALT
- CONCRETE SIDEWALK
- SEWER LINE
- SEWER MANHOLE
- EASEMENT, TYPE & WIDTH AS SHOWN
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- POWER BOX
- CABLE TV RISER

PROPOSED ITEMS

- ROAD CENTERLINE
- SAWCUT LINE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- WATER LINE
- WATER SERVICE & METER
- STORM PIPE
- SEWER LINE
- SEWER SERVICE
- ASPHALT
- CONCRETE
- ROAD PAINT
- 2.0% GRADE
- ELEV. DESC. SPOT GRADE ELEVATION, DESCRIPTION
- SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- DRYWELL
- POWER BOX
- CABLE TV RISER
- EASEMENT, TYPE & WIDTH AS SHOWN

SITE IMPROVEMENT KEY NOTES

S01 ASPHALT:
a. CONSTRUCT ASPHALT ROADWAY. SEE DETAIL 2, SHEET C0.1.
b. CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 3, SHEET C0.1.

S02 CONCRETE ITEM:
a. CONSTRUCT 2' WIDE VALLEY GUTTER. SEE DETAIL 4, SHEET C0.1.
b. SIDEWALK PER DETAIL 1, SHEET C0.1.

S03 RELOCATE EXISTING COMMUNICATIONS PEDESTAL. COORDINATE WITH COMMUNICATION COMPANY.

S04 RELOCATE EXISTING POWER BOX. COORDINATE WITH IDAHO POWER.

S05 INSTALL ROAD STRIPING/ PAINT. WHITE ASPHALT PARKING STRIPING (4" WIDE).

S06 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT AS NECESSARY TO INSTALL SEWER MAIN.

S07 SAWCUT AND REMOVE EXISTING ASPHALT AS NECESSARY TO INSTALL SEWER MAIN.

A1 RETAIN AND PROTECT:
1. CONCRETE SIDEWALK

STORMWATER UTILITY KEY NOTES

U01 INSTALL 12" Ø ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 3 / C2.2. FOR TRENCHING

U02 INSTALL CATCH BASIN, SEE DETAIL 6, SHEET C0.1.
a. RIM ELEV. = 5360.32
INV. OUT = 5356.32
b. RIM ELEV = 5360.02
INV. OUT = 5356.02

U03 DRYWELL: SEE DETAIL 5, SHEET C0.1.
a. RIM = 5360.49
INV. IN =5355.94
b. RIM = 5360.0
INV. IN = 5355.46

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PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO	DATE	DESCRIPTION
1	05/23/23	LOOPED WATER MAIN

PROFESSIONAL ENGINEER LICENSE 17018 STATE OF IDAHO SAMANTHA STAHLHEBER 05/23/2023

PRELIMINARY NOT FOR CONSTRUCTION

EAST-WEST ACCESS IMPROVEMENTS PLAN

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

C1.0

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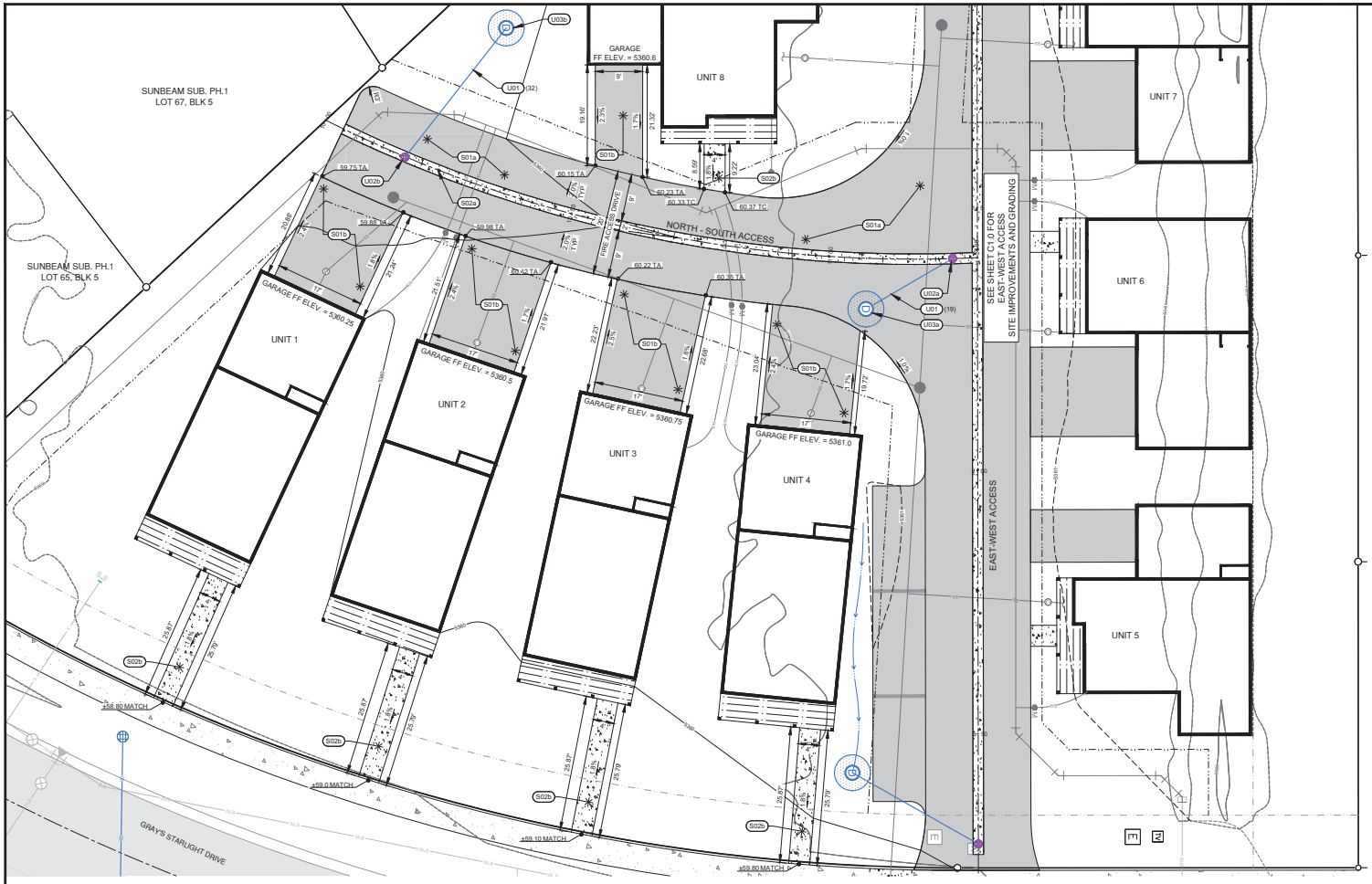

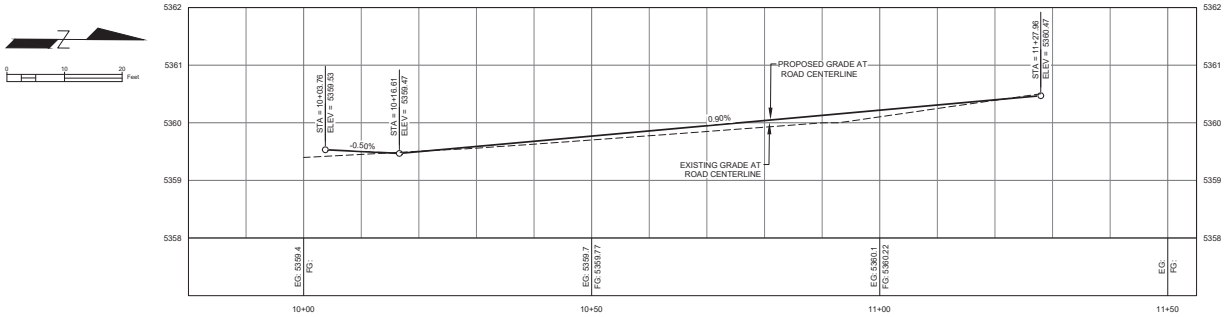

PROFILE VIEW: NORTH- SOUTH ACCESS

SCALE: 1" = 10' H; 1" = 1' V

NOTES

1. SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.
2. SEE SHEET C2.0 FOR WATER AND SEWER DESIGN.

LEGEND

EXISTING ITEMS

- PROPERTY BOUNDARY
- PROPOSED TOWNHOUSE SUBLOT LINE
- ADJOINING PROPERTY LINE
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- EASEMENT, TYPE & WIDTH AS SHOWN
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- WATER LINE (8")
- STORM PIPE
- ASPHALT
- CONCRETE SIDEWALK
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- POWER BOX
- CABLE TV RISER

PROPOSED ITEMS

- ROAD CENTERLINE
- SAWCUT LINE
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- WATER LINE
- WATER SERVICE & METER
- STORM PIPE
- SEWER LINE
- SEWER SERVICE
- ASPHALT
- CONCRETE VALLEY GUTTER
- APPROXIMATE LIMITS OF DISTURBANCE
- ROAD PAINT
- 2.0% GRADE
- ELEV. DESC. SPOT GRADE ELEVATION, DESCRIPTION
- SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- DRYWELL
- POWER BOX
- CABLE TV RISER
- EASEMENT, TYPE & WIDTH AS SHOWN

SITE IMPROVEMENT KEY NOTES

S01 ASPHALT:
a. CONSTRUCT ASPHALT ROADWAY. SEE DETAIL 2, SHEET C0.1.
b. CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 3, SHEET C0.1.

S02 CONCRETE ITEM:
a. CONSTRUCT 2' WIDE VALLEY GUTTER. SEE DETAIL 4, SHEET C0.1.
b. SIDEWALK PER DETAIL 1, SHEET C0.1.

STORMWATER UTILITY KEY NOTES

U01 INSTALL 12" Ø ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.00%. SEE DETAIL 3 / C2.2.

U02 INSTALL CATCH BASIN, SEE DETAIL 5/ C0.1.
a. RIM = 5360.56
INV. OUT = 5356.56
b. RIM = 5359.37
INV. OUT = 5355.37

U03 DRYWELL: SEE DETAIL 3, SHEET C0.1.
a. RIM = 5360.49
INV. IN = 5356.13
b. RIM = 5359.50
INV. IN = 5354.73

A RETAIN AND PROTECT:
1. CONCRETE SIDEWALK

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PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO	DATE	DESCRIPTION
1	05/23/23	LOOPED WATER MAIN

PROFESSIONAL ENGINEER
LICENSED
17018
05/23/2023
STATE OF IDAHO
SAMANTHA STAHLHEBER

PRELIMINARY
NOT FOR
CONSTRUCTION

NORTH-SOUTH ACCESS IMPROVEMENTS PLAN

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

C1.1

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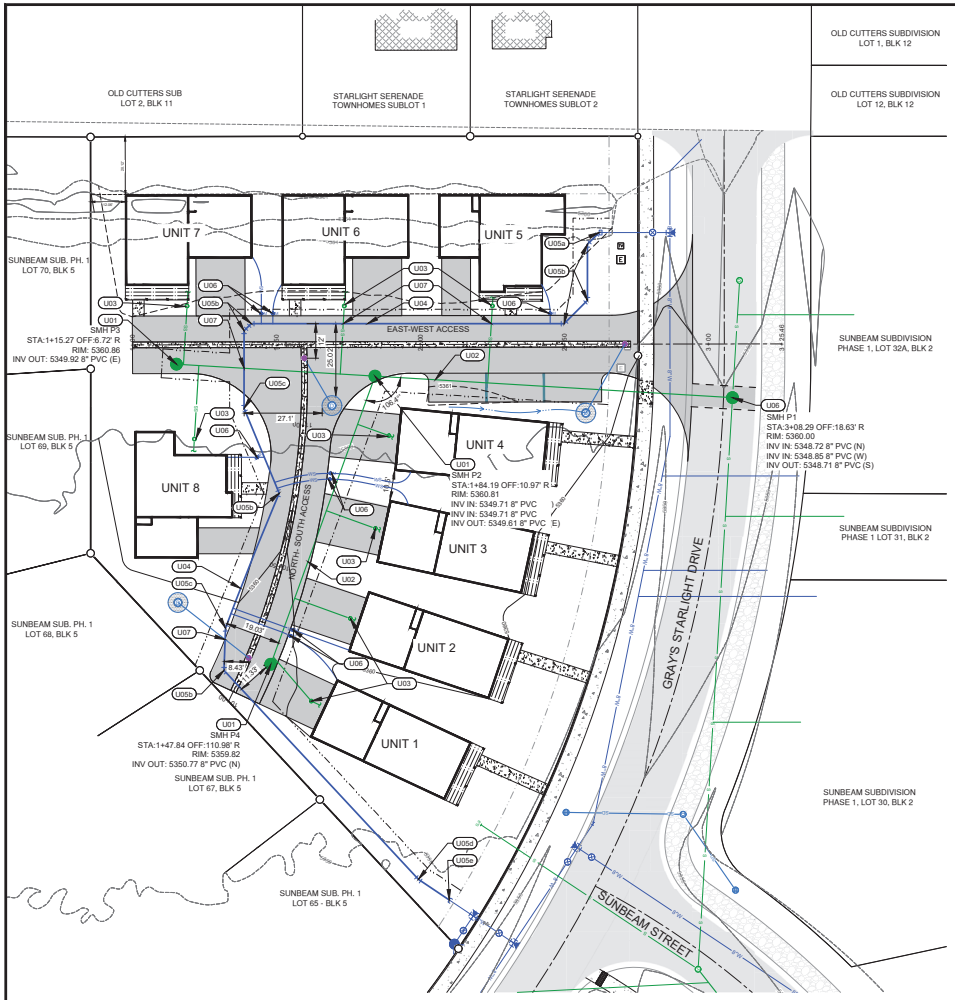
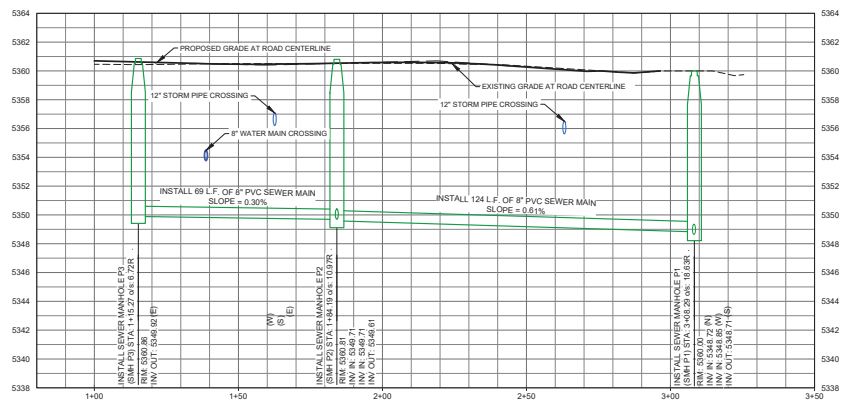
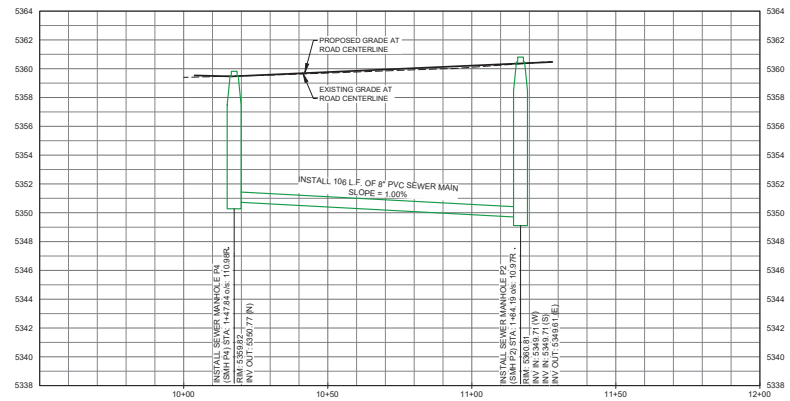




SANITARY SEWER PROFILE VIEW, EAST-WEST ACCESS

SCALE: 1" = 20' H; 1" = 2' V



SANITARY SEWER PROFILE VIEW, NORTH-SOUTH ACCESS

SCALE: 1" = 20' H; 1" = 2' V

NOTES

1. SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.
2. SEE SHEETS C2.1 AND C2.2 FOR WATER AND SEWER UTILITY NOTES AND DETAILS.

UTILITY KEY NOTES

- U01 INSTALL SEWER MANHOLE. SEE DETAIL 1 / C2.1.
- U02 INSTALL 8" PVC SEWER MAIN. SEE DETAIL 3 / C2.2 FOR TRENCHING AND SURFACE REPAIR.
- U03 INSTALL 4" PVC SEWER SERVICE AT 2.0% MINIMUM SLOPE WITH CLEANOUT(S) PER THE UNIFORM PLUMBING CODE. CLEANOUTS SHALL BE TRAFFIC RATED WHERE LOCATED IN ASPHALT DRIVEWAYS. SEE DETAIL 3 / C2.2 FOR TRENCHING AND SURFACE REPAIR AND DETAIL 2 / C2.1 FOR SERVICE CONNECTION.
- U04 INSTALL 8" WATER MAIN. SEE DETAIL 3 / C2.2 FOR TRENCHING AND SURFACE REPAIR.
- U05 INSTALL 8" D.I. FITTING WITH THRUST BLOCK. (DETAIL 2 / C2.2)
  - a. 45° BEND, POINT OF CONNECTION
  - b. 45° BEND
  - c. 22.5° BEND
  - d. 11.25° BEND
  - e. POINT OF CONNECTION
- U06 INSTALL 2" WATER SERVICE. SEE DETAIL 3 / C2.2 FOR TRENCHING AND SURFACE REPAIR AND DETAIL 4 / C2.2 FOR SERVICE CONNECTION, METER BOX, AND INSULATION REQUIREMENTS.
- U08 POTABLE / NON-POTABLE WATER LINE CROSSING. REFER TO DETAIL 1 / C2.2.

N

0 20 40 Feet

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REVISION NO	DATE	DESCRIPTION
1	05/24/23	LOOPED WATER MAIN

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05/24/2023
STATE OF IDAHO
SAMANTHA STAHLHEBER

PRELIMINARY NOT FOR CONSTRUCTION

UTILITY PLAN AND PROFILE

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

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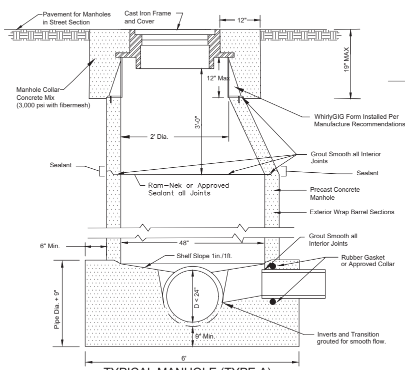
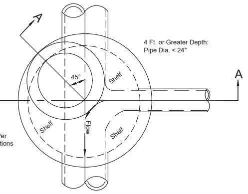


TYPICAL MANHOLE (TYPE A)
SECTION A-A
N.T.S.

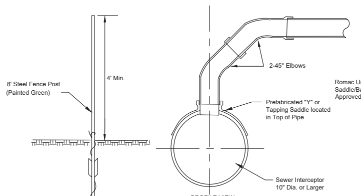


PLAN VIEW
N.T.S.

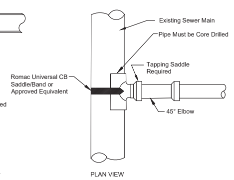
NOTES

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

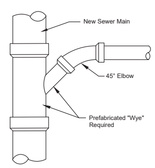
1 / C2.1 CITY OF HAILEY DETAIL SEWER MANHOLE - TYPE A (18.14.010.C.1)
N.T.S.



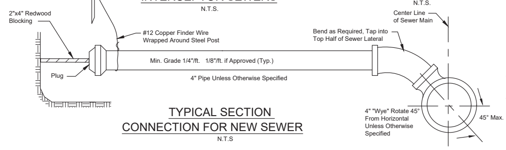
CONNECTION FOR INTERCEPTOR SEWERS
N.T.S.



CONNECTION FOR EXISTING SEWER
N.T.S.



CONNECTION FOR NEW SEWER
N.T.S.



TYPICAL SECTION
CONNECTION FOR NEW SEWER
N.T.S

NOTES

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

2 / C2.1 CITY OF HAILEY SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)
N.T.S.

SEWER CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND THE CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ABOVE STANDARDS AND SPECIFICATIONS AND A SET OF PLANS STAMPED WITH THE DEQ APPROVAL STAMP AND A COPY OF THE DEQ APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL MAINS AND SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C2.4). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING WATER AND SEWER MAINS AT ALL PROPOSED CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.
5. POTABLE/NON-POTABLE CROSSINGS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-407 AND IDAPA SECTION 58.01.08.542.07.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO EXCAVATION.
7. ALL SEWER SERVICE STUBS SHALL BE MARKED AND CAPPED WITH A GREEN PAINTED METAL FENCE POST. SEWER SERVICE LINES SHALL BE PLACED AT A SLOPE OF 2%, WITH MARKERS PER ISPWC. CLEANOUTS ARE REQUIRED AT CHANGES IN ALIGNMENT, GRADE, AND MINIMUM 150' LENGTH.
8. ALL PIPE SHALL BE BEDDED WITH (ISPWC) TYPE I BEDDING MATERIAL.
9. TRENCHES SHALL BE BACK FILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
10. THE CONTRACTOR SHALL PRESSURE TEST ALL SEWER MAINS AND SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE “IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION” AND THE CITY OF HAILEY STANDARDS. NO SEWER MAIN OR SERVICE SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY-FOUR (24) HOURS’ NOTICE TO THE CITY AND ENGINEER PRIOR TO TESTING. REFER TO HAILEY CODE SECTION 18.10.012.
11. ALL SEWER MAINS SHALL BE CONSTRUCTED OF PVC PIPE CONFORMING TO ASTM D3034 SDR 35. MINIMUM PIPE DIAMETER FOR GRAVITY SEWER MAINS SHALL BE 8-INCHES. MINIMUM SLOPE FOR 8-INCH SEWER MAIN SHALL BE 0.4%. INSTALL PIPE AT SLOPES INDICATED ON PLANS.
12. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC STANDARD DRAWING SD-501. MINIMUM DIAMETER SHALL BE 48 INCHES, AT ALL PIPE INTERSECTION, CHANGES IN ALIGNMENT, CHANGES IN GRADE, AND AT TERMINAL ENDS.

WATER MAIN CONSTRUCTION NOTES

1. WATER MAIN AND SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAILEY STANDARDS. NO WATER MAIN OR SERVICES SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY-FOUR (24) HOURS’ NOTICE TO THE CITY AND ENGINEER PRIOR TO TESTING. REFER TO HAILEY CODE SECTION 18.10.010.
2. WATER MAINS LESS THAN 12" IN DIAMETER AND WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE. WATER MAINS GREATER THAN OR EQUAL TO 12" IN DIAMETER SHALL HAVE A MINIMUM COVER OF FIVE FEET (5.0'), MEASURED FROM FINISHED GRADE.
3. ALL 4" AND LARGER WATER MAINS SHALL BE CONSTRUCTED WITH AWWA C-900, CLASS 235 PVC PIPE. ALL WATER MAINS SHALL BE PRESSURE TESTED IN CONFORMANCE WITH ISPWC SECTION 401.3.6 AND THE CITY OF HAILEY STANDARDS. TRACER WIRE SHALL BE NO. 12 GAUGE COPPER LOCATING WIRE INSULATED PER ISPWC SECTION 401 AND THE CITY OF HAILEY SPECIFICATIONS.
4. SEE FLUSHING AND DISINFECTION REQUIREMENTS THIS SHEET. ALL BACTERIA TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER AND THE CITY OF HAILEY WATER AND SEWER DEPARTMENT FOR FINAL APPROVAL AND ACCEPTANCE PRIOR TO ACTIVATION OF THE WATER MAIN AND SERVICES.
5. ALL WATER DISTRIBUTION AND WATER SERVICE INSTALLATION MATERIALS AND CHEMICALS USED TO DISINFECT POTABLE WATER COMPONENTS MUST BE COMPLIANT WITH ANSI/NSF STANDARD 60/61. ALL MATERIALS MUST BE COMPLIANT WITH THE LOW LEAD RULE (<0.25%Pb BY WEIGHT).
6. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND THE CITY OF HAILEY STANDARDS.
7. ALL VALVES SHALL BE GATE VALVES WITH NON-RISING STEM, "O" RING SEALS, AND TWO-INCH OPERATING NUTS MEETING AWWA STANDARDS PER ISPWC SECTION 402. ALL GATE VALVES LOCATED IN PAVEMENT SHALL BE FITTED WITH CAST IRON VALVE BOXES WITH CONCRETE COLLARS PER ISPWC SD-406 AND THE CITY OF HAILEY SPEFICIATIONS.
8. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110 FOR 250 PSI WORKING PRESSURE. JOINTS ON BURIED VALVES SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE NOTED. FLANGED JOINTS SHOULD IN GENERAL BE AVOIDED UNDERGROUND.
9. FIRE HYDRANTS SHALL CONFORM WITH THE CITY OF HAILEY STANDARDS.
10. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.
11. ALL WATER MAINS SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C2.4). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
12. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND THE CITY OF HAILEY STANDARDS. A USC EC APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) SHALL BE INSTALLED ON PRIMARY SERVICE CONNECTIONS (INCLUDING FIRE SUPPRESSION SERVICES, IF APPLICABLE) IN ACCORDANCE WITH THE CITY OF HAILEY WATER DEPARTMENT, FIRE MARSHAL, PLUMBING BUREAU, AND STATE OF IDAHO BACKFLOW PREVENTION REQUIREMENTS. IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY 6".
13. THE CONTRACTOR SHALL KEEP THE EXISTING WATER DISTRIBUTION SYSTEM LIVE, TO THE GREATEST EXTENT POSSIBLE, WHILE INSTALLING THE NEW WATER MAIN AND SERVICES MINIMIZING DISRUPTION TO EXISTING WATER SYSTEM USERS. THE NEW WATER MAIN AND SERVICES SHALL BE INSTALLED, BACKFILLED, PRESSURE TESTED AND DISINFECTED AND FLUSHED PRIOR TO CONNECTING THE NEW MAIN TO THE EXISTING MAIN. THE MAXIMUM ALLOWABLE SERVICE OUTAGE FOR ANY SHUTDOWN IS 4 HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REMOVING AND DISPOSING OF WATER ENTERING THE TRENCH DURING THE TIME THE TRENCH IS BEING PREPARED FOR INSTALLATION OF THE UTILITY, INCLUDING COMPLETION OF BACKFILL OF THE PIPE ZONE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL DISPOSE OF THE WATER IN A SUITABLE MANNER WITHOUT CAUSING DAMAGE TO PROPERTY.
15. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.

FLUSHING AND DISINFECTION

A. FLUSHING PRIOR TO DISINFECTION

1. BEFORE CHLORINATION, FLUSH THE MAINS THOROUGHLY AFTER THE PRESSURE AND LEAKAGE TEST ARE COMPLETE.
2. USE A MINIMUM FLUSHING VELOCITY IN THE MAIN OF 2.5 FEET/SECOND.
3. IF NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, PROVIDE A TAP OF THE SIZE SUFFICIENT TO PRODUCE A VELOCITY IN THE MAIN OF AT LEAST 2.5 FEET/SECOND.
4. TABLE 1 SHOWS THE RATES OF FLOW REQUIRED TO PRODUCE A VELOCITY OF 2.5 FEET/SECOND IN VARIOUS SIZE PIPES.
5. EXERCISE EXTREME CARE AND CONDUCT A THOROUGH INSPECTION DURING THE WATER MAIN LAYING TO PREVENT AND DETECT SMALL STONES, PIECES OF CONCRETE, PARTICLES OF MATERIAL, OR OTHER FOREIGN MATERIAL THAT MAY HAVE ENTERED THE MAINS.
6. CLEAN LARGE MATERIAL BY FLUSHING AND INSPECTING ALL HYDRANTS ON THE LINES TO ENSURE THAT THE ENTIRE VALVE OPERATING MECHANISM OF EACH HYDRANT IS IN GOOD CONDITION.

B. DISINFECTION OF WATER PIPES

1. GENERAL.
   a. COMPLY WITH ANSI/AWWA C 651: DISINFECTING WATER MAINS, THESE SPECIFICATIONS, AND ENGINEER'S DIRECTION.
   b. KEEP THE INTERIOR OF ALL PIPE, FITTINGS AND APPURTENANCES FREE FROM DIRT, HEAVY AND FOREIGN PARTICLES.
   c. DISINFECT ALL WATER PIPES AND APPURTENANCES PRIOR TO PLACING IN SERVICE.
2. FORM OF CHLORINE USED TO BE PRE-APPROVED BY THE ENGINEER.
   a. LIQUID CHLORINE.
      1) FORM: LIQUID CONTAINING 100% AVAILABLE CHLORINE UNDER PRESSURE IN STEEL CONTAINERS.
      2) STANDARD: ANSI/AWWA B 301.
      3) EXECUTION: USED ONLY BY TRAINED PERSONNEL WITH APPROPRIATE GAS-FLOW CHLORINATORS AND EJECTORS.
      4) AUTHORIZATION: ONLY WITH WRITTEN AUTHORIZATION OF THE ENGINEER.
   b. SODIUM HYPOCHLORITE.
      1) FORM: LIQUID CONTAINING APPROXIMATELY 5% TO 15% AVAILABLE CHLORINE.
      2) STANDARD: ANSI/AWWA B 300.
   c. CALCIUM HYPOCHLORITE.
      1) FORM: GRANULAR OR IN 5G TABLETS CONTAINING APPROXIMATELY 65% AVAILABLE CHLORINE BY WEIGHT.
      2) STANDARD: ANSI/AWWA B 300.
3. METHODS OF CHLORINATION USED TO BE PRE-APPROVED BY THE ENGINEER.
   a. TABLET OR GRANULE METHOD.
      1) SOLUTION STRENGTH: 25 MG/L MINIMUM.
      2) USE: ONLY IF THE PIPES AND APPURTENANCES ARE KEPT CLEAN AND DRY DURING CONSTRUCTION. DO NOT USE SOLVENT WELDED PLASTIC OR SCREWED JOINT STEEL PIPE.
      3) PLACEMENT WHEN USING GRANULES: DURING CONSTRUCTION, PLACE CALCIUM HYPOCHLORITE GRANULES AT THE UPSTREAM END OF EACH BRANCH MAIN, AND AT 500-FOOT INTERVALS.
      4) GRANULAR QUANTITY: REFER TO TABLE 2
      5) PLACEMENT WHEN USING TABLETS: DURING CONSTRUCTION, PLACE 5G CALCIUM HYPOCHLORITE TABLES IN EACH SECTION OF PIPE AND ALSO PLACE ONE TABLET IN EACH HYDRANT, HYDRANT BRANCH AND OTHER APPURTENANCES. ATTACH TABLETS TO THE INSIDE OF THE PIPE USING AN ADHESIVE SUCH AS PERMATEX NO. 2 OR APPROVED SUBSTITUTION. ASSURE NO ADHESIVE IS ON THE TABLET EXCEPT ON THE BROAD SIDE ATTACHED TO THE SURFACE OF THE PIPE. ATTACH ALL THE TABLETS AT THE INSIDE TIP OF THE MAIN, WITH APPROXIMATELY EQUAL NUMBERS OF TABLETS AT EACH END OF A GIVEN PIPE LENGTH. IF THE TABLES ARE ATTACHED BEFORE THE PIPE SECTION IS PLACED IN THE TRENCH, MARK THEIR POSITION ON THE SECTION SO IT CAN BE READILY DETERMINED THAT THE PIPE IS INSTALLED WITH THE TABLES AT THE TOP.
      6) TABLET QUANTITY: REFER TO TABLE 3
         (1) ADJUST FOR PIPE LENGTH OTHER THAN 18 FEET.
         (2) BASED ON 3.25G AVAILABLE CHLORINE PER TABLET.
      7) FILLING PROCEDURE: WHEN GRANULE OR TABLET INSTALLATION HAS BEEN COMPLETED, FILL THE MAIN WITH CLEAN WATER AT A VELOCITY NOT EXCEEDING 1 FPS. TAKE PRECAUTIONS TO ASSURE THAT AIR POCKETS ARE ELIMINATED. LEAVE THIS WATER IN THE PIPE FOR AT LEAST 24 HOURS. IF THE WATER TEMPERATURE IS LESS THAN 41° F, LEAVE THE WATER IN THE PIPE FOR AT LEAST 48 HOURS. POSITION VALVE SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.
   b. CONTINUOUS FEED METHOD.
      1) SOLUTION STRENGTH: DOSE AT 25 MG/L FOR 4 HOURS.
      2) RESIDUAL: 10 MG/L AT 24 HOURS.
      3) DOSING METHODS:
         a) LIQUID CHLORINE: SOLUTION FEED VACUUM-OPERATED CHLORINATOR IN COMBINATION WITH A BOOSTER PUMP.
         b) DIRECT FEED: NOT ALLOWED.
         c) HYPOCHLORITE SOLUTION: CHEMICAL FEED PUMP DESIGNED FOR FEEDING CHLORINE SOLUTIONS.
         d) CALCIUM HYPOCHLORITE GRANULES: REFER TO PREVIOUS SECTION.
      4) FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE THE CHLORINE CONCENTRATION AT REGULAR INTERVALS AND ENSURE A 25 MG/L DOES. POSITION VALVES SO THAT THE CHLORINE SOLUTION IN THE MAIN BEING TREATED DOES NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE. DO NOT STOP CHLORINE APPLICATION UNTIL THE ENTIRE MAIN IS FILLED WITH CHLORINATED WATER. RETAIN THE CHLORINATED WATER IN THE MAIN FOR AT LEAST 4 HOURS, OPERATING ALL VALVES AND HYDRANTS IN THE SECTION TREATED. AT THE END ON THE 24 HOUR PERIOD, VERIFY THE TREATED WATER IN ALL PORTIONS OF THE MAIN HAS RESIDUAL OF 10 MG/L FREE CHLORINE.
   c. SLUG METHOD.
      1) SOLUTION STRENGTH: 100 MG/L.
      2) DOSING METHODS: PER ENGINEER'S DIRECTION.
      3) FILLING PROCEDURE: USE APPROVED SOURCE TO FLOW CLEAN WATER AT A CONSTANT, MEASURED RATE INTO THE NEWLY LAID WATER MAIN. FILL AT A POINT NOT MORE THAN 10 FEET DOWNSTREAM FROM THE BEGINNING OF THE NEW MAIN. MEASURE CONCENTRATION AT REGULAR INTERVALS TO ENSURE 100 MG/L DOSE APPLY THE CHLORINE CONTINUOUSLY AND FOR THE TIME REQUIRED TO DEVELOP A SOLID COLUMN OR "SLUG" OF CHLORINATED WATER THAT WILL, AS IT MOVES THROUGH THE MAIN, EXPOSE ALL INTERIOR SURFACES TO A 100 MG/L FOR AT LEAST 3 HOURS. MEASURE THE CHLORINE RESIDUAL IN THE SLUG AS IT MOVES THROUGH THE MAIN. IF AT ANY TIME IT DROPS BELOW 50 MG/L, STOP FLOW AND RELOCATE CHLORINATION EQUIPMENT AT THE HEAD OF THE SLUG, AND AS FLOW IS RESUMED, ADD CHLORINE TO RESTORE THE FREE CHLORINE IN THE SLUG TO NOT LESS THAN 100 MG/L. AS THE CHLORINATED WATER FLOWS PAST FITTINGS AND VALVES, OPERATE VALVES AND HYDRANTS TO DISINFECT APPURTENANCES AND PIPE BRANCHES.

C. FINAL FLUSHING.

1. AFTER THE RETENTION PERIOD, FLUSH THE CHLORINATED WATER FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW THAT THE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT IN THE SYSTEM, OR IS ACCEPTABLE FOR DOMESTIC USE.
2. DISPOSAL OF FLUSHING WATER TO BE DONE IN A MANNER SO THAT IT DOES NOT:
   a. REACH SURFACE WATERS OR WATERS OF THE STATE
   b. DAMAGE SURROUNDING PROPERTIES
   c. TAKE PLACE DURING PERIODS WHEN THE AMBIENT TEMPERATURE IS ABOVE 85° WITHOUT PRIOR APPROVAL OF THE ENGINEER
3. IF WATER CAN NOT BE RETAINED ON SITE AND IF IT IS NOT ALLOWED TO ENTER THE SANITARY SEWER COLLECTION SYSTEM, WATER SHALL BE DECHLORINATED TO HAVE A MAXIMUM AVAILABLE CHLORINE CONCENTRATION OF 0.13 MG/L AND THE APPROPRIATE PRIVATE, FEDERAL AND STATE DISCHARGE AND DISPOSAL APPROVALS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF FLUSHING ACTIVITIES. SHOULD THERE BE A POTENTIAL FOR THE GROUNDWATER RULE TO BE VIOLATED AS A RESULT OF A CHLORINATED DISCHARGE THE ENGINEER SHALL COORDINATE DISPOSAL WITH REGIONAL DEQ STAFF PRIOR TO FLUSHING.

D. BACTERIOLOGICAL TESTS.

1. AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, TEST SAMPLES COLLECTED FROM THE MAIN(S) FOR COLIFORM BACTERIA. TAKE 2 SAMPLES FROM EACH LOCATION AT LEAST 24 HOURS APART.
2. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, COLLECT SAMPLES FROM EACH 1,200 FEET ON THE NEW MAIN AND ONE FROM EACH BRANCH.

E. REDISINFECTION.

1. IF THE INITIAL DISINFECTION FAILS TO PRODUCE APPROVED BACTERIOLOGICAL SAMPLES, REFLUSH AND RESAMPLE THE MAIN.
2. IF CHECK SAMPLES SHOW BACTERIAL CONTAMINATION, RE-CHLORINATE THE MAIN UNTIL APPROVED RESULTS ARE OBTAINED.

F. SWABBING.

1. IF CONNECTIONS ARE NOT DISINFECTED ALONG WITH THE NEWLY INSTALLED MAIN, SWAB OR SPRAY THE INTERIOR OF ALL PIPES AND FITTINGS USED IN MAKING THE CONNECTIONS WITH A 1% HYPOCHLORITE SOLUTION BEFORE INSTALLATION.

TABLE 1
REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES
40 PSI RESIDUAL PRESSURE IN WATER MAIN (1)

	Flow Required to Produce 2.5 fps (approx)	Size of Tap (inch)			Hydrant Outlets	
		(1)	(1-1/2)	(2)		
Pipe Diam. (inch)	Velocity in Main, (Gpm)	Number of taps on pipe (2)			Number	Size in (inch)
4	100	1			1	2-1/2
6	220		1		1	2-1/2
8	400		2	1	1	2-1/2
10	600		3	2	1	2-1/2
12	900			2	2	2-1/2
16	1600			4	2	2-1/2
1)	With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2- 1/2 inch hydrant outlet will discharge approximately 1,000 gpm and a 4-1/2 inch hydrant will discharge approximately 2500 gpm.					
2)	Number of taps on pipe based on discharge through 5 feet of galvanized iron (GI) pipe with one 90° elbow.					

TABLE 2
OUNCES OF GRANULES

Pipe Diameter (inches)	Amount (ounces)
4	1.7
6	3.8
8	6.7
10	10.5
12	15.1
16	26.8
18	34.0
20	41.9
24	60.4

TABLE 3
NUMBER OF TABLETS (1)

Pipe Diameter (inches)	Number of 5g Tablets (2)
4	1
6	1
8	2
10	3
12	4
16	6
18	7
20	9
24	13

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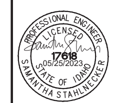
PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO.	DATE	DESCRIPTION
1	05/25/23	LOOPED WATER MAIN



PRELIMINARY NOT FOR CONSTRUCTION

UTILITY DETAILS AND NOTES

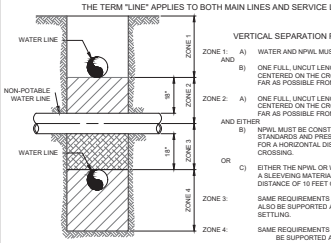
SUNBEAM SUBDIVISION, LOT 64
PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

C2.1

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

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



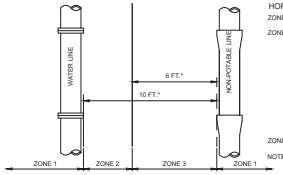
VERTICAL SEPARATION REQUIREMENTS

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

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

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

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



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

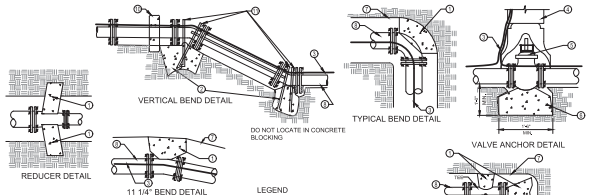
ZONE 1: A) NO SPECIAL REQUIREMENTS.

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

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

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

1 C2.2 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



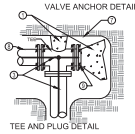


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

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

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

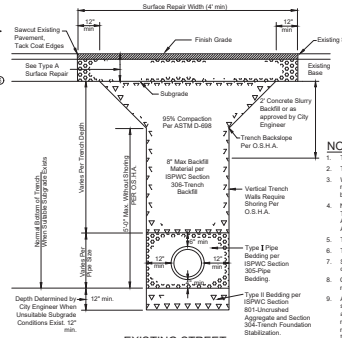
LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE, SEE SD-614 FOR SPLICING.
4. C.J. VALVE BOX WITH COVER.
5. C.J. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

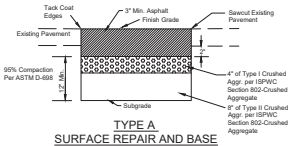
NOTES:

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

2 C2.2 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



EXISTING STREET
TYPICAL TRENCH SECTION
N.T.S.



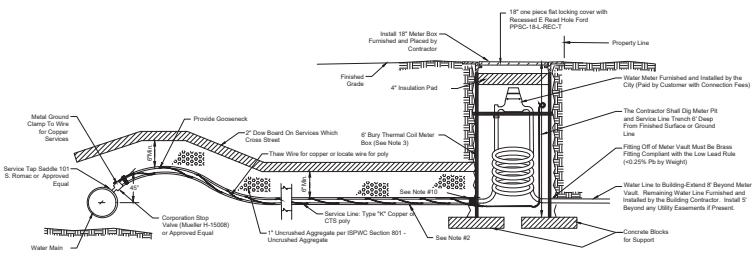
TYPE A
SURFACE REPAIR AND BASE
N.T.S.

NOTES

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

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

3 C2.2 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)
N.T.S.



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

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. 0.75" Meter vaults shall be Mueller 250CS1872FBBN or Ford PFCBH-388-18-72-FP-NL.
   1" Meter Vaults shall be Mueller 330CS1872FBBN.
   1-1.5" Meter Vaults shall be Muller 500VS2472FBBN or equal.
   2" Meter Vaults shall be Muller 580VS2772FBBN or equal.
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 250 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with PASCO 10mil PVC #9052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper or CTS poly; Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

4 C2.2 CITY OF HAILEY RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)
N.T.S.

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

PURPOSE: ISSUE FOR CITY OF HAILEY UTILITY REVIEW (05/12/23)

REVISION NO.	DATE	DESCRIPTION
1	05/23/23	LOOPED WATER MAIN

PROFESSIONAL ENGINEER LICENSED 17018 05/25/2023 STATE OF IDAHO SAMANTHA STAHLHEFER

PRELIMINARY NOT FOR CONSTRUCTION

UTILITY DETAILS

SUNBEAM SUBDIVISION, LOT 64

PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

C2.2

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

SNOW STORAGE SUMMARY

PROPOSED SNOW REMOVAL AREA = ± 9,312 SF
INCLUDES PARKING LOT, AND DRIVEWAYS.

REQUIRED SNOW STORAGE = ±2,328 SF (25%)

PROVIDED SNOW STORAGE = ±2,584 (27.7%)

N

0 20 40 Feet

PRELIMINARY NOT FOR CONSTRUCTION

opal
OPAL ENGINEERING, PLLC
PO BOX 2530; HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

SNOW STORAGE EXHIBIT

SUN BEAM SUBDIVISION, LOT 64
PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.

22075
PROJECT NUMBER

EX

From: Colette Maria Evans
To: planning
Cc: Bas Verheijen
Subject: Sunbeam 'Sunny Townhomes' Plat modification
Date: Wednesday, August 16, 2023 10:20:10 AM

Dear Planning and Zoning representatives,

I am writing out of concern and in opposition of the Sunbeam plat changes to accommodate the Sunny Townhomes. We are the second home to be occupied in Sunbeam. I'm an Idaho native, moved to the valley in 1984, left to finish school, and returned 19 years ago. We recently purchased this home, 221 Sunbeam, after a two year search for a way to stay in the valley in an extremely difficult market.

This subdivision is a fantastic addition to Hailey. The lots are small, making it possible for many homes in a small area. The further subdividing of lot 64 would add too much strain to an area that will soon be very tight and congested. Since moving into this home, we thought it would be a quiet area, but the traffic on San Badger is heavy, fast, and far more than we anticipated. I've seen numerous close calls as cars drive too fast, the traffic far exceeds the three occupied homes in the subdivision, and it's a 'race car' pathway which we did not anticipate. We purchased the home here thinking the plat was set, that it would be a nice quiet neighborhood. We overpaid, just so we could have a place in the valley. To further subdivide and create 8 townhomes in an area that is already higher density than is typical in the area, will add additional strain and change the original vision of the subdivision and desires of current property owners.

The current lot owners and homeowners purchase with the understanding that the plat was set, making changes after purchases were made in a very tight market, reduces lot and home value and adds excessive strain and traffic to an already busy area (which is surprising since there are only three homes occupied). We have already taken a large financial risk to stay in the valley. Please do not approve this further subdividing, we would like to live in the subdivision as it was proposed, not with increased density. This is unfair for those that already purchased homes and lots. Please keep it how it was envisioned.

Sincerely,

Colette Evans, Ph.D.
Homeowner
221 Sunbeam, Hailey

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 21, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of an Annexation Application by the City of Hailey to annex a fifty-five-foot (55') wide section of Quigley Road into the City of Hailey. The proposed annexation abuts the Sunbeam and Deerfield Subdivisions to the west and south in the Limited Residential (LR-1) Zoning District within City limits, as well as the Marvin Gardens Subdivision to the north within Blaine County limits. A shared-use path connecting the Croy Street Pathway to the Quigley Trails Park is planned for the annexation.

Hearing: August 21, 2023

Applicant: City of Hailey c/o Brian Yeager, Public Works Director

Location: A parcel of land falling within the North West ¼ of Section 10 Township 2 North Range 18 East, B.M., and said parcel also falling within the Plat of Marvin Gardens No.1 Subdivision recorded under instrument number 209065 records of Blaine County, Idaho, and said parcel being more particularly described as follows: Commencing at a brass cap marking the center ¼ corner of Section 10, said point falling South 89°52'19" East 2653.92 feet from a Brass cap marking the West ¼ corner of Section 10, thence proceeding North 0°17'59" West 977.11' along the center section line to a 5/8" rebar marking the South East most corner of said plat and also being the South East corner of the Quigly Road Dedication, and said corner being the True Point of Beginning; Thence North 0°17'59" West 56.73' to a ½" rebar monument marking a point common to the North East corner of the Quigley Road dedication and the South East corner of Lot 3; Thence South 75°30'18" West 1366.67' to a ½" rebar monument marking a point common to the North West corner of the Quigley Road dedication and the South West corner of Lot 4; Thence South 0°08'08" East 56.77' to a 5/8" rebar monument marking the South West corner of the Quigley Road dedication; Thence North 75°30'18" East 1366.84' to the True Point of Beginning.

Size: Approximately 1.76 acres or 75,166 square feet

Zoning: Limited Residential (LR-1)

Background: The City of Hailey seeks to annex a fifty-five-foot (55') wide section of Quigley Road, where the current and planned use is public access or transportation. The proposed annexation currently functions as a shoulder of the road, or right-of-way (ROW). The plan is to develop it into a shared-use path that will complete the Croy Street and Quigley Road Pathway connection from downtown Hailey to the Quigley Trails Park. The uses surrounding the proposed annexation are residential. The proposed annexation abuts the Marvin Gardens Subdivision to the north in Blaine County, as well as the Sunbeam and Deerfield Subdivisions to the west and south within City limits.

This property is within the Hailey Area of City Impact (ACI), which was delineated and shaped by the Area of City Impact Agreement that was adopted by the City on November 14, 1994 as Ordinance 649. The ACI Agreement was enacted to, "…ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life". Furthermore, the 1994 Agreement determines that "Annexation by Hailey shall be limited to those lands lying within its Area of City Impact", reiterating that "If the City of Hailey wishes to consider annexing lands outside of its Area of City Impact, it shall negotiate its Area of City Impact boundary with Blaine County." In other words, property within the ACI is generally appropriate for annexation into the City.

Of relevance to the shared-use path planned for the proposed annexation, a similar portion of Quigley Road was annexed into the City and developed into a shared-use path during the entitlement process of Sunbeam Subdivision:

-Marvin Gardens No. 1 Subdivision; Instrument Number 209065
-Mother Lode Addition; Instrument Number 227267
-Martin Young Subdivision; Instrument Number 237400
-Marvin Gardens No. 1 Subdivision, Lot 1 Amended; Instrument Number 257550
-A Replat of Lots 4 and 5, Marvin Gardens No. 1 Subdivision; Instrument Number
-Drexler Ranch; Instrument Number 317964
-Martin Young Subdivision Amended; Instrument Number 341009
-Dove Meadows Subdivision; Instrument Number 355937
-Malone Subdivision; Instrument Number 378544
-A Replat of Drexler Ranch Subdivision; Instrument Number 423951
-Old Cutters Subdivision; Instrument Number 553634
-Lots 1A and 2A, Block 1, Marvin Gardens No. 1 Subdivision; Instrument Number
-Lot 5A, Block 3, Mother Lode Addition, Instrument Number 657240

2. A title policy provided by Stewart Title Guaranty Company, File No. 1921937, Date that affect the property. All of said exceptions are NOT shown hereon and said tit
3. Parcels A and B are hereby dedicated to the City of Hailey as open space to benefit contribution requirements.
4. Parcel C shall be reserved for Phase 2 of Sunbeam Subdivision.
5. Parcel D is an open space parcel to benefit this development.
6. Parcel E is to be dedicated to the City of Hailey for Quigley Road Right-of-Way.
7. Parcel F is hereby dedicated to the City of Hailey for use as a municipal well site.
8. A temporary agricultural easement shall exist over the entirety of Parcel B, to be v Sunbeam Subdivision.

Connecting downtown Hailey to the Quigley Trails Park with bicycle and pedestrian infrastructure is a longstanding goal of the City. The 2014 Blaine County Bicycle and Pedestrian Master Plan identifies "Connections to Trails and Parks," as a Hailey project—with specific mention to Quigley Road. In 2018 and 2019, the City of Hailey constructed a separated bike path east on Croy Street, from Main Street to the Wood River Trail—using Transportation Alternatives Program infrastructure grants. The City has

used various funding sources to provide the "local match" required of such grants— including revenue from sidewalk in-lieu fees and the Pathways for People levy in reserve. This year, the City:

- extended the Croy Street Pathway, as a shared-use path, east of the Wood River Trail,
- improved the Croy and 8th Street intersection geometry to accommodate the shared-use path, and
- connected the Croy Street shared-use path to the shared-use path segment on Quigley Road, which was constructed as a part of the Sunbeam Subdivision.

The proposed annexation pertains to the gap between the eastern edge of the Quigley Road shared-use path segment and the existing Quigley Trails Park. This year, the City of Hailey was awarded another Transportation Alternatives Program Infrastructure Grant to fill this gap and complete the Croy Street to Quigley Road Pathway projects. Construction of the shared-use path is planned for spring/summer 2024. Per the Quigley Farms Planned Unit Development Agreement, the Buttercup Hill Trailhead at Quigley Trails Park and the network of bicycle and pedestrian infrastructure in the subdivision will be developed. The attached "Pathway Report" and below snapshots depict how the Croy Street and Quigley Road Pathways have been funded and function within Hailey's existing and planned multi-modal network.

The Hailey Comprehensive Plan presents a strong basis for recreation and multi-modal transportation projects. Goals within Section 10: Transportation— as well as Section 5: Land Use, Population, and Growth Management, Section 8: Housing, and Section 13: School Facilities and Transportation— of the Plan highlight the importance of a safe, convenient, and efficient multi-modal transportation system for the benefit of Hailey's residents, environment, and vibrancy. The following goals from the Plan support

the City's plan to annex and install a separated shared0use path on the remaining portion of Quigley Road:

- "Lessen dependency on the automobile" (Goal 5.5, page 30);
- "Create a maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents" (Goal 10.1, page 43); and
- "Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites" (Goal 13.2, page 47).

Additionally, Section 8: Housing of the Plan comments on the benefits of shorter commutes, which have a higher likelihood of mode-shifting to walking and biking, stating:

- "Productivity of the workforce improves when commutes are shortened"; and
- "Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt" (page 38).

Of prominence, the second part of the Plan's vision statement describes Hailey as "a community whose character of place is defined by safe, walkable, attractive and vibrant residential and commercial neighborhoods and streets."

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to agencies and property owners on July 20, 2023. The notice was posted on all boundaries of the subject property on August 14, 2023.

Standards of Evaluation:

Chapter 14.01 of the Hailey Municipal Code establishes annexation procedures to promote uniformity and certainty in annexation applications; however, the Section 14.01.020 states, "If city initiates an annexation, the provisions of this chapter shall not govern." Understanding the flexibility granted to City-initiated applications yet striving for uniformity and certainty across annexation applications, Staff hereby analyzes the submittal requirements for the City-initiated application:

A. Application fees established by ordinance.
Exempt.

B. A statement of the size of the property in square footage and acres.
Approximately 1.76 acres or 75,166 square feet

C. A description of the proposed project, including the approximate:

1) **number and size of proposed lots;**
2) **length and location of the proposed water and sewer mains;**
3) **length and location of proposed streets and alleys; and**
4) **length and location of the proposed sidewalks.**

The City-initiated application at hand, to annex Quigley Road, does not involve any new infrastructure aside from the development of a shared-use path in the right-of-way. The proposed shared-use path is fifty-five feet (55') wide, funding for the project has been secured through a competitive Transportation Alternative Program (TAP) grant. See the attachments for a description of the annexation, submitted by the City's Public Works Department.

D. A schematic design of the entire project showing the proposed uses, density, streets, alleys, easements, and proposed size and location of open spaces and parks.
See the attachments for a visual of the proposed annexation and planned shared-use path. of the annexation, submitted by the City's Public Works Department. The proposed use is to maintain and improve the existing use—public access, transportation. The street will maintain its name: Quigley Road. Density, alleys, easements, and open spaces/parks are irrelevant to this application because the application does not involve a subdivision.

E. A statement describing how the proposed project complies with specific goals and policies of the Hailey comprehensive plan.
See the narrative in the beginning of this report.

F. A statement describing how the proposed project is compatible with adjacent neighborhood(s).
See the narrative in the beginning of this report, this project is the last segment in a multi-year effort to extend the Croy Street Path to Quigley Trails Park.

G. A statement describing how the applicable natural resources (e.g., watercourses, springs, streams, wildlife and access to public lands) and natural hazards (e.g., avalanche, floodplains and floodways) are incorporated into proposed project and/or mitigated.
The construction of a shared-use path on Quigley Road increases access to public lands and supports modes of travel that are less harmful to our environment and natural resources. The proposed annexation does not pose any impacts regarding avalanches, floodplains, and floodways.

H. A statement describing what contributions and/or dedications the applicant is willing to make as part of the proposed annexation.
N/A because the Applicant and recipient are one in the same, the City.

I. A description of how the proposed annexation will protect Hailey's established or proposed wellhead protection zones.
This project will comply with the provisions of the City's wellhead protection zones, like any other street or multi-modal facility in the City.

J. A detailed description of how the annexation will impact the existing municipal infrastructure and services (e.g., water, sewer, streets, library, police, fire and parks).

The proposed annexation is minimal in scope—the City of Hailey already maintains Quigley Road and has planned for the extension of the Croy Street Path to Quigley Trails Park. The proposed annexation will actualize this plan and expand the City's multi-modal network.

K. A statement of who will maintain the streets, alleys, parks and utilities (privately and publicly owned utilities) and how the maintenance of the streets, alleys, parks and utilities (privately and publicly owned utilities) will be funded.

The proposed annexation and path will be maintained as other City pathways are maintained.

L. A phasing plan showing the proposed dates of construction and completion of phased construction for infrastructure, streets, alleys, utilities and all other development. In the case of a phased project, subsections C and D of this section may be omitted for future phases; however provisions shall be made within an annexation agreement for submittal of plans and payment of fees for future phases.

N/A, the shared-use path is planned to be constructed in one phase— spring/summer 2024.

M. Unless the administrator determines, in the administrator's sole and absolute discretion, one or more of the following studies are not warranted based on the size, scope and impact of a proposed annexation, the following studies shall be submitted:

1) **Traffic study showing impact on adjacent streets and streets that would serve the proposed project.** The proposed project supports modes of travel that are safer and less expensive than driving. By expanding its multi-modal network, with projects like this one, the City aims to support an increase in mode shift from driving to walking and biking. For existing pedestrians and bicyclists, the proposed project will increase road safety by adequate infrastructure, separate from vehicle travel.
2) **Floodplain study (if applicable).** N/A
3) **Avalanche study (if applicable).** N/A
4) **Wetland study (if applicable).** N/A
5) **Wildlife study.** The proposed annexation does not anticipate an impact on surrounding wildlife. The only anticipated impact is positive—the proposed project supports modes of travel that are less harmful than cars to our environment and natural resources.
6) **A level I environmental study showing the presence of any hazardous waste.** N/A
7) **Contour map depicting fifteen percent (15%) and twenty five percent (25%) slope lines measured at two foot (2') intervals.**

   The proposed annexation is on relatively flat ground.

N. A list of names and mailing addresses of all property owners within three hundred feet (300') of the external boundaries of the proposed annexation and the names and mailing addresses of all easement holders within the proposed annexation.
Notice was mailed to all residents within three-hundred feet (300') of the proposed annexation.

O. A description of all water rights, including all surface and ground water rights, appurtenant to the real property subject of the annexation. The description of all water rights shall include a description of all the elements of the water rights, including, but not limited to, the source, quantity, priority date, point of diversion, purpose and period of use, place of use, and any provisions or conditions attached to the water right. The applicant shall attach all decrees, licenses, and permits describing the water rights to the application for annexation.
Exempt, the proposed use places no demand on the system; no water rights are affected by this application. The preliminary plans for the shared-use path indicate the location of municipal water, wastewater, and fire hydrants in the Quigley Road right of way.

Per Section 14.01.090, the Hailey City Council shall make its own findings of fact and conclusions of law to determine:

a. **Whether the proposed application will be harmonious and in accordance with the goals and policies of applicable components of the Hailey comprehensive plan;**
b. **Whether the proposed annexation would be in the best interests of the citizens of Hailey; and,**
c. **To the extent possible, whether the proposed annexation will have a negative fiscal impact upon the existing citizens of Hailey at the time of an annexation and in the future**.

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

Motion Language:
Approval: Motion to approve the Annexation Application by the City of Hailey, wherein the parcel of land commencing at a brass cap marking the center ¼ corner of Section 10, said point falling South 89°52'19" East 2653.92 feet from a Brass cap marking the West ¼ corner of Section 10, thence proceeding North 0°17'59" West 977.11' along the center section line to a 5/8" rebar marking the South East most corner of said plat and also being the South East corner of the Quigly Road Dedication, and said corner being the True Point of Beginning; thence North 0°17'59" West 56.73' to a ½" rebar monument marking a point common to the North East corner of the Quigley Road dedication and the South East corner of Lot 3; thence South 75°30'18" West 1366.67' to a ½" rebar monument marking a point common to the North West corner of the Quigley Road dedication and the South West corner of Lot 4; thence South 0°08'08" East 56.77' to a 5/8" rebar monument marking the South West corner of the Quigley Road dedication; thence North 75°30'18" East 1366.84' to the True Point of Beginning is annexed into the City of Hailey for the development of a share-use path, finding that the application meets all City Standards.

Denial: Motion to deny the Annexation Application by the City of Hailey, wherein the parcel of land commencing at a brass cap marking the center ¼ corner of Section 10, said point falling South 89°52'19"

East 2653.92 feet from a Brass cap marking the West ¼ corner of Section 10, thence proceeding North 0°17'59" West 977.11' along the center section line to a 5/8" rebar marking the South East most corner of said plat and also being the South East corner of the Quigly Road Dedication, and said corner being the True Point of Beginning; thence North 0°17'59" West 56.73' to a ½" rebar monument marking a point common to the North East corner of the Quigley Road dedication and the South East corner of Lot 3; thence South 75°30'18" West 1366.67' to a ½" rebar monument marking a point common to the North West corner of the Quigley Road dedication and the South West corner of Lot 4; thence South 0°08'08" East 56.77' to a 5/8" rebar monument marking the South West corner of the Quigley Road dedication; thence North 75°30'18" East 1366.84' to the True Point of Beginning is annexed into the City of Hailey for the development of a share-use path, 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].

City of Hailey

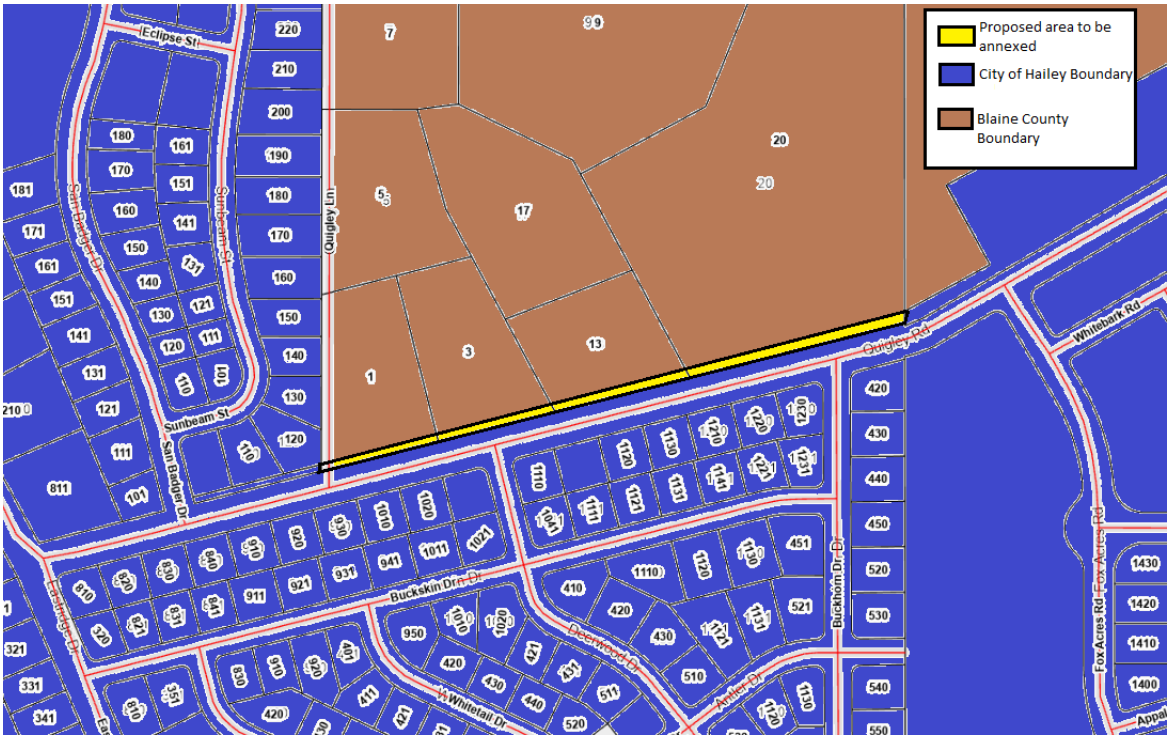
COMMUNITY DEVELOPMENT DEPARTMENT
Zoning, Subdivision, Building and Business Permitting and Community Planning Services

Annexation Plan for Quigley Gulch Road to be known as Quigley Road

Public Notice for this Application was published in the Idaho Mountain Express Legal Notices on Wednesday, July 20, 2023, for the Hailey Planning and Zoning Commission to hold a public hearing on August 21, 2023, which will be held in person, and virtually as a remote telecommunication meeting, and in compliance with the Open Meetings Law. The Virtual Meeting information is available on the city website. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions, or other potential technological malfunctions. A copy of the notice and this Annexation Plan were mailed to property owners on Wednesday, July 20, 2023.

The proposed annexation is for a 55-foot-wide public section of Quigley Gulch Road, located along the southern edge of Marvin Gardens No. 1 Subdivision, and adjacent to Quigley Gulch Road (*legal address located on page 2*), to complete the portion of road that is owned and maintained by the City of Hailey.

The map below depicts the boundaries of City of Hailey and Blaine County, with the portion to be annexed highlighted in yellow. A copy of the Annexation Plan can be found at [www.haileycityhall.org/community-development/.](www.haileycityhall.org/community-development/)



Quigley Road Annexation Legal Description

A parcel of land falling within the North West ¼ of Section 10 Township 2 North Range 18 East, B.M., and said parcel also falling within the Plat of Marvin Gardens No.1 Subdivision recorded under instrument number 209065 records of Blaine County, Idaho, and said parcel being more particularly described as follows:

Commencing at a brass cap marking the center ¼ corner of Section 10, said point falling South 89°52'19" East 2653.92 feet from a Brass cap marking the West ¼ corner of Section 10, thence proceeding North 0°17'59" West 977.11' along the center section line to a 5/8" rebar marking the South East most corner of said plat and also being the South East corner of the Quigly Road Dedication, and said corner being the True Point of Beginning;

Thence North 0°17'59" West 56.73' to a ½" rebar monument marking a point common to the North East corner of the Quigley Road dedication and the South East corner of Lot 3;

Thence South 75°30'18" West 1366.67' to a ½" rebar monument marking a point common to the North West corner of the Quigley Road dedication and the South West corner of Lot 4;
Thence South 0°08'08" East 56.77' to a 5/8" rebar monument marking the South West corner of the Quigley Road dedication;

Thence North 75°30'18" East 1366.84' to the True Point of Beginning, said parcel containing 1.76 acres or 75,166 square feet, more or less.

QUIGLEY ROAD BIKE PATH PROJECT 2023

HAILEY, IDAHO

AUGUST 2023

GENERAL CONSTRUCTIONS NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VICINITY MAP

N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C0.30	DEMOLITION PLAN
C1.00	DETAIL SHEET
C1.10	SURVEY MONUMENT SHEET AND SITE GEOMETRY PLAN
C1.20–C1.40	PLAN AND PROFILE SHEETS

LEGEND

- R/W — Right-of-way
- Property Line
- City Limits
- 5' Contour Interval
- 1' Contour Interval
- Flow Line of Creek/Ditch
- Fence Line
- Asphalt
- Concrete
- Gravel Drive
- Edge of Gravel
- Buried Power
- Power Box
- Sewer Main
- Sewer Service
- Sewer Manhole
- 12" Water Main
- 8" Water Main
- 6" Water Main
- Water Service
- Water Meter
- Fire Hydrant
- Water Valve
- Sign
- TV Vault
- Gas Meter
- Cable TV Riser
- Telephone Riser
- MB = Mailbox
- Conifer Tree
- Deciduous Tree

CIVIL ENGINEER

MATT SMITHMAN, PE
GALENA-BENCHMARK ENGINEERING
PO BOX 733
100 BELL DRIVE
KETCHUM, IDAHO 83340

LAND SURVEYOR

ROBERT BREIER, PLS
GALENA-BENCHMARK ENGINEERING
100 BELL DRIVE
KETCHUM, IDAHO 83340

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
COVER SHEET

LOCATED WITHIN SECTION 10, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF HAILEY

PROJECT INFORMATION
Q:\BM\AHCity of Hailey\23189 Quigley Rd\BP\Aug\Construction\23189 BNS 2023-07-28.dwg 07/28/23 1:27:39 AM

PROFESSIONAL ENGINEER — STATE OF IDAHO — 17244 — MATTHEW J. SMITHMAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	MS
SURVEY DATE:	05/24/23

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C0.10

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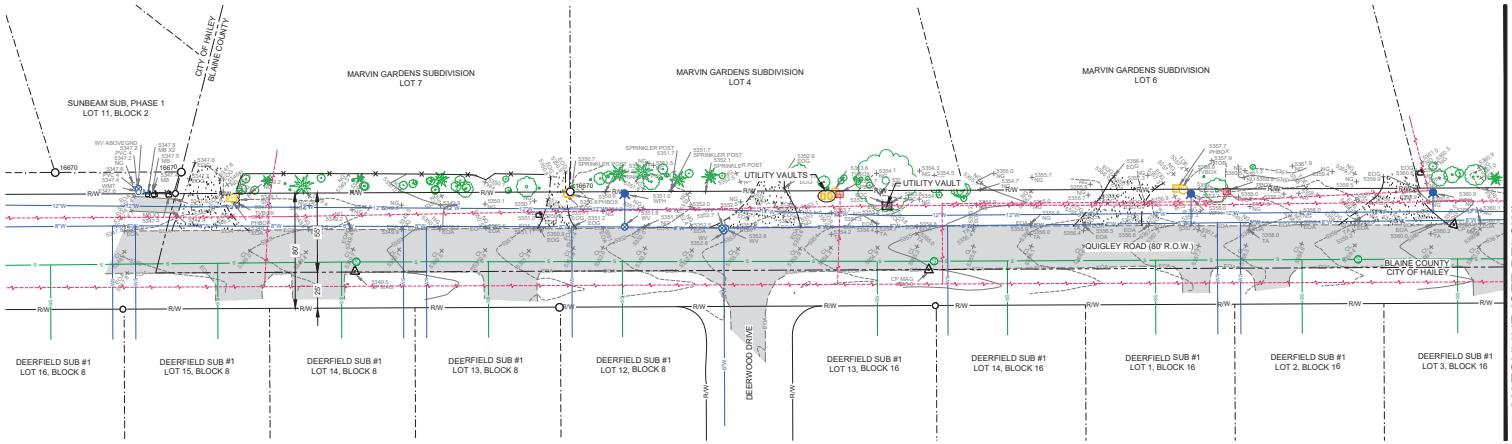
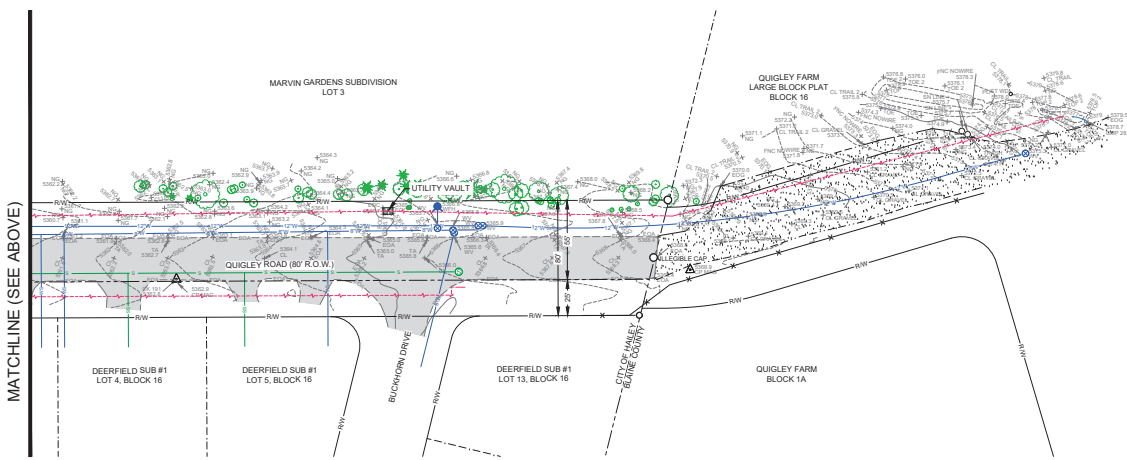


MATCHLINE (SEE BELOW)



MATCHLINE (SEE ABOVE)

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS.
2. REFERENCED SURVEYS: DEERFIELD SUBD. NO.4, INSTRUMENT NO. 371157, DEERFIELD SUBD. NO.5, INSTRUMENT NO. 379385, MARVIN GARDENS NO. 1 SUBD., INSTRUMENT NO. 209065, AND MARVIN GARDENS NO. 1 SUBD., LOTS 4, 5 & 6 AMENDED, INSTRUMENT NO. 217201.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
4. VERTICAL DATUM: NAVD 88 (GEOID03).
5. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
6. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
7. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
8. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

10. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
11. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET.
13. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
18. CONTOUR INTERVAL- 1'.
19. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
20. FEATURES OBSCURED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

LEGEND

- R/W — Right-of-way
- Property Line
- City Limits
- FD1/2 = Found 1/2" Rebar
- FD5/8 = Found 5/8" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line of Creek/Ditch
- FNC = Fence Line
- Asphalt
- Concrete
- Gravel Drive
- EOG = Edge Of Gravel
- Buried Power
- PBOX = Power Box
- Sewer Main
- Sewer Service
- Sewer Manhole
- 12" Water Main
- 8" Water Main
- 6" Water Main
- Water Service
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- SGN = Sign
- TV Vault
- GMTR = Gas Meter
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- MB = Mailbox
- CT = Conifer Tree
- DT = Deciduous Tree
- AP = Angle Point
- BEG = Beginning
- CLUST = Cluster
- CMP = Corrugated Metal Pipe
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FL = Flow Line
- IC = Elegible Cap
- MH = Manhole
- NC = No Cap
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- TA = Top of Asphalt
- TOE = Toe of Slope
- TOP = Top of Slope

GRAPHIC SCALE
0 40 80
Scale in Feet

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
EXISTING SITE CONDITIONS

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

PROJECT INFORMATION
J:\BM-AVH-City of Hailey\23189 Quigley Rd\BP\dwg\Topo23189_topo.dwg 07/24/23 4:29:24 AM

PROFESSIONAL LAND SURVEYOR
LICENSED
ROBERT G. BREER
PRELIMINARY
FOR REVIEW
CONTROL POINT
NOT FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY: IDV
CHECKED BY: ROB
SURVEY DATE: 05/24/23

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA LEVEL 5,900 FEET
BENCHMARK

PURPOSE: TOPOGRAPHIC MAP

NO	DATE	BY	REVISIONS

C0.20

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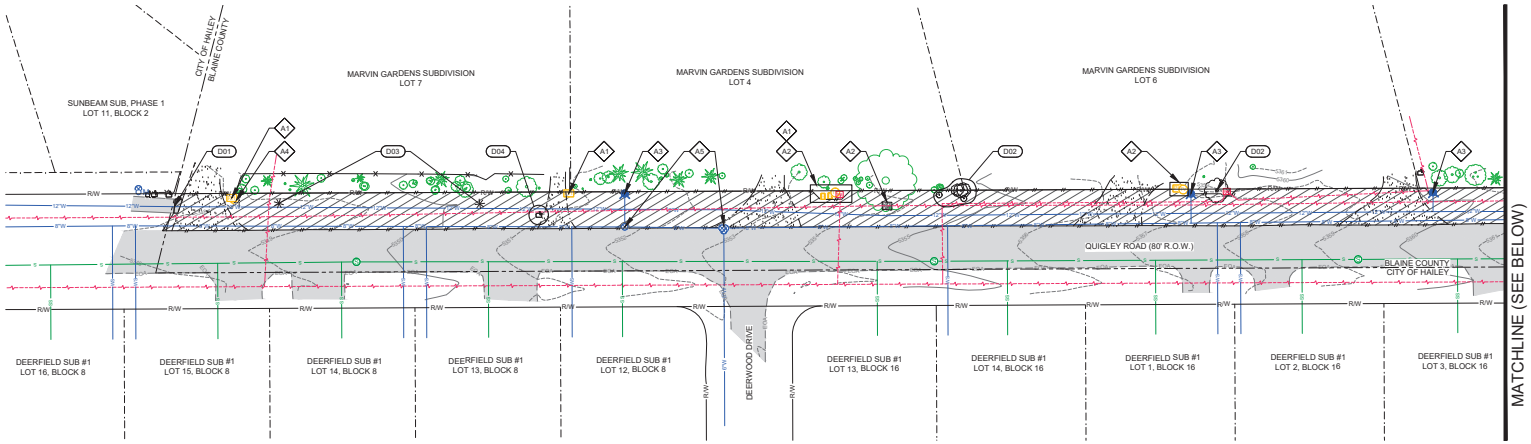
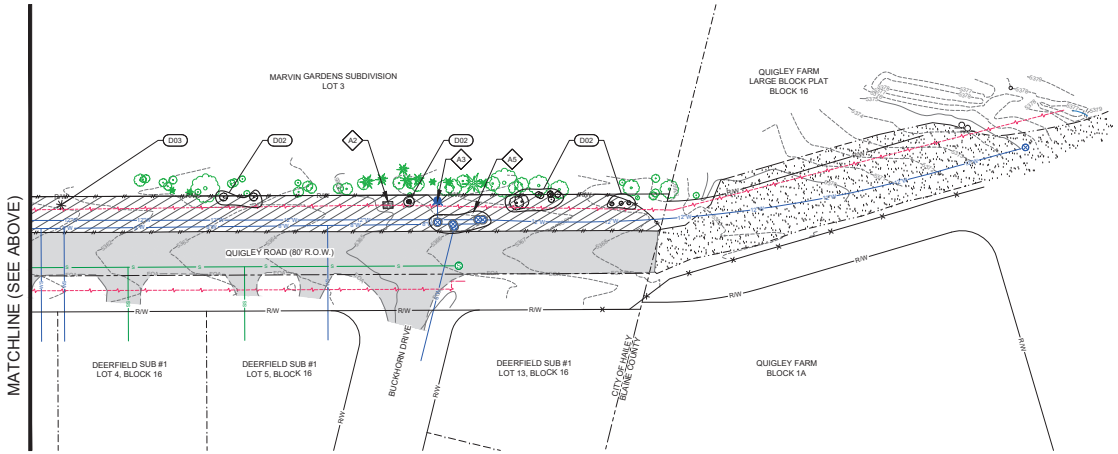


SITE DEMOLITION KEY NOTES

- D01 — SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 — REMOVE AND DISPOSE OF TREES AND ROOT BALLS.
- D03 — GENERAL SITE CLEARING AND GRUBBING.
- D04 — REMOVE AND RETAIN MAILBOX FOR FUTURE REUSE. CONTRACTOR TO COORDINATE ACTIVITY WITH OWNER. REFER TO SHEET C1.20, KEY NOTE 506 FOR RE-INSTALLATION NOTES.
- A — RETAIN AND PROTECT
  1. UTILITY RISERS / BOXES
  2. UTILITY VAULT
  3. FIRE HYDRANT
  4. SIGN
  5. WATER VALVE



LEGEND

- Right-of-way
- Property Line
- City Limits Line
- 5' Contour Interval
- 1' Contour Interval
- Flow Line of Creek/Ditch
- Fence Line
- Asphalt
- Concrete
- Gravel Drive
- Edge of Gravel
- Buried Power
- Power Box
- Sewer Main
- Sewer Service
- Sewer Manhole
- 12" Water Main
- 8" Water Main
- 6" Water Main
- Water Service
- Water Meter
- Fire Hydrant
- Water Valve
- Sign
- TV Vault
- Gas Meter
- Cable TV Riser
- Telephone Riser
- MB = Mailbox
- Conifer Tree
- Deciduous Tree

GRAPHIC SCALE
0 30 60
Scale in Feet

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
SITE DEMOLITION PLAN

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

PROJECT INFORMATION
J:\BM\AHCity of Hailey\23.189 Quigley Rd\BP\dwg\Topo\dsp-for-construction 2023-07-28.dwg 07/28/23 12:13:46 PM

PROFESSIONAL ENGINEER LICENSE NO. 17244 STATE OF IDAHO BRIAN C. SWITMAN
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	MS
SURVEY DATE:	05/24/23

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
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Ketchum, Idaho 83340
(208) 726-9512
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PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C0.30

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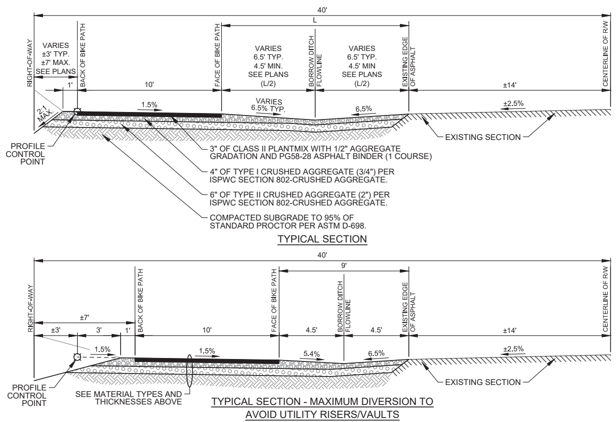
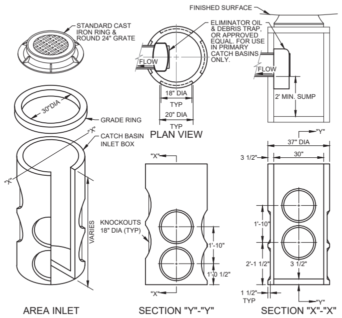


1 / C1.00 TYPICAL BIKE PATH SECTION

N.T.S.

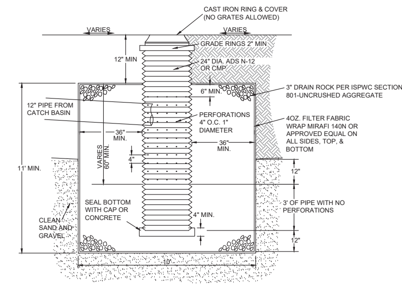


CATCH BASIN INSTALLATION NOTES:

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

2 / C1.00 30" DIAMETER PRIMARY CATCH BASIN

N.T.S.

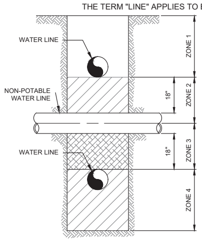


NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

3 / C1.00 CITY OF HAILEY DRYWELL DETAIL

N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



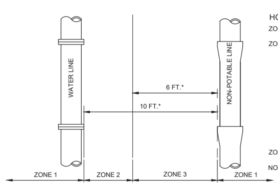
VERTICAL SEPARATION REQUIREMENTS

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

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

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

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



HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: A) NO SPECIAL REQUIREMENTS.

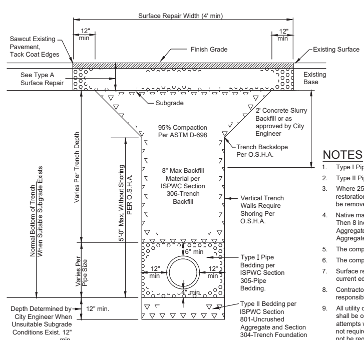
ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.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

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

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

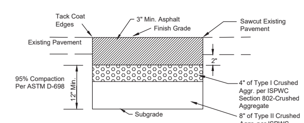
4 / C1.00 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION

N.T.S.



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



TYPE A
SURFACE REPAIR AND BASE

N.T.S.

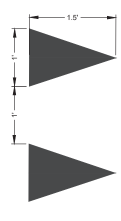
NOTES

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

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

5 / C1.00 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.



6 / C1.00 YIELD LINE MARKING

N.T.S.

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
DETAIL SHEET

LOCATED WITHIN SECTION 10, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: CITY OF HAILEY

PROJECT INFORMATION
G:\BMA\HCity of Hailey\23169 Quigley Rd BP\dwg\Construction\23169 ENG 2023-07-28.dwg 07/28/23 11:27:38 AM

PROFESSIONAL ENGINEER LICENSED 21244 STATE OF IDAHO M. SMITHMAN
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: CT
DRAWN BY: CT
CHECKED BY: MS
SURVEY DATE: 05/24/23

GALENA-BENCHMARK ENGINEERING
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(208) 726-9512
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GALENA ELEVATION ABOVE SEA 9230 FEET — SURVEYING ENGINEERING PLANNING — BENCHMARK

PURPOSE: ISSUE FOR REVIEW (07/28/2023)

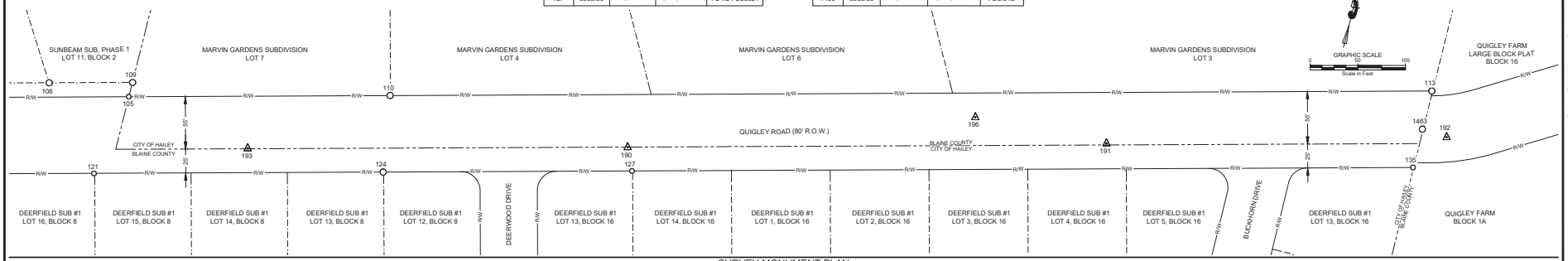
NO	DATE	BY	REVISIONS

C1.00

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

SURVEY MONUMENT & CONTROL				
Point #	Elevation	Northing	Easting	Description
105	5347.29	676,590.720	1,560,774.083	FD1/2 NC
108	5347.30	676,584.594	1,560,689.562	FD5/8 16670
109	5348.56	676,606.109	1,560,774.490	FD5/8 16670
110	5351.34	676,658.192	1,561,039.802	FD5/8 16670
113	5369.66	676,927.087	1,562,098.536	FD5/8 PLS8806
121	5347.21	676,503.884	1,560,758.122	FD1/2 3621
124	5352.12	676,578.546	1,561,052.025	FD5/8 NC
127	5355.86	676,642.836	1,561,304.967	FD1/2 PLS3621

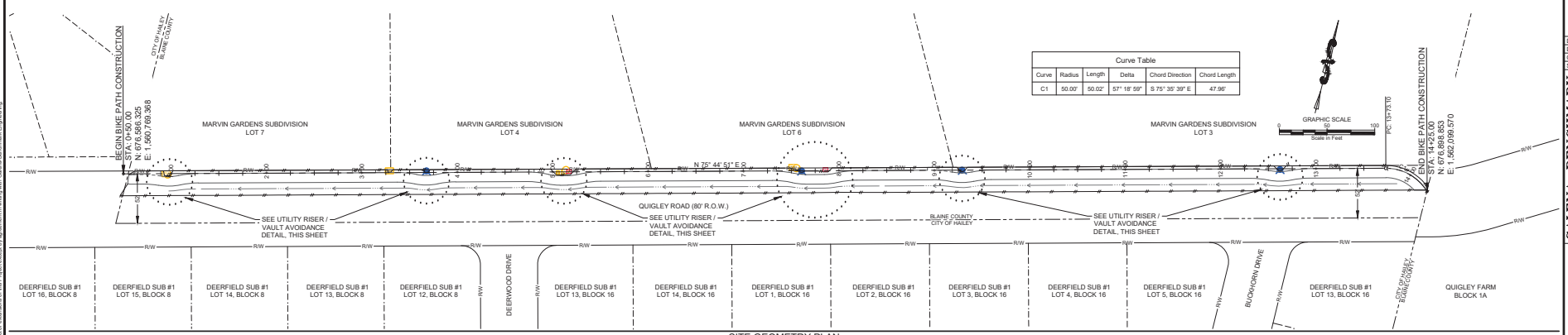
SURVEY MONUMENT & CONTROL				
Point #	Elevation	Northing	Easting	Description
135	5368.03	676,844.581	1,562,098.715	FD1/2 IC
190	5354.96	676,665.896	1,561,294.467	CP MAG
191	5362.88	676,791.183	1,561,780.726	CP MAG
192	5368.95	676,883.788	1,562,125.253	CP MAG
193	5349.53	676,568.386	1,560,908.132	CP MAG
196	5360.24	676,784.525	1,561,640.683	CP MAG
1418	5365.98	676,846.803	1,561,945.012	FD5/8 NC
1463	5368.66	676,885.843	1,562,098.571	FD5/8 IC



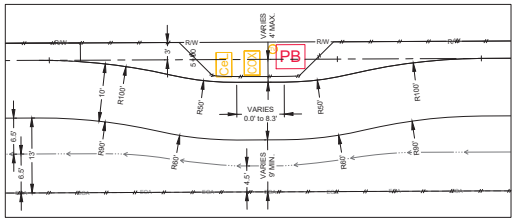
SURVEY MONUMENT PLAN

BASIS OF SURVEY:
HORIZONTAL DATUM OF THE PROJECT IS BASED UPON NAD 1983 IDAHO COORDINATE SYSTEM (CENTRAL ZONE 1102, GROUND SCALE FACTOR 1.000296638 LAT N41°30'37.57668" LOG W119°59'17.67895"). ALL BEARINGS SHOWN ARE GRID BEARINGS AND DISTANCES SHOWN ARE GROUND DISTANCE. VERTICAL DATUM IS BASED ON NAVD88. ELEVATIONS AS SHOWN IN THE "SURVEY MONUMENTS AND CONTROL" TABLE. CONTROL MONUMENTS SHOWN WERE SURVEYED IN MAY, 2023.

Curve Table					
Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	50.02'	57° 18' 59"	S 75° 35' 39" E	47.96'



SITE GEOMETRY PLAN



1 C1.10 UTILITY RISER / VAULT AVOIDANCE DETAIL
N.T.S.

QUIGLEY ROAD
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
SURVEY MONUMENT SHEET AND SITE GEOMETRY PLAN

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

PROJECT INFORMATION
J:\BM\AHCity of Hailey\23189 Quigley Rd\BP\Drawings\23189 BNG 2023-07-28.dwg 07/28/23 1:07:39 AM

PROFESSIONAL LAND SURVEYOR
LICENSED
23189
STATE OF IDAHO
ROBERT G. BREER
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	RB
SURVEY DATE:	05/24/23

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GALENA ELEVATION ABOVE SEA LEVEL 5788 FEET
BENCHMARK

PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C1.10

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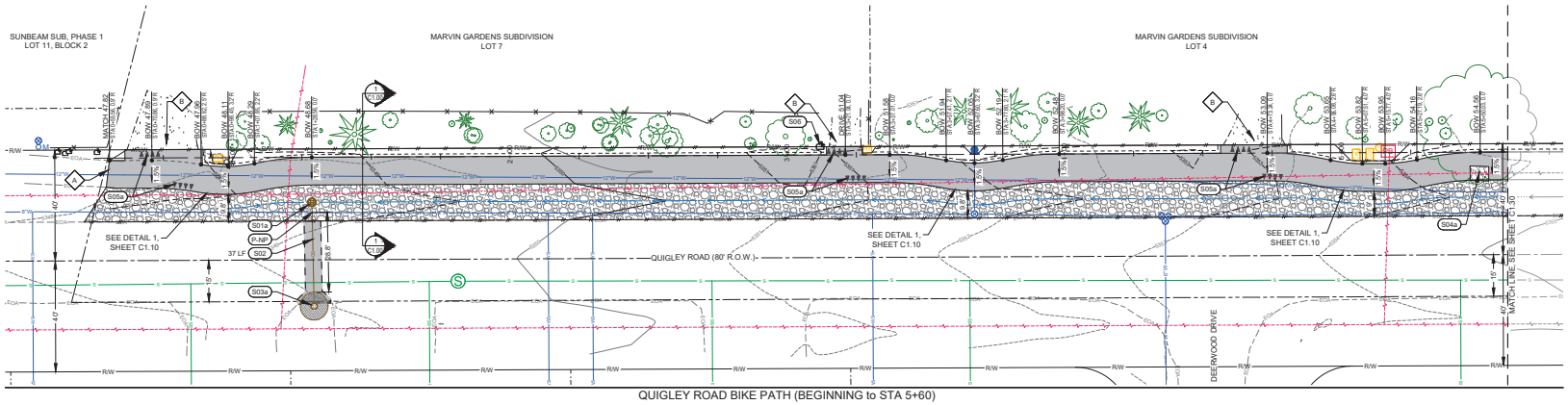


QUIGLEY ROAD BIKE PATH (BEGINNING to STA 5+60)

SITE IMPROVEMENT KEY NOTES

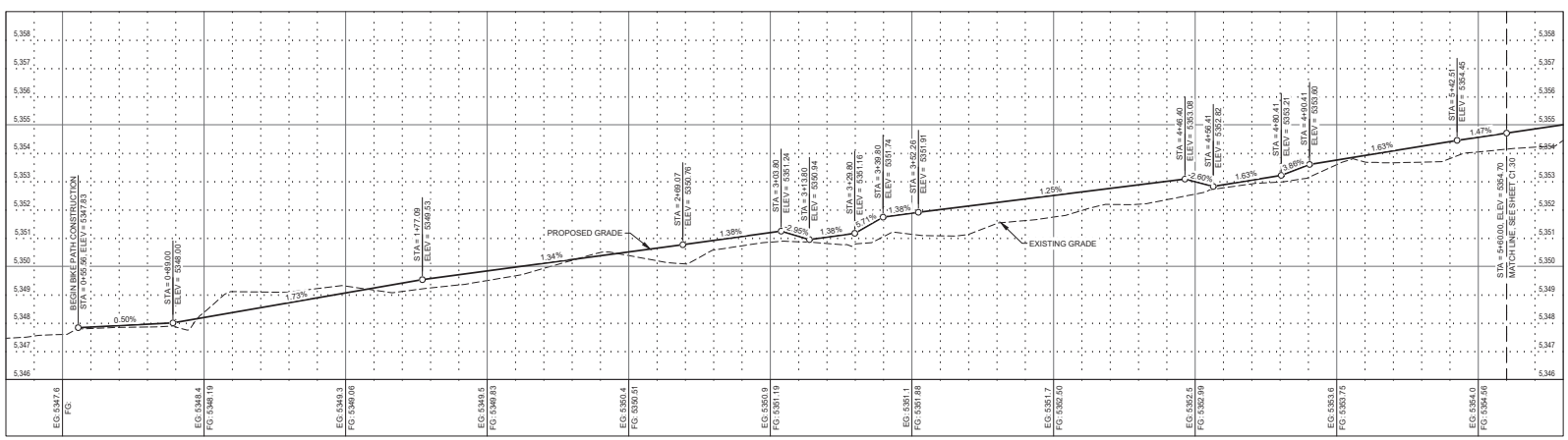
- **S01** INSTALL CATCH BASIN. SEE DETAIL 2 / C1.20.
  a. STA: 1+28.56, o/s 16.3' R
  RIM = 5348.36
  I.E.(OUT) = 5345.36
- **S02** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 5 / C1.00 FOR TRENCHING AND SURFACE REPAIR.
- **S03** INSTALL DRYWELL. REFER TO DETAIL 3 / C1.00.
  a. STA: 1+28.18, o/s 53.7' R
  RIM = 5348.70
  I.E.(IN) = 5344.62
- **S04** RESET UTILITY BOX / VAULT LID ELEVATION.
  a. POWER VAULT
  ORIGINAL RIM = 5353.76
  NEW RIM = 5354.44
  CONTRACTOR TO COORDINATE WITH UTILITY FRANCHISE TO PROVIDE FOR A TRAFFIC RATED PEDESTRIAN FRIENDLY LID / COVER.
- **S05** INSTALL ROAD PAINT / SYMBOL
  a. WHITE YIELD LINE. SEE DETAIL 8 / C2
- **S06** RE-INSTALL MAIL BOX FROM DEMOLITION ITEM 004. CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH THE OWNER, CITY OF HAILEY, AND THE LOCAL POST MASTER.
- **P-NP** POTABLE / NON-POTABLE WATER LINE CROSSING. SEE DETAIL 4 / C1.00 FOR SEPARATION REQUIREMENTS.

- **1** MATCH EXISTING LINES AND GRADES
- **2** REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION.

LEGEND (Proposed Items)

- Alignment Control
- Assumed Centerline of Right-of-way
- BOW 54.56 STA=1+63.03, LT — Spot Elevation w/ Station & Offset
- 1.5% — Grade
- Edge of Gravel at Back of Path
- 5' Contour Interval
- 1' Contour Interval
- Flow Line of Creek/Ditch
- Asphalt
- Gravel
- Expected Limits of Disturbance
- MB = Mailbox

GRAPHIC SCALE
0 20 40
Scale in Feet



BACK OF BIKE PATH PROFILE (BEGINNING to STA 5+60)

SCALE: 1"=20' H; 1"=2' V

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
BIKE PATH PLAN & PROFILE (BEGINNING to STA 5+60)

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

PROJECT INFORMATION
J:\BM\AHCity of Hailey\23189 Quigley Rd\BP\Drawings\23189 BWS 2023-07-28.dwg 07/28/23 1:07:39 AM

PROFESSIONAL ENGINEER — LOCAL — IDAHO — 18466 — SWITMAN
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	MS
SURVEY DATE:	05/24/23

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GALENA ELEVATION ABOVE SEA LEVEL 5,800 FEET — BENCHMARK

PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C1.20

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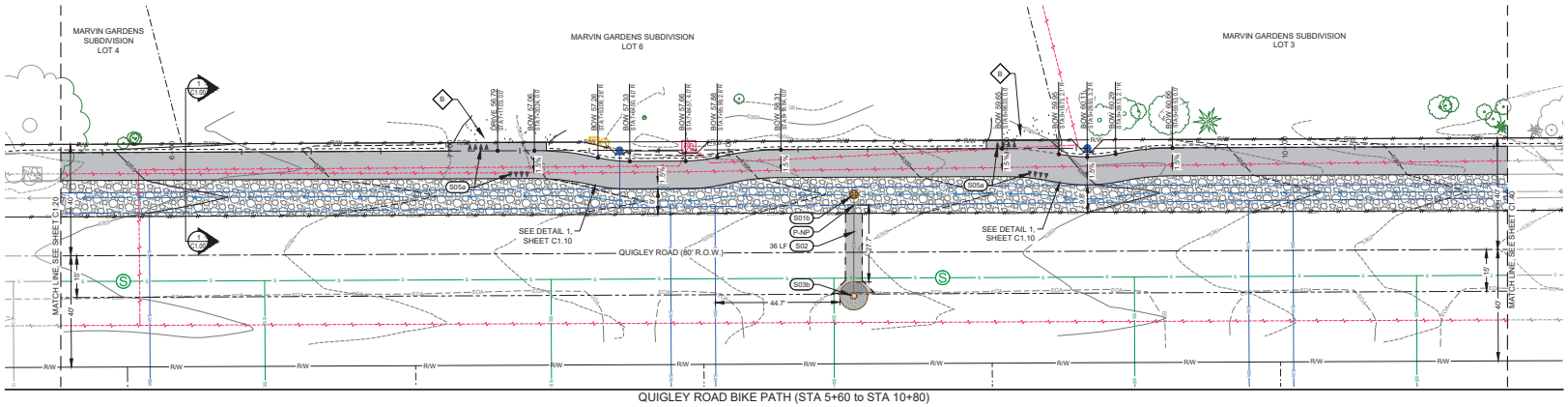


QUIGLEY ROAD BIKE PATH (STA 5+60 to STA 10+80)

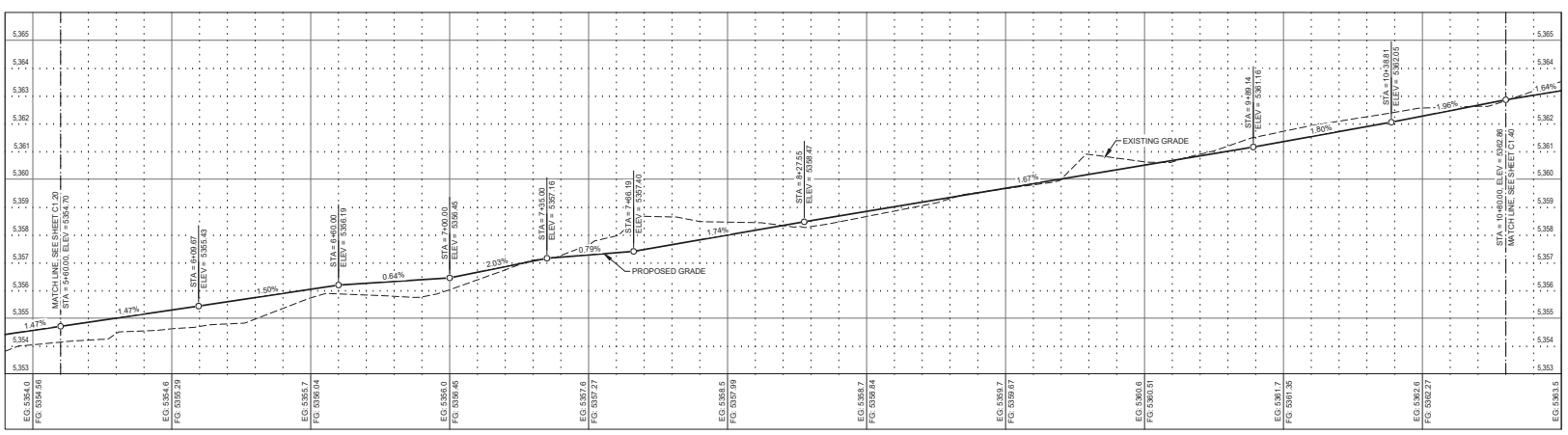
GRAPHIC SCALE
0 10 20 40
Scale in Feet

SITE IMPROVEMENT KEY NOTES

- **S01** INSTALL CATCH BASIN. SEE DETAIL 2 / C1.20.
  b. STA: 8+45.00, o/s 16.3' R
  RIM = 5358.07
  I.E.(OUT) = 5355.07
- **S02** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 5 / C1.00 FOR TRENCHING AND SURFACE REPAIR.
- **S03** INSTALL DRYWELL. REFER TO DETAIL 3 / C1.00.
  b. STA: 8+44.79, o/s 52.7' R
  RIM = 5358.41
  I.E.(IN) = 5354.35
- **S05** INSTALL ROAD PAINT / SYMBOL
  a. WHITE YIELD LINE. SEE DETAIL 8 / C2
- **P-NP** POTABLE / NON-POTABLE WATER LINE CROSSING. SEE DETAIL 4 / C1.00 FOR SEPARATION REQUIREMENTS.
- **B** REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION.

LEGEND (Proposed Items)

- Alignment Control
- Assumed Centerline of Right-of-way
- BOW 54.56 STA5+60.03, O/P — Spot Elevation w/ Station & Offset
- 1.5% — Grade
- Edge of Gravel at Back of Path
- 5' Contour Interval
- 1' Contour Interval
- Flow Line of Creek/Ditch
- Asphalt
- Gravel
- Expected Limits of Disturbance
- MB = Mailbox



BACK OF BIKE PATH PROFILE (STA 5+60 to STA 10+80)

SCALE: 1"=20' H; 1"=2' V

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
BIKE PATH PLAN & PROFILE (STA 5+60 to STA 10+80)

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

PROJECT INFORMATION
J:\BM\AHCity of Hailey\23189 Quigley Rd\BP\Plan\Construction\23189 BW3 2023-07-28.dwg 07/28/23 1:07:39 AM

PROFESSIONAL ENGINEER LICENSE NO. 9746 MICHAEL J. SWITMAN STATE OF IDAHO
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	MS
SURVEY DATE:	05/24/23

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P.O. Box 733
Ketchum, Idaho 83340
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GALENA ELEVATION ABOVE SEA LEVEL 5,800 FEET
BENCHMARK

PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C1.30

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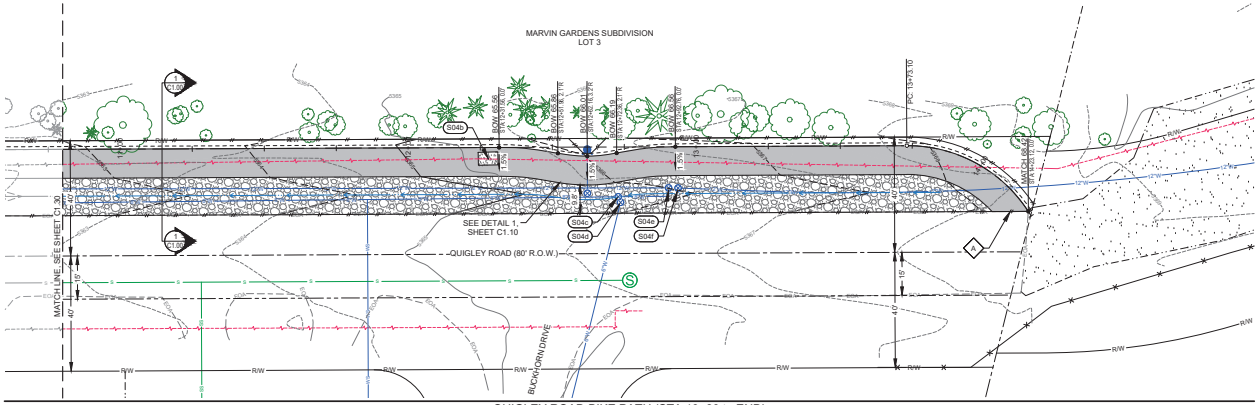


QUIGLEY ROAD BIKE PATH (STA 10+80 to END)

SITE IMPROVEMENT KEY NOTES

S04 RESET UTILITY BOX / VAULT LID ELEVATION.

b. POWER VAULT
ORIGINAL RIM = 5365.22
NEW RIM = 5365.49
CONTRACTOR TO COORDINATE WITH UTILITY FRANCHISE TO PROVIDE FOR A TRAFFIC RATED PEDESTRIAN FRIENDLY LID / COVER.

c. WATER VALVE BOX
ORIGINAL RIM = 5365.53
NEW RIM = 5365.63

d. WATER VALVE BOX
ORIGINAL RIM = 5365.61
NEW RIM = 5365.76

e. WATER VALVE BOX
ORIGINAL RIM = 5365.76
NEW RIM = 5366.01

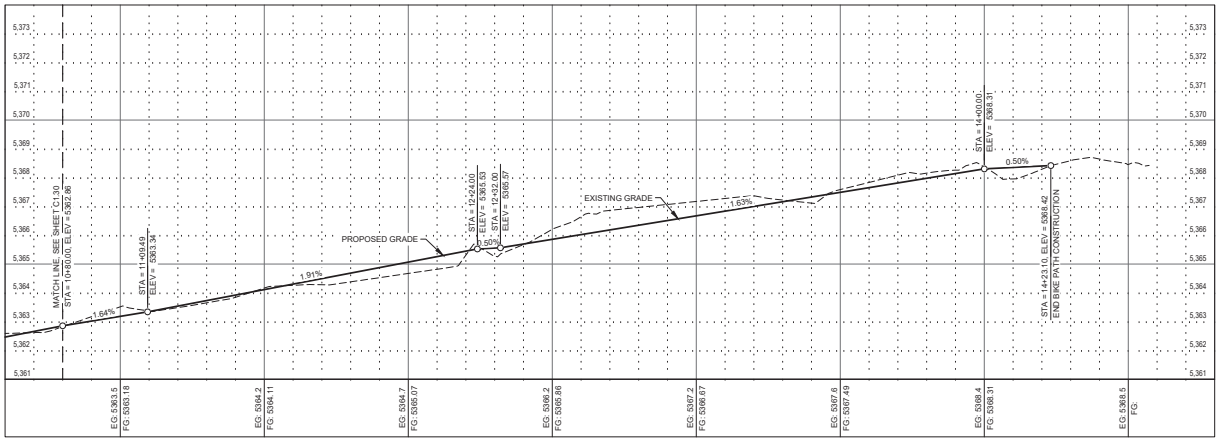
f. WATER VALVE BOX
ORIGINAL RIM = 5365.86
NEW RIM = 5366.06

A MATCH EXISTING LINES AND GRADES

LEGEND (Proposed Items)

- Alignment Control
- Assumed Centerline of Right-of-way
- BOW 54.56 STA=10+23.10 Spot Elevation w/ Station & Offset
- 1.5% Grade
- Edge of Gravel at Back of Path
- 5' Contour Interval
- 1' Contour Interval
- Flow Line of Creek/Ditch
- Asphalt
- Gravel
- Expected Limits of Disturbance
- MB = Mailbox

GRAPHIC SCALE
0 20 40
Scale in Feet



BACK OF BIKE PATH PROFILE (STA 10+80 to END)

SCALE: 1"=20' H; 1"=2' V

QUIGLEY ROAD BIKE PATH PROJECT 2023
AT DEERFIELD SUBD. NO. 3 & 4, AND MARVIN GARDENS
BIKE PATH PLAN & PROFILE (STA 10+80 to END)

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

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSE NO. 9360 STATE OF IDAHO SMITHMAN
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	CT
DRAWN BY:	CT
CHECKED BY:	MS
SURVEY DATE:	05/24/23

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PURPOSE: ISSUE FOR REVIEW (07/28/2023)

NO	DATE	BY	REVISIONS

C1.40

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Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 21, 2023

To: Hailey Planning and Zoning Commission

From: Rebecca F. Bundy, Community Development Contract Planner

Overview: Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing development.

Hearing: August 21, 2023

Applicant: City Staff

Location: Limited Residential-1 (LR-1), Limited Residential-2 (LR-2), General Residential (GR), Limited Business (LB) and Transitional (TN) zoning districts.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 2, 2023and mailed to public agencies on August 1, 2023.

Background:

City review of recent detached townhouse development project applications has indicated a need to clarify some regulations in Hailey Municipal Code, Chapters 16 and 17, including those pertaining to cottage development.

Cottage housing is an allowed form of detached townhouse in the existing code, but there is little guidance to distinguish cottages from larger detached townhouses. The proposed code amendment is intended to create standards for true, small-scale cottage development and clarify standards for multi-family and detached townhouse projects.

The Snohomish County, Washington Planning and Development website defines cottage housing as follows: "Cottage housing is a mildly dense, small scale housing form. Units are typically built at or below 1,200 square feet with modest dimensions. By design, cottage housing is geared toward single-family tenancy and can be constructed as either attached or detached units. The nature of cottage housing is one of community where shared space and semi-private space are favored over purely private space. Cottage housing developments are usually focused around community courtyards where housing clusters numbering four to twelve units open onto the shared space. Cottage housing can provide an affordable alternative to larger single-family homes and suit the needs of many different household types. They're especially adept at serving smaller families, single individuals, the elderly, and those with mobility challenges."

<u>Draft Ordinance</u>

The Planning and Zoning Commission conducted a workshop on May 15, 2023, and a public hearing on June 30, 2023, to provide input to guide this code amendment. The Commission's feedback has been incorporated into the attached document. The draft code amendment creates new standards for small scale cottage dwelling units and detached townhouse units, it clarifies when design review regulations are applicable, and it strives to ensure that the code is resulting in desired development outcomes with an efficient, predictable process by clarifying definitions and standards.

May workshop input: The Commission generally supported the concept of cottage housing and directed staff to continue work on a proposed ordinance. Some Commissioners expressed concern about continuation of limited parking requirements in the existing code. However, the existing parking requirements appear to be functioning well, they minimize the amount of land dedicated to automobile storage and they support the comprehensive plan goal to reduce dependence on the automobile. The draft code amendment does not modify the existing parking requirements and continues to propose the same requirements for cottage townhouse development.

June hearing input: The Commission requested that staff consider the following items. Staff's response is noted directly after each item:

Driveways/Garages:

- Clarify driveways for townhouses and cottage dwelling units – Done, see Section 2, code section 16.04.020.M, Driveways, page 5.
- Remove "detached" from cottage storage requirements – Done, see Section 4, code section 16.08.030, Storage, Parking Areas, page 10 and Section 8, code section 17.06.080.F.6, Storage, page 27.
- Consider ADA accessibility requirements within cottage code that are similar to multifamily requirements. Consider adding Type B units – Done, see Section 8, code section 17.06.080.F.5, Accessibility, page 27.
- Is it necessary to shield parking from public street? – Staff feels that it is important to screen the consolidated parking areas from adjacent, likely residential, properties.
- Consider allowing attached garages – Attached garages are allowed for detached townhouse units. They do not lend themselves to the cottage housing concept.

District Use Matrix Edits:

- Permit "P" community buildings in the District Use Matrix, LR-1 and LR-2 – Done, see Section 6, code section 17.05.040, District Use Matrix, page 13.

Density/Density Bonuses:

- Refine/decrease density in LR-1 and LR-2 Districts for cottage and townhouse units – Done, see Section 6, code section 17.05.040, District Use Matrix, page 16.
- Create density bonus for Energy Star certification, and community housing units within cottage developments – Done. Staff did further research on the feasibility of Energy Star certification. It was determined that an effective, relatively inexpensive and more accessible option would be to require compliance with the performance path requirements of the IECC, Section 406. See Section 6, code section 17.05.040, District Use Matrix, Note 24, page 19.
- Clarify density bonus parameters:
- How many additional units could be constructed – Staff changed the density bonus structure from a finite number to a percentage so that it could pertain to a variety

zoning districts and their individual allowed densities. See Section 6, code section 17.05.040, District Use Matrix, Bulk Requirements, Note 24, page 219.

Common Open Space/Park Requirements:

- Explore revising or refining park requirements outlined in subdivision code – Not addressed. Revising the current park requirements would be a larger project outside of the scope of the cottage housing discussion.
- Will open space required within cottage developments count toward subdivision park requirements? - Staff suggests that it should, so that cottage development is not penalized for providing common open space. See Section 3, code section 16.04.110, Parks, Pathways and other Green Spaces, page 6.
- Refine common open space in ordinance – Done, see Section 8, code section 17.06.080.F.1, Common Open Space, page 26.

Platting Process:

- Consider platting process:
  - Can the land be subdivided and sold without building upon? – Staff has determined that, given the compact nature of cottage development and the fact that the individual units are not served by individual driveways, it would likely be infeasible to construct infill units after some units are in place. Cottage developments should be built as a single phase.
  - Identify limited common space for garages – This is accomplished in the subdivision code.
  - Explore lease lot descriptions – Nothing in the cottage ordinance precludes this option.

Other:

- Title 15, Section 15.20.010: Add cottages to Hailey Rebate section – The Hailey Rebate code section is separately under consideration for revision, so this item has not been addressed as part of the cottage development code revision.
- Title 16: Parks and Platting Processes – Done, see Section 3, code section 16.04.110, Parks, Pathways and other Green Spaces, page 6.
- Community Housing incentives – Staff will embark on a comprehensive community housing incentive endeavor in September 2023, and feels that this item should be addressed as part of that project.

The following code sections have been amended or augmented:

Title 16:

- Chapter 16.01, Definitions: A few definitions have been modified for clarity, and definitions for Single-family Dwelling Unit and Cottage Townhouse Development have been added.

- Chapter 16.04, Sections 16.04.020.L – N:
  - Section 16.04.020.L.6: Text is modified so that the required guest/overparking space dimensional requirements are the same as those required elsewhere in the code.

  - Section 16.04.020.M: Text is added that would allow up to four (4) detached townhouse dwelling units to be served by one (1) driveway, thus eliminating the need for as many driveway curb cuts. Other text in this section is modified to conform with the added text.
  - Section 16.04.020.N: Text is added to make clear that multi-family developments with detached, clustered parking (parking lots or consolidated parking in carport/garages) are subject to this code section.

- Chapter 16.04, Section 16.04.110, Parks, Pathways and other Green Space has been modified to clarify if and when cottage development common open space would count towards park dedication requirements and to create standards cottage development common open space.

- Chapter 16.08, Townhouses: Parking and storage requirements for cottage townhouse development are clarified, and cottage townhouse density is modified.

Title 17:

- Chapter 17.02, Definitions: A few definitions have been modified for clarity, and definitions for Community Building, Institutional Use, Mixed-use Development, Multi-family Development and Cottage Townhouse Development have been added.

- Chapter 17.05, Official Zoning Map and District Use Matrix:
  - The District Use Matrix has been modified to add Detached and Cottage Townhouse Dwelling Units as Residential uses and to add Community Building as an Accessory use for Cottage Townhouse Development.
  - The District Use Matrix has been modified to allow cottage townhouse development in the LR-1 and LR-2 zoning districts and not to allow it in the B zoning district.
  - Notes have been added to the District Use Matrix to allow additional density for energy efficient cottage projects and to provide size limitations for cottage dwelling units.
  - The Bulk Requirements table has been modified to distinguish between multi-family projects and detached townhouse development, and standards for cottage townhouse development have been added.

- Section 17.06.010, Applicability: Table 1, Project Types is slightly modified for clarity on which residential projects require full PZ design review.

- Section 17.06.080, Design Standards:
  - A. Nonresidential, Multi-Family Or Mixed Use Building: This section is modified to make clear that it applies to non-residential, multi-family and mixed-use development.
  - D. Multi-family: This section is modified to make clear that it applies to multi-family development.
  - New Section E is added to create specific standards for detached townhouse development.
  - New Section F is added to create specific standards for cottage townhouse development.

- Chapter 17.09, Parking and Loading Spaces:

- Minor amendments are proposed for clarity.
- Section 17. 09.040.01, Residential parking requirements table: Parking requirements for detached and cottage townhouse developments have been added.

Attachments:

i. Draft Ordinance

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, 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**.

1. The proposed amendment is in accordance with the comprehensive plan;

Allowing a cottage court housing type and providing more clarity on regulations for multi-family and townhouse development addresses multiple goals laid out in the Hailey Comprehensive Plan. They are listed and organized by the sections of the Comprehensive Plan below:

Section 1: Natural Resources, Energy and Air Quality

<u>1.4 Promote energy conservation. (page 11)</u>

- Increase: Number of smaller dwelling units, as required by the cottage townhouse development standards, which inherently use less energy than a larger home
- Increase: Energy efficiency by offering a density bonus if all units in a cottage townhouse development comply with the IECC, Section 6.

Section 4: Recreation, Parks and Lands

<u>4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents. (page 18)</u>

- Increase: Park acreage per capita
- Increase: Percent of population within ¼ mile and within a ½ mile of a park
- Increase: Park/Open Space as a percent of city area
- Decrease: Maintenance costs per capita

Section 5: Land Use, Population and Growth Management

The Comprehensive Plan specifically identifies the need to, "…accommodate population growth through a balanced combination of two means," with one being "'infill' development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers" and the other being, "'expansive' development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments." (page 20). Further goals and desired trends include:

5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas. (page 29)

- Increase: Diversity of housing types allowed in existing higher density residential zoning districts

5.5 Lessen dependence on the automobile (page 30)

- Increase: Diversity of housing types within zoning districts close to the city center

5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases. (page 30)

- Increase: Citywide land use efficiency (U/A) by increasing the diversity of housing types allowed and allowing increased density for projects that achieve higher energy efficiency standards

5.7 Encourage development at the densities allowed in the Zoning Code. (page 30)

- Decrease: Acres of vacant land within city boundaries by allowing an additional housing type option

Section 7: Demographics, Cultural Vitality, Social Diversity & Well-Being

7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged. (page 36)

- Increase: Diversity of housing types allowed in existing higher density residential zoning districts. Cottage townhouse developments are especially well suited for young families and aging demographics and encourage interaction between residents

Section 8: Housing

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels. (page 39)

- Decrease: Percent of Income for Housing Costs by offering a smaller, more affordable housing type
- Increase: Home Affordability by offering a smaller, more affordable housing type
- Decrease: Housing Costs in Relation to Income by offering a smaller, more affordable housing type

The Housing Section also elaborates on the economic, environmental, and social benefits of increasing housing options within Hailey City Limits. Diverse housing options are important for:

- "The growth potential and sustainability of local businesses";
- lowering carbon emissions and road maintenance costs; and
- "a greater vibrancy and sense of unity" in the community (page 38).

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; Thus far, all studies related to recently proposed and approved housing projects have affirmed that 1) infill development and increased residential densities most efficiently use public facilities and services, they do not increase excessive additional requirements at public cost; and 2) Hailey's municipal services are capable of servicing infill development and high-density projects.

As verified by City Staff from the Public Works Department, cottage townhouse development can be accommodated with existing water, wastewater, and other municipal services. The City has yet to meet

its maximum densities in the Zoning Districts, especially where they are desired near public transit and activity centers.

3. The proposed uses are compatible with the surrounding area; and
The proposed uses are compatible with the surrounding area and other areas throughout Hailey: Three cottage townhouse developments already exist in the Old Cutters subdivision, and they are well integrated into the fabric of the neighborhood. The proposed regulations generally adhere to the existing underlying zoning requirements and provide added safeguards to ensure that impact from vehicular traffic and parking is minimized.

5. The proposed amendment will promote the public health, safety, and general welfare.
Through years of community engagement for the Comprehensive Plan creation and updates (as recent as 2020), the Commission and Council have found that there is strong community support and rationale for increasing and diversifying housing options within Hailey City limits. Access to housing is key to supporting public health, safety, and general health. The consensus in the Wood River Valley community—including non-profit social service organizations and fellow municipalities— is that the current need for housing is an emergency. Cottage townhouse development will provide a "missing middle" housing type option for developers to consider when developing a subdivision.

Motion Language:

Approval: I move to recommend approval by the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces, finding that 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, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: I move to deny recommendation of the attached revisions amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces, 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 _____ [the Commission should specify a date].

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLES 16 AND 17 OF THE HAILEY MUNICIPAL CODE, INCLUDING CHAPTERS 16.01, DEFINITIONS TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 16.04, DEVELOPMENT STANDARDS TO REFINE AND CLARIFY VEHICULAR ACCESS STANDARDS AND PARK CONTRIBUTION REQUIREMENTS; 16.08, TOWNHOUSES TO CHANGE THE TITLE AND SUBSECTIONS TO INCOPORATE COTTAGE DEVELOPMENT; 17.02, DEFINITIONS TO PROVIDE CLARITY AND ADD NEW DEFINITIONS; 17.05, OFFICIAL ZONING MAP AND DISTRICT USE MATRIX TO ADD AND CLARIFY LAND USE ZONING AND BULK REQUIREMENTS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENT AND DWELLING UNITS; 17.06, DESIGN REVIEW TO ADD DESIGN STANDARDS FOR DETACHED TOWNHOUSE AND COTTAGE DEVELOPMENT; AND 17.09 PARKING AND LOADING SPACES TO APPLY EXISTING STANDARDS TO DETACHED AND COTTAGE TOWNHOUSE DEVELOPMENT~~S~~; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Commission and Council have determined that municipal code changes which expand housing opportunities in Hailey are a priority;

WHEREAS, the Commission and Council have found that the existing standards for multi-family and townhouse development may not lead to desired comprehensive plan outcomes;

WHEREAS, the changes proposed will address supplemental design and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

1. Natural Resources, Energy and Air Quality
    a. Promote energy conservation: The City has set goals to increase the energy efficiency of buildings within the city to 10% above current Idaho State adopted energy code.
2. Recreation, Parks, and Lands
    a. Create and maintain an interconnected system of parks, recreational facilities, trails green spaces, and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ to ½ mile of the greatest number of residents.
3. Land Use, Population, and Growth Management
    a. The City seeks to accommodate population growth through a balanced combination of two means, with one being "infill" development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers, and "expansive" development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments.
    b. Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with

unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.

c. Lessen dependency on the automobile.

4. Demographics, Cultural Vitality, Social Diversity, and Well-Being
    a. Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and worldviews and whose interactions both benefit and challenge each other to grow.
    b. While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status, and life expectancy.
5. Housing
    a. Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.
    b. The ongoing local spending and taxes generated because of homes being occupied by the working community are significant.
    c. Productivity of the workforce improves when commutes are shortened.
    d. Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced, and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.
    e. Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

WHEREAS essential public facilities and services are available to detached and cottage townhouse development without excessive public cost;

WHEREAS the proposed detached townhouse and cottage development uses are compatible with surrounding areas and Zoning Districts where townhouse and cottage development is permitted; and

WHEREAS the text set forth in this ordinance will promote the public health, safety, and general welfare by addressing ongoing and outstanding housing needs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Chapter 16.01, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

<u>COMMON OPEN SPACE: Shared landscaped area meeting the requirements of Sections 16.04.110.D.1, and 17.06.080.F when incorporated in a cottage development.</u>

COTTAGE DEVELOPMENT: A residential project of two (2) or more detached cottage units that are located on platted sublots. Cottage developments are subject to the provisions of Title 16 Subdivision Regulations and Title 17, Zoning Regulations, which allow for increased density, limit lot and dwelling unit size, configure communal parking, require common open space, and outline other requirements. Separation between units and/or buildings shall comply with applicable building and fire code requirements and all other applicable codes and ordinances.

COTTAGE DWELLING UNIT: A detached dwelling unit characterized by its small size, vernacular aesthetic with porches, and orientation towards communal living. Cottage dwelling units shall contain independent living facilities, including provisions for sleeping, eating, cooking and sanitation. Cottage dwelling units shall be located in a cottage development on a platted sublot and are subject to the applicable cottage requirements within this code, specifically listed in Title 16 Subdivision Regulations and Title 17 Zoning Regulations.

DRIVEWAY: A way or means of vehicular access to a single building, or buildings, per the requirements of Section 16.04.020.M, Driveways.

DWELLING UNIT: A building or separate portion thereof having a single kitchen and providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, to be occupied exclusively as a residence. Every dwelling unit shall have at least one habitable room that shall have not less than one hundred twenty (120) square feet of gross floor area, or other area as specified in the IBC or IRC.

MULTI-FAMILY BUILDING: A residential building containing two (2) or more attached dwelling units, including but not limited to apartments, condominiums, and attached townhouses.

MULTI-FAMILY DEVELOPMENT: A development containing multi-family buildings with attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

PARKING ACCESS LANE: A way or means of vehicular access ~~and pedestrian approach for all uses to provide access to an off street parking lot from a public or private street into private property~~ from and to clustered off-street parking.

SINGLE-FAMILY DWELLING UNIT: A detached residential building that contains independent living facilities, including provisions for sleeping, eating, cooking and sanitation; and is the principal use located on a legally platted lot of record. Single-family dwelling units may include permitted accessory structures, such as attached and detached garages, carports, and Accessory Dwelling Units.

TOWNHOUSE DEVELOPMENT: A ~~multi-family~~ residential project of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as ~~either or both~~ one or more of the following:

A. Attached townhouse development: Multi-family b~~B~~uilding(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.

~~B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.~~

B. Detached townhouse development: Buildings containing detached, single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE SUBLOT: The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse dwelling unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE DWELLING UNIT: A dwelling unit ~~including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes,~~ that contains independent living facilities, including provisions for sleeping, eating, cooking, and sanitation; and is located in a townhouse development on a platted townhouse sublot.

Section 2. Chapter 16.04, Development Standards, Sections 16.04.020.L - N, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

L. Private Streets:

1. Private streets may be allowed: a) to serve a maximum of five (5) residential dwelling units; b) within planned unit developments; or c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, Peri-Urban Agricultural and Service Commercial Industrial Districts. Private streets are allowed at the sole discretion of the Council, except that no arterial or major street, or collector or secondary street may be private. Private streets shall have a minimum total width of thirty-six feet (36'), shall be constructed to all other applicable City standards including paving, and shall be maintained by an owners' association.

2. Private streets, wherever possible, shall provide interconnection with other public streets and private streets.

3. The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C of this chapter. The plat shall clearly indicate that the parcel is unbuildable, except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.

4. Private street names shall not end with the word "road", "boulevard", "avenue", "drive" or "street". Private streets serving five (5) or fewer dwelling units shall not be named.

5. Private streets shall have adequate and unencumbered ten foot (10') wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on site snow storage areas.

6. Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located: a) within the residential lot (e.g., between the garage and the roadway); b) as parallel spaces within the street parcel or easement adjacent to the travel lanes; c) in a designated guest parking area; or d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to title 17, chapter 17.09 of this Code. The dimension of guest/overflow parking spaces shall ~~be no less than ten feet by twenty feet (10' x 20') if angle parking, or ten feet by twenty four feet (10' x 24') if parallel.~~ meet the parking standards of section 17.09.030, On Site Parking Dimension. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.

M. Driveways:

1. Number of units served by one (1) driveway:

   a. Single-family dwelling units: Driveways may provide access to not more than two (2) ~~residential~~ single-family dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. ~~Driveways shall not be named.~~

   b. Townhouse dwelling units: Driveways may provide access to not more than four (4) townhouse dwelling units. Where a townhouse development will have sublots fronting a street, not more than one additional townhouse sublot accessed by a driveway may be created to the rear of each sublot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.

2. Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:

   a. Accessing one residential unit: Twelve feet (12');
   b. Accessing two (2) or more residential units: Sixteen feet (16').

   No portion of the required fire lane width of any driveway may be utilized for parking, aboveground utility structures, dumpsters or other service areas, snow storage or any other obstructions.

3. Driveways longer than one hundred fifty feet (150') must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.

4. Driveways accessing more than one residential dwelling unit shall be maintained by an owners' association, or in accordance with a plat note.

5. The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.

6. No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.

7. Driveways shall not be named.

N. Parking Access Lane: Multi-family, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

Cottage developments: Cottage developments shall be served by no more than one parking access lane on each public street frontage.

Section 3. Chapter 16.04, Development Standards, Section 16.04.110, Parks, Pathways and other Green Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

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.

1. Parks:

a. The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sublots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for parks. Parks shall be developed within the city of Hailey and set aside in accordance with the following formula:

P = x multiplied by .0277

"P" is the parks contribution in acres

"x" is the number of single-family lots, residential townhouse sublots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sublots and units possible within the subdivision based on current zoning regulations

b. In the event the subdivision is located in the business (B), limited business (LB), neighborhood business (NB) or transitional (TN) zoning districts, the area required for a park shall be reduced by seventy five percent (75%), but in no event shall the area required for a park/cultural space exceed seventeen and one-half percent (17.5%) of the area of the lot(s) being developed.

c. Cottage developments may be exempted from the provisions of subsection 16.04.110.A, provided for common open space in accordance with subsection 17.06.080.D: Design Standards, Cottage Development, and the commission finds that sufficient park space, in accordance with the City of Hailey Comprehensive Plan, exists within one quarter (¼) mile of the proposed development. In the event that a cottage development is required to provide a park contribution, the contribution area shall be reduced by the amount of common open space provided on site by the development.

2. Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this title.

B. Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:

1. By the same individual(s) or entity(ies), including, but not limited to, corporation(s), partnership(s), limited liability company(ies) or trust(s), or

2. By different individuals or entities, including, but not limited to, corporations, partnerships, limited liability companies or trusts where: a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies); or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),

3. Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sublots, cottage sublots or condominium units, are subject to the provisions of this title, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sublots or units.

C. Parks And Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of this section. Such recommendation will be based on compliance with the master plan and provisions of this title.

D. Minimum Requirements:

1. Private Green Space or Common Open Space: Use and maintenance of any privately owned green or open space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council. Common open space in a cottage development, shall serve only the occupants of the development in which it is located and shall meet the requirements of Section 16.04.110.D.3: Minipark, as well as Section 17.06.080.D: Design Standards, Cottage Development.

2. Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two (2) or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood parks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of four inch (4") caliper or greater. A maximum of twenty percent (20%) of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the city upon completion, unless otherwise agreed upon by the developer and city.

3. Minipark: A minipark shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All miniparks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of four inch (4") caliper or greater. A maximum of twenty percent (20%) of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.

4. Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks, may also qualify where such elements connect two (2) or more parks or park/cultural spaces.

5. Pathways: Pathways shall have a minimum twenty foot (20') right of way width and shall be paved or improved as recommended by the parks and lands board. Construction of pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the council otherwise allows when deemed beneficial for the project. The developer shall be entitled to receive a park dedication credit only if the developer completes and constructs a pathway identified in the master plan, or completes and constructs a pathway not identified in the master plan where the pathway connects to existing or proposed trails identified in the master plan. The city may permit easements to be granted by developers for pathways identified in the master plan, thereby allowing the developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a park dedication credit will not be given. A developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated pathway right of way.

E. Specific Park Standards: All parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.

2. Shall provide safe and convenient access, including ADA standards.

3. Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. With the exception of private green space and common open space, if ~~If~~ a park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.

4. Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for park dedication, the land must, at a minimum, be located on slopes less than twenty five degrees (25°), and outside of drainways, floodways and wetland areas. Miniparks shall not be occupied by nonrecreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.

5. Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

6. Shall require low maintenance, or provide for maintenance or maintenance endowment.

F. Specific Pathway Standards: All pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.

2. Shall be connected in a useful manner to other parks, pathways, green space and recreation and community assets.

G. Specific Green Space and Common Open Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

1. Shall meet the minimum applicable requirements required by subsection D of this section.

2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent green space (both existing and potential future space).

3. The use of the private green space shall be restricted to parks, pathways, trails, or other recreational purposes, unless otherwise allowed by the city.

4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.

H. In Lieu Contributions:

1. After receiving a recommendation by the parks and lands board, the council may at their discretion approve and accept voluntary cash or in-kind contributions in lieu of park land dedication and park improvements.

2. The voluntary cash or in-kind contributions in lieu of park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this title multiplied by the fair market value of the land (e.g., $/square foot) in the development at the time of preliminary plat approval by the council. The city shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.

3. Except as otherwise provided, the voluntary cash or in-kind contribution in lieu of park land shall also include the cost for park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the business (B), limited business (LB), neighborhood business (NB) and transitional (TN) zoning districts, in lieu contributions will not include the cost for park improvements.

4. In lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of park land and/or park improvements, which may include upgrades and replacement of park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.

Section 4. Chapter 16.08, Townhouses and Cottages, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

16.08.010: PLAT PROCEDURE:

The developer of ~~the~~ townhouse or cottage developments shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed ~~townhouse~~ sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, ~~commonly held~~ facilities, garages, parking and/or ~~green~~ open spaces. Prior to final plat approval, the developer shall submit to the city a final copy of ~~the~~ any party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)

"Cottage" lots in existing subdivisions, platted prior to _____ *(insert date this code goes into effect)*, shall be allowed to develop as cottage or as detached townhouse developments under the provisions of this code.

16.08.020: GARAGES:

All garages shall be designated on the preliminary and final plats and on all deeds as part of the ~~particular~~ townhouse or cottage development. Detached garages may be platted as limited common area or on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse or

cottage units on the ~~townhouse~~ plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the ~~townhouse~~ development. (Ord. 1191, 2015,)

16.08.030: STORAGE, PARKING AREAS:

Residential townhouse and cottage developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015,)

Cottage storage. Each cottage unit shall be provided with a dedicated storage unit that is a minimum of 50 square feet in size.

16.08.040: CONSTRUCTION STANDARDS:

All townhouse development construction shall be in accordance with the applicable codes, including the IBC, IRC and IFC. Each townhouse and cottage unit must have separate water, sewer, and utility services, which do not pass through another building or unit. (Ord. 1191, 2015,)

16.08.050: GENERAL APPLICABILITY:

All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)

16.08.060: EXPIRATION:

Townhouse and cottage developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse or cottage development, or phase of any development, ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015,)

16.08.070: CONVERSION:

The conversion by subdivision of existing units into townhouses or cottages shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015,)

16.08.080: DENSITY & LOT SIZE:

~~The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other.~~

Maximum density shall be that allowed by the section 17.05.040, District Use Matrix, Bulk Requirements table.

Cottage development: The maximum lot size for a cottage development shall be one (1) acre.

Section 5. Chapter 17.02, Definitions, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

COMMON OPEN SPACE: Shared landscaped area meeting the requirements of Sections 16.04.110.D.1, and 17.06.080.F when incorporated in a cottage development.

COMMUNITY BUILDING: A small building, intended as a gathering space, to be shared by residents of a residential development and platted as part of the development's common area.

COTTAGE DEVELOPMENT: A residential project of two (2) or more detached cottage units that are located on platted sublots. Cottage developments are subject to the provisions of Title 16 Subdivision Regulations and Title 17, Zoning Regulations, which allow for increased density, limit lot and dwelling unit size, configure communal parking, require common open space and outline other requirements. Separation between units and/or buildings shall comply with applicable building and fire code requirements and all other applicable codes and ordinances.

COTTAGE DWELLING UNIT: A detached dwelling unit characterized by its small size, aesthetic with porches, and orientation towards communal living. Cottage dwelling units shall include independent living facilities, including provisions for sleeping, eating, cooking and sanitation. Cottage dwelling units shall be located in a cottage development on a platted sublot and are subject to the applicable cottage requirements within this code, specifically listed in Title 16 Subdivision Regulations and Title 17 Zoning Regulations.

DRIVEWAY: A way or means of vehicular access to a single building, or buildings, per the requirements of Section 16.04.020.M, Driveways.

MIXED USE BUILDING: A building that has more than one use, usually residential units in combination with commercial/retail, office, institutional, or industrial use within the same structure.

MIXED USE DEVELOPMENT: A development with one or more buildings that allows for residential units with commercial or other permitted uses.

MULTI~~PLE~~-FAMILY BUILDING ~~DWELLING~~: A residential building containing two (2) or more attached dwellings units~~.~~, including but not limited to apartments, condominiums, and attached townhouses.

MULTI-FAMILY DEVELOPMENT: A development containing multi-family buildings with attached dwellings units, including but not limited to apartments, condominiums, and attached townhouses.

PARKING ACCESS LANE: A way or means of vehicular access from and to clustered off-street parking.

PUBLIC USE: An activity intended for the benefit of the general public and managed by a public entity, such as the City, school district, County, State, or any other public agency or a utility. Public uses may also be referred to as institutional uses.

SEMIPUBLIC USE: The use of land by a private or nonprofit organization to provide a public service, such as private colleges, hospitals, safe houses, and learning centers. Semi-public uses may also be referred to as institutional uses.

SINGLE-FAMILY DWELLING UNIT: A detached residential building~~,which may include attached or detached carports and garages,~~ that contains ~~ing~~ independent living facilities, including provisions for sleeping, eating, cooking and sanitation~~ for not more than one family~~; and is the principal use located on a legally platted lot of record. Single-family dwelling units may, for example, include attached and detached garages, carports, and Accessory Dwelling Units.

TOWNHOUSE DEVELOPMENT: A ~~multi-family~~ residential project of two (2) or more townhouse dwelling units, where permitted under the Hailey zoning ordinance, which may be constructed as ~~either or both~~ one or more of the following:

A. Attached townhouse development: Multi-family b~~B~~uilding(s) containing two (2) or more townhouse dwelling units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.

~~B. "Cottages", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.~~

B. Detached townhouse development: Buildings containing detached, single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE SUBLOT: The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse dwelling unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE DWELLING UNIT: A dwelling unit ~~including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes,~~ that contains independent living facilities, including provisions for sleeping, eating, cooking, and sanitation; and is located in a townhouse development on a platted townhouse sublot.

Section 6. Chapter 17.05, Official Zoning Map and District Use Matrix, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public, and semi-public, commercial and uses, as well as the bulk requirements for the zoning districts established in chapter 17.04 of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of chapter 17.11 of this title. An "N" indicates that a use is not allowed in the respective zoning district, except where state or federal law otherwise preempts local land use regulation.

Category	**Description (Excerpt)**	**Zoning Districts and Subdistricts**												
		RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Residential:														
	Accessory dwelling units (ADU)	N	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	N	N	N	P[1]	P[1]
	Co-living dwelling facilities	N	N	N	N	N	P	N	P	N	N	N	N	N
	Cottage developments or dwelling units	N	P	P	P	N	C	P	N	N	N	N	N	N
	Detached townhouse developments or dwelling units	N	N	N	P	N	C	P	N	N	N	N	N	N
	Manufactured homes	N	P	P	P	N	P	P	N	N	N	N	N	N
	Mixed-use buildings	N	N	N	N	P	P	P	P[2]	P	P	N	P	P
	Multi-family ~~dwellings~~ developments	N	N	N	P	N	P	C	P[2]	N	N	N	N	N
	Single-family dwellings	N	P	P	P	N	~~P~~ C	P	N	N	N	N	N	N
	Tiny homes on wheels (THOW)	N	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	N	N	N	P[1]	P[1]
Public or semipublic: *(no change)*														

Category	**Description (Excerpt)**	**Zoning Districts and Subdistricts**												
		RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Commercial: *(no change)*														
Accessory uses:														
Residential	Accessory dwelling units (ADU)	Reference the "Residential" category at the beginning of the table.												
	Tiny Home on Wheels (THOW)													
	Community building	N	P	P	P	N	C	P	N	N	N	N	N	N
Storage structures, excluding shipping containers		C[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]	P[9,11]
Swimming pools		N	P	P	P	P	C	P	C	N	N	N	N	N
Temporary structures		C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]	C[11,13]

BULK REQUIREMENTS

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Lot dimensions	Minimum lot size (square feet)	None	8,000[14,15]	12,000[15]	6,000[14,15]	6,000[~~15~~]	6,000[14,15]	6,000[14,15]	0[14,15]	6,000	-	See note 4	10,890	10,890
	Minimum lot width (feet)	None	75[14,15]	75[15]	50[14, 15,16]	50[~~16~~]	50[14,16]	50[14, 15,16]	0[15,16]	60	-	See note 4	-	-
Building height	Maximum building height (feet)	35[17]	30[14,17]	30[17]	35[14,17]	30[17]	35[14,17]	35[14]	35[14,17]	35[17]	35	See note 4	35	35[17]
Setbacks	Minimum front yard setback (feet)	20	25[14]	25	20[14,18]	10	20[14,18]	20[14,18]	0[14,18]	10	20	See note 4	10	10
	Minimum side yard setback (feet)	10	10[14,19,20]	10[19,20]	8[14,18,20,21]	10[14,20]	10[14,18,20]	10[14,18,20]	0[14,18,20]	10[20,22]	10[20,22]	See note 4	10	10
	Minimum rear yard setback (feet)	10	10[14,19,20]	10[19,20]	10[14,18,20]	10[18,20]	10[14,18,20]	10[14,18,20]	0[14,18,20]	10[20,22]	10[20,22]	See note 4	10	10
	Riparian (feet)	100[23]	100[23]	100[23]	100[23]	100[23]	100[23]	100[23]	100[23]	100[23]	100[23]	See note 4	100[23]	100[23]
~~Multi-familyand mixed-use d~~ Density	Mixed-use ~~residential density~~ development: maximum dwelling units per acre	-	-	-	-	15	20	10	20[2]	-	-	See note 4	20	-
	Multi-family ~~residential density~~ development: maximum dwelling units per	-	-	-	10	-	20	10	20	-	-	-	20	-

Category	Description (Excerpt)	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	acre; including but not limited to apartments, condominiums, and attached townhouses													
	Detached townhouse development: maximum dwelling units per acre	-	-	-	10[24]	-	20	10[24]	-	-	-	-	-	-
	Cottage development: maximum dwelling units per acre	-	8[24]	6[24]	10[24]	-	20	10[24]	-	-	-	-	-	-
Total lot coverage	Total maximum coverage by all structures (percentage)	-	40[14]	40	40[14]	-	-	30[14]	-	75	75	See note 4	70	70
Maximum gross floor area	~~Aggregate gross floor area for individual~~ ~~r~~Retail/wholesale trade (square feet)	-	-	-	-	-	36,000	-	36,000	25,000	25,000	See note 4	25,000	25,000
	~~Aggregate gross floor area for g~~Grouped retail/wholesale (square feet)	-	-	-	-	-	36,000	-	50,000	25,000	25,000	See note 4	25,000	25,000
	Cottage dwelling units (square feet)		1,200[25]	1,200[25]	1,200[25]	-	1,200[25]	1,200[25]	-					

Notes:

1. Accessory Dwelling Units (ADUs) and Tiny Homes on Wheels (THOW) are subject to administrative design review and supplementary regulations. See section 17.06 and subsection17.08 D of this title.

2. Mixed-use buildings and multi-family dwellings incorporating small residential units require a Conditional Use Permit and shall comply with subsection 17.04Q of this title.

3. The installation of wireless communication facilities requires a Wireless Permit in accordance with the provisions of subsection 17.08B of this title.

4. Objects affecting navigable airspace, including solar energy systems and wireless communications facilities located within the Airport Influence Area, are subject to review of the Friedman Memorial Airport Director for compliance with FAA regulations and 14 CFR, chapter 1, subchapter E, part 77.

5. Only within terminals.

6. Only attached to hotel/motel.

7. Drive-through food service not permitted.

8. May be approved through a Conditional Use Permit if the use is in conjunction with a use that is permitted by-right.

9. Unenclosed exterior storage that is greater than fifty square feet (50 sq. ft.) and associated with retail trade, skilled construction and industrial trades, or wholesale trade is permitted in the industrial Zoning Districts only. Such unenclosed exterior storage may include but is not limited to the storage or display of bulky goods, materials, supplies, merchandise, and equipment.

10. The use permitted by this footnote must be accessory to a primary use and contained within the walls of the structure with the primary use.

11. Structures equal to or greater than 120 square feet (120 sq. ft.) in size require a building permit, per subsection 17.07.010H of this title.

12. The use of fuel tanks containing flammable or combustible liquids, as defined by the International Fire Code (IFC), requires a Flammable & Combustible Storage Tank Permit through the Hailey Fire Department.

13. Temporary structures which have an approved Conditional Use Permit may operate seasonally for multiple years, so long as the size and location of the temporary structure conforms with the approved Conditional Use Permit or conditions thereof.

14. May be subject to additional provisions per the Townsite Overlay (TO) Zoning District. See subsection 17.04M of this title.

15. ~~Townhouse sublots should have a maximum aggregate density of ten (10) lots per acre in the GR and TN Zoning Districts, fifteen (15) lots per acre in the NB Zoning District, and twenty (20) lots per acre in the LB and B Zoning Districts.~~ Townhouse and cottage sublots are exempt from minimum lot sizes and widths; however, townhouse and cottage developments shall adhere to the density requirements,

as stated in the bulk requirements table of this section, as well as the subdivision and design review requirements in subsections 16.08 and 17.06 respectively.

16. Townhouse and cottage sublots shall conform to the standards established in the IFC.

17. For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.

18. In the TO Zoning Districts, townhouse units shall be allowed zero (0) setbacks, with an exception for the setbacks on the property line between two (2) townhouse units. The separation between two (2) townhouse units on separate sublots shall be no less than 6 feet or the minimum distance required by the IBC and IFC, whichever is greater. The distance between the buildings shall be 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.

19. The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided, however, no side or rear yard shall be less than ten (10) feet. See the figure in subsection 17.04B.050 of this title.

20. Normal corner and reverse-corner lots are subject to subsections 17.07.010F and G of this title.

21. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (21/2') of wall height (see subsection 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zoning District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.

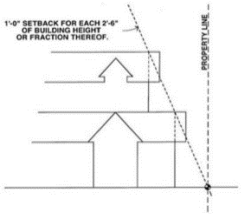
22. In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.

23. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100-foot-wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100-foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than fifty (50) feet.

24. Cottage development density may exceed the maximum allowed density by fifty percent (50%) in the LR-1 zoning district and by forty percent (40%) in all other zoning districts in which is it permitted, provided that all dwelling units in the development comply with the minimum requirements of the 2018 International Energy Conservation Code, Section R406, Energy Rating Index Compliance Alternative. Building envelope tightness shall be determined with a blower door test, by a certified professional, verifying compliance with this standard.

25. Cottage dwelling units are subject to a maximum ground floor size of eight hundred (800) square feet. Basement area, limited to the size of the ground floor and located with its finish floor a minimum six (6) feet below adjacent grade, shall not be included in gross floor area limitation.

Diagram 1



(Ord. 1275, 2021; Ord. 1250, 2019; Ord. 1243, 2019; Ord. 1242, 2018; Ord. 1232, 2018; Ord. 1221, 2017; Ord. 1220, 2017; Ord. 1211, 2017; Ord. 1208, 2016; Ord. 1207, 2016; Ord. 1191, 2015; Ord. 1291, 2021; Ord. 1325, 2023,)

Section 7. Chapter 17.06, Design Review, Subsection 17.06.010, Applicability, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.010: APPLICABILITY:

A. Design Review Approval Or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

TABLE 1
PROJECT TYPES

Type Of Use	**Exempt (PZ Chair And Administrator)**	**Hearings Examiner**	**Full PZ Review**
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential development of 3 or more units			X
All zones other than Townsite Overlay District: Accessory Dwelling Units	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures (including Accessory Dwelling Units)			X
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex or accessory structure that adds floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section 17.06.020 of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that do not result in major stylistic changes; landscape	X		

and/or parking changes that do not materially alter the flow of circulation			
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection 17.06.020B of this chapter	X		

B. Preapplication Design Review:

1. Preapplication review is an optional process for all new nonresidential construction and all residential developments. The Administrator may advise applicants as to the appropriateness of the preapplication design review process for each application.

2. The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.

3. Preapplication review materials shall be submitted according to the application requirements of section 17.06.050 of this chapter. (Ord. 1275, 2021; Ord. 1226, 2017; Ord. 1191, 2015,)

Section 8. Section 17.06.080, Design Standards, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.080: DESIGN STANDARDS:

A. Nonresidential, Multi-Family Or Mixed Use ~~Building~~ Development: The following design standards apply to ~~any~~ all nonresidential, multi-family or mixed use ~~building~~ development located within the city of Hailey:

1. Site Planning:

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 occupants and allow for safe access to buildings.

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 six inch (6") 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 four inch (4") caliper.

c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.

d. Building services, including loading areas, trash storage/pick up 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.

e. Where alleys exist, or are planned, they shall be utilized for building services.

f. Vending machines located on the exterior of a building shall not be visible from any street.

g. Except as otherwise provided herein, on site parking areas shall be located at the rear of the building and buffered from the sidewalk adjacent to the street. Parking and access shall not be obstructed by snow accumulation.

   1. Parking areas located within the SCI zoning district may be located at the side or rear of the building.

   2. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts, provided a usable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.

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. Where possible, driveways accessed from the street shall be shared between adjacent properties per Section 16.04.020.M, Driveways.

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.

j. Snow storage areas shall not be less than twenty five percent (25%) of the improved parking and vehicle and pedestrian circulation areas.

k. A designated snow storage area shall not have any dimension less than ten feet (10').

l. Hauling of snow from downtown areas is permissible where other options are not practical.

m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pick up areas, service areas or utilities.

n. Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow.

2. Building Design:

   a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.

   b. Standardized corporate building designs are prohibited.

   c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

   d. The front facade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building offsets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.

   e. Any addition to or renovation of an existing building shall be designed to create a cohesive whole.

f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.

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.

h. Flat roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.

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:

(1) 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 thirty degrees (30º) of true south.

(2) South Facing Windows With Eave Coverage: At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.

(3) Double Glazed: Double glazed windows.

(4) Low Emissivity Glazing: Windows with low emissivity glazing.

(5) Exterior Walls: Earth berming against exterior walls.

(6) Alternative Energy: Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on site.

(7) Exterior Light Shelves: All windows on the southernmost facing side of the building shall have external light shelves installed.

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.

k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of three to twelve (3:12) and be consistent with the colors, material and architectural design used on the principal building(s).

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 section 17.08A.020 of this title.

3. Accessory Structures, Fences And Equipment/Utilities:

a. Accessory structures shall be designed to be compatible with the principal building(s).

b. Except as otherwise provided herein, 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.

c. Walls and fences shall be constructed of materials compatible with other materials used on the site.

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.

e. Except as otherwise provided herein, all roof projections, including roof mounted mechanical equipment, such as heating and air conditioning units, shall be shielded and screened from view from the ground level of on site parking areas, adjacent public streets and adjacent properties. Wind energy systems that have received a conditional use permit and solar panels are exempt from this requirement.

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.

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.

h. All service lines into the subject property shall be installed underground.

i. Additional appurtenances shall not be located on existing utility poles.

4. Landscaping:

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.

b. All plant species shall be hardy to the zone 4 environment.

c. At a minimum, a temporary irrigation system that fully operates for at least two (2) 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.

d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.

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.

f. Plantings for pedestrian areas within the B, LB, TN and SCI-SO 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.

g. Stormwater runoff should be retained on the site wherever possible and used to irrigate plant materials.

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).

i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.

j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.

k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls.

l. Landscaping should be provided within or in front of extensive retaining walls.

m. Retaining walls over twenty four inches (24") high may require railings or planting buffers for safety.

n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen inches (16") wide.

B. NONRESIDENTIAL AND MIXED USE BUILDINGS LOCATED WITHIN B, LB OR TN DISTRICTS *(no change)*

C. NONRESIDENTIAL AND MIXED USE BUILDING LOCATED WITHIN LI, SCI, TI OR A DISTRICTS *(no change)*

D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed use ~~building~~ development located within the city of Hailey described in subsection A of this section, the following design standards also apply to ~~any~~ multi-family ~~building~~ development located within the city of Hailey:

1. Site Planning:

a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.

b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.

c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

2. Building Design:

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. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction. (Ord. 1311, 2022; Ord. 1191, 2015,)

E. Detached Townhouse Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use development located within the city of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse development located within the city of Hailey:

Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten (10) feet behind the front façade of the residence.

F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use development located within the city of Hailey described in subsection A of this section, the following design standards also apply to cottage development located within the city of Hailey:

1. Common Open Space.

a. Common open space of at least four hundred (400) square feet per cottage, with a maximum requirement of three thousand (3,000) square feet total, shall be provided for each cottage development cluster.

b. Minimum dimensions of the common open space shall be twenty (20) feet.

c. The common open space shall be abutted by cottage units on at least two (2) sides.

d. Cottage units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented towards the common open space unless the cottage is located on a public street. If a cottage is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one entry porch, front or secondary, visible from the common open space.

e. Cottages shall be located no more than sixty (60) feet from the edge of the common open space.

f. The common open space shall consist of a paved plaza, landscaped greenspace, or community garden with access for all dwelling units in the cottage development per the requirements of Section 16.04.A.1.c.

g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners association.

2. Required Private Open Space. Each cottage shall have dedicated, usable private open space of at least two hundred (200) square feet located directly adjacent to the building, with no dimension less than ten (10) feet. The open space shall orient towards the common open space if possible. Private open space may be located within required setbacks.

3. Porches. Each cottage's main entry shall feature a covered porch of at least eight (80) square feet, with a minimum dimension of six (6) feet. The front entry porch of the cottage shall be oriented towards the common open space unless the cottage is located on a public street. If a cottage is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one entry porch, front or secondary, visible from the common open space.

4. Parking and Driveway Location and Design.

   a. Required off street parking shall be detached from the cottage dwelling units and located in a clustered format.

   b. Parking shall be located on the same property as the cottage units.

   c. Parking areas shall be located to the side or rear of the cottage development. Parking is prohibited between the cottage units and any public streets, as well as in any required setbacks.

   d. Parking shall be located in clusters of not more than seven (7) parking spaces with landscaping in between the clusters.

   e. Parking lots shall be accessed via a parking access lane complying with all regulations set forth in the IFC and other applicable codes and ordinances.

   f. Each cottage development of up to 14 dwelling units shall be served by a parking access lane. No more than one (1) ~~driveway~~ parking access lane ~~curb cut~~ per cottage development shall be permitted, except where the development fronts onto more than one street. When a cottage development fronts onto more than one street, each street is permitted no more than one (1) ~~driveway~~ parking access lane ~~curb cut~~ per street.

   g. Parking and vehicular areas shall be screened from public view and from adjacent residential units by landscaping or architectural screens.

   h. Each cottage development parking lot serving more than seven (7) dwelling units shall contain a minimum one (1) accessible van parking stall complying with the provisions of Chapter 11 of the IBC.

5. Accessibility.

   a. All common area in a cottage development shall meet the provisions of Chapter 11 of the IBC.

   b. Each cottage development of more than seven (7) dwelling units shall provide at least one (1) Type B dwelling unit per the provisions of ANSI 117.1, Chapter 10, 1004 Type B Units.

6. Storage. Each cottage unit shall be provided with a dedicated ~~detached~~ storage unit of minimum 50 square feet in size, located in an attached shed, an accessory structure or built as part of a dedicated covered parking space.

7. Community Building. One accessory community building shall be allowed as an accessory use as part of the cottage development's common area. Community building size shall be limited to 800 square feet and a single story.

Section 9. Section 17.09.020.01, Location of On Site Parking Spaces, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.01: LOCATION OF ON SITE PARKING SPACES:

The following regulations shall govern the location of on site parking spaces and areas, except as otherwise provided below and in section 17.09.040.08 of this chapter:

A. Single-Family Dwellings, Townhouse and Cottage Developments: Parking spaces for all single-family dwellings shall be located on the same ~~lot~~ property as the dwelling which they serve, except as otherwise provided in ~~section 17.09.040.01 of this chapter~~ in this Title.

B. Multi-Family, Institutional Uses: Parking spaces for multi- family or institutional uses shall be located not more than three hundred feet (300') from the principal use and shall meet the requirements in this Title.

C. Commercial, Industrial Uses: Parking spaces for commercial or industrial uses shall be located not more than eight hundred feet (800') from the principal use and must be located within a B, LB, SCI, or LI district.

D. Rear Location; Exception: New on site parking areas shall be located at the rear of the building, except ~~within the SCI zoning district where parking is allowed at the side of the building~~ as allowed otherwise by this code.

Prohibited Location; Exception: On site parking areas are not permitted between the sidewalk within the public right of way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the administrator, between sidewalk and parking. (Ord. 1191, 2015,)

Section 10. Section 17.09.020.08, Access, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.020.08: ACCESS:

A. Design: Except as otherwise provided herein, any parking area on private property shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.

B. Through Alleys: Where alleys exist, access to on site parking for any nonresidential use or for any multi-family ~~dwelling~~ development of three (3) or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.

C. Alley Not Present: If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic.

D. Visibility: Access for on site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.

E. Subdivisions: Access for subdivisions shall be provided in accordance with standards set forth in title 16, chapter 16.04 of this code.

F. Backing Design Permitted: Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI districts may be designed to allow a vehicle to back from the parking area into the public right of way.

Stacking: Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For nonresidential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces. (Ord. 1191, 2015,)

Section 11. Section 17.09.040, On Site Parking Space Requirements, Subsections 17.09.040.01, Residential and 17.09.040.07, Bicycle Parking, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.09.040.01: RESIDENTIAL PARKING REQUIREMENTS:

Parking for all dwellings~~s less~~ units-smaller than 1,000 square feet	Minimum of 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
Parking for all dwelling units larger than 1,000 square feet in multi-family buildings, mixed-use buildings, townhouse developments, and cottage developments ~~Multiple-family dwellings and dwelling units with a mixed use building~~	Minimum of an average of 1.5 spaces per dwelling unit.
Single-family dwellings	2 spaces per dwelling minimum, 6 spaces per dwelling maximum. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length. The city will allow the use of 100-foot-wide rights of way within the Hailey original townsite for licensed passenger vehicle parking for single-family dwellings. Parking for accessory dwelling units must be provided on site.

17.09.040.07: BICYCLE PARKING:

All ~~multi-family,~~residential and commercial or mixed use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. (Ord. 1191, 2015,___)

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 21, 2023, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Nicholas and Kathleen Gyurkey Living Trust, for an attached one-bedroom, 670 square foot Accessory Dwelling Unit (ADU) to be located at ground-level. The project is located at 1250 Queen of the Hills Drive (Lot 20, Block 1, Della View Subdivision). This project is located within the Limited Residential-1 (LR-1) Zoning District.

The Chair and Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on August 1, 2023. No additional notices were made or mailings sent, and one (1) public comments was received during public commenting period.

Application: The Applicant is proposing to construct a 670 square foot Accessory Dwelling Unit, attached at the ground level to the site's existing 2450 square foot primary residence. The ADU will be attached on the building's northeast façade. The ADU will be leased as a long-term rental. Current access for the proposed ADU is located from Queen of the Hills Drive, via the site's existing driveway, and one (1) garage bay in the primary residence's three (3) car garage is designated as parking for residents of the ADU.

Design Elements and Exterior Materials: The proposed ADU will be single-story and include a 136 square foot covered deck on the front façade. All ADU siding, trim, and roofing will match that of the existing residence. Mature landscaping and a 6' fence surround the ADU and north, east, and south property boundaries. Parking for the ADU, in the designated garage bay, is accessed via the driveway at the south end of the parcel, leading behind the existing residence and to the rear of the ADU.

Procedural History: The ADU Application was received on July 20, 2023, and certified complete on July 26, 2023. The public comment period was open from August 2, 2023 to August 18, 2023. During this time, no public comments were received.

The Chair and Administrator find the design of the proposed ADU compatible with other residential projects located throughout Hailey.

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

17.06.010. **No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval or exemption, pursuant to this chapter, as outlined in the matrix below:**

Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			**X**
All zones: Residential of 3 or more units			**X**
All zones other than Townsite Overlay District: Accessory Dwelling Units	**X**		
Townsite Overlay District: New single-family or duplex			**X**
Townsite Overlay District: Accessory structures (including Accessory Dwelling Units)			**X**

The proposed Application is for construction of an Accessory Dwelling Unit (ADU), to be located at 1250 Queen of the Hills Drive (Lot 20, Block 1, Della View Subdivision). This project is located within the Limited Residential-1 (LR-1) Zoning District.

As such, this project Is exempt from the Design Review approval requirements; however, shall comply with the requirements noted herein. Should the Administrator and the Chair determine that the proposal does not meet all of the evaluation criteria outlined herein, the project shall be subject to the provisions of Title 17.06: Design Review, of the Hailey Municipal Code, prior to issuance of a Building Permit.

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

				or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			Staff Comments	*The proposed ADU is attached to the primary residence on its northeast façade.*
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit is permitted on a lot.**
			Staff Comments	*Only one (1) ADU is proposed onsite.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed ADU is in conjunction with an existing single-family residence, and both are located within the Limited Residential-1 (LR-1) Zone District.*
☐	☐	☒		**D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*N/A, as the proposed ADU is not located within the Special Flood Hazard Area.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**
			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.*
☒	☐	☐	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;**
			Staff Comments	*The owners have stated that they will be using the ADU as a long-term rental. The primary dwelling unit will also be utilized for long-term occupancy.*
☒	☐	☐		**B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*Both the ADU and the primary residence will be utilized for long-term occupancy.*
☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the**

				maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.
			Staff Comments	*The floor area of the ADU is proposed as 640 square feet. The principal building has a gross square footage of 2,450 square feet. 66% of 2,450 is 1,617. This standard has been met.*
☒	☐	☐		**B. Maximum Floor Area:** **Lot Size (square feet) / Minimum Gross Floor Area (square feet)[1] / Maximum Gross Floor Area (square feet)[1,]** **Up to 7,000 / 300 / 900** **7,001 – 8,000 / 300 / 950** **Lots 8,001 and greater / 300 / 1,000** **Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.**
			Staff Comments	*Please refer to Section 17.08D.060A, noted above, for further details.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has one (1) bedroom.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**
			Staff Comments	*The project is proposed 136 square feet of outdoor covered deck space, in addition to 400 square feet of designated outdoor space. This standard has been met.*
Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09** **020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*One (1) parking space is proposed for the tenants of the ADU, located within the site's three (3) car garage, directly adjacent to the ADU.*
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**

			Staff Comments	- *The ADU is surrounded by mature landscaping and 6' fencing, including the front porch area and the garage/parking area. No light trespass issues are anticipated.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*Parking for the ADU, in the designated garage bay, is accessed via the driveway at the south end of the parcel, leading behind the existing residence and to the rear of the ADU.*

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to the Hailey Municipal Code, Title 17, Chapter 17.06, Design Review, 17.06.020(B), was given.
2. The project is in general conformance with the Hailey Municipal Code, Title 17 and the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given the nature of this project, this constitutes a minor project, will not conflict with the Design Review Standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed project is documented in the project file.

Conditions of Approval. The following Conditions are suggested for approval of this Application:

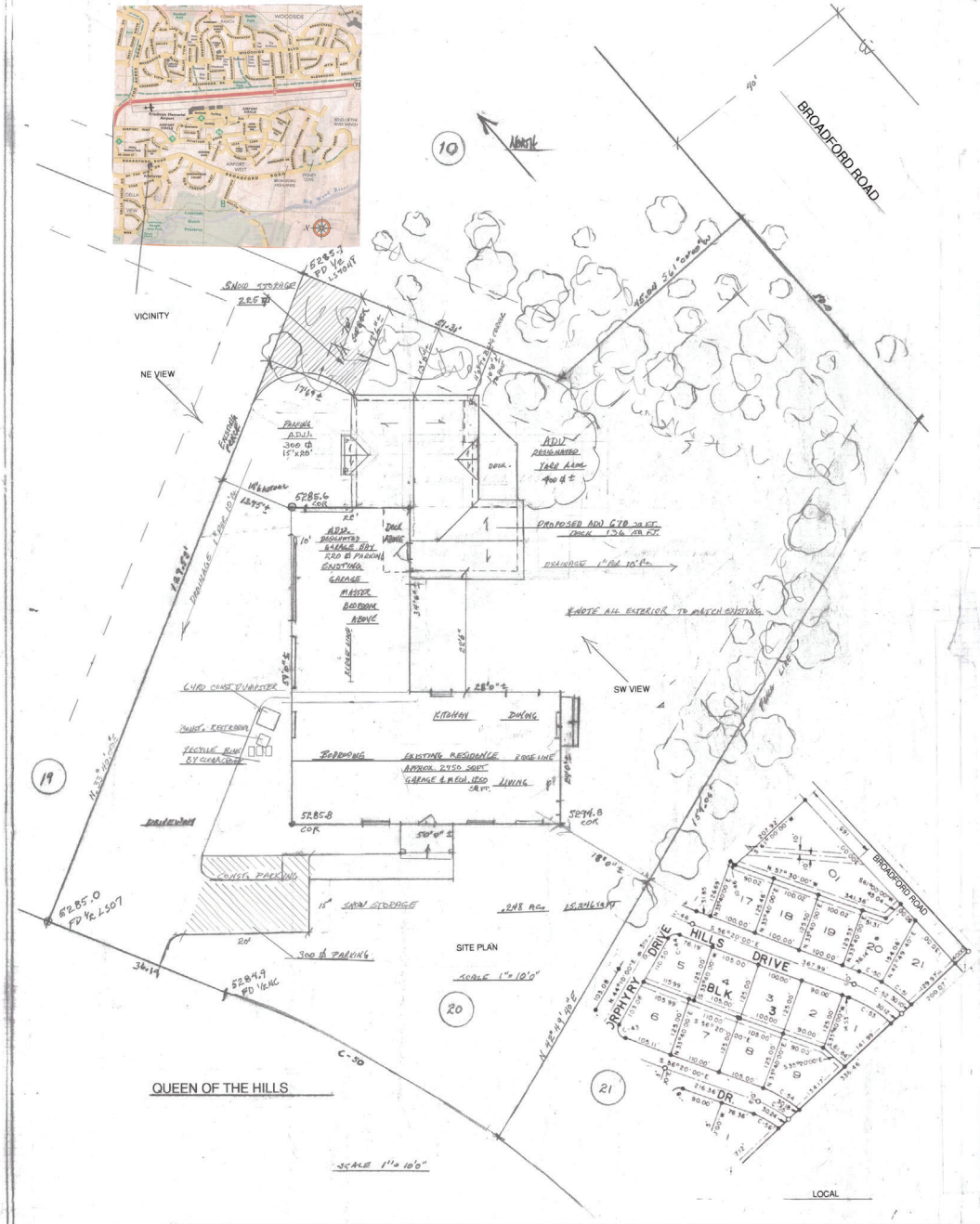
a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.

Signed this _____ day of _____, 2023.

_____
Janet Fugate, Chair

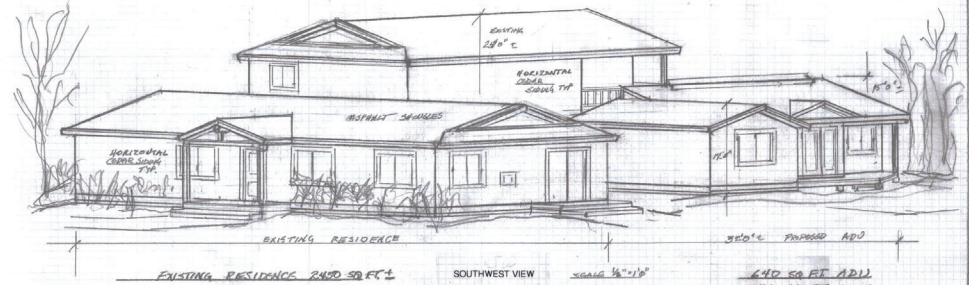
_____
Jessica Parker, Community Development Assistant

VICINITY



NE VIEW

SW VIEW

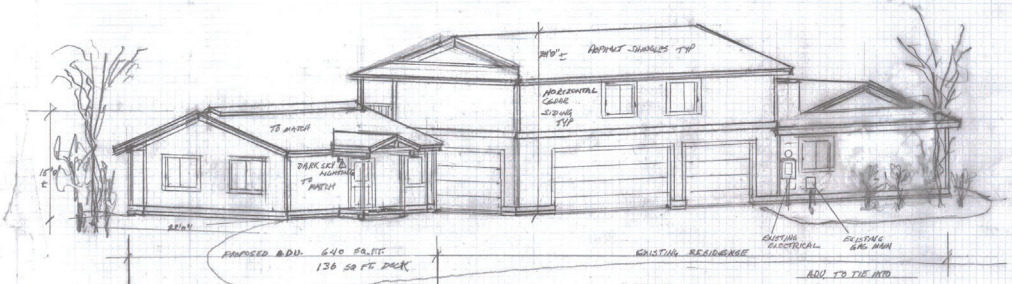


EXISTING RESIDENCE 2450 SQ FT ±

SOUTHWEST VIEW

SCALE 1/8"=1'0"

640 SQ FT ADU
136 SQ FT DECK
400 SQ FT YARD DESIGNATION



*NOTE ADU TO MATCH EXISTING SIDING & COLOR
TO MATCH EXISTING ROOF & COLOR

NORTHEAST VIEW

*NOTE ALL ELEVATION TO MATCH EXISTING RESIDENCE STEM WALLS & FLOORS
CEDAR SIDING & TRIM TO MATCH ROOF SHINGLES TO MATCH

AERIAL

SHEET INDEX

1 SITE PLAN VIEWS

2 FLOOR PLAN
FOUNDATION PLAN FLOOR FRAMING
ROOF FRAMING DETAILS

3 ELECTRICAL PLAN SECTIONALS

4 ELEVATIONS

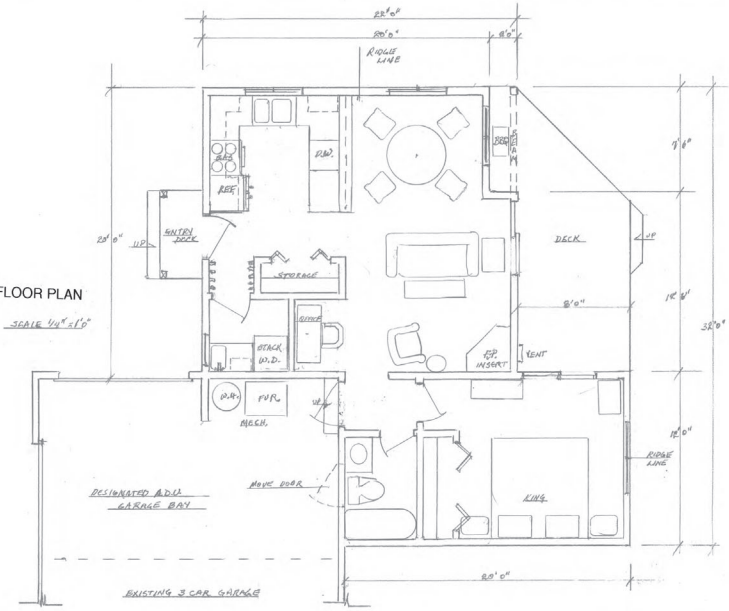
5 ENGINEERING DETAILS

NICK & KATHLEEN GYURKEY
ADU ADDITION 208 720 0599
PO BOX 21 KETCHUM ID 83340

1250 QUEEN OF THE HILLS DR HAILEY ID 83333 — RPH0420001010000
DELLA VIEW SUB LOT 20 BLK 1 — T2N R18E SEC15

DATE FEB 2023

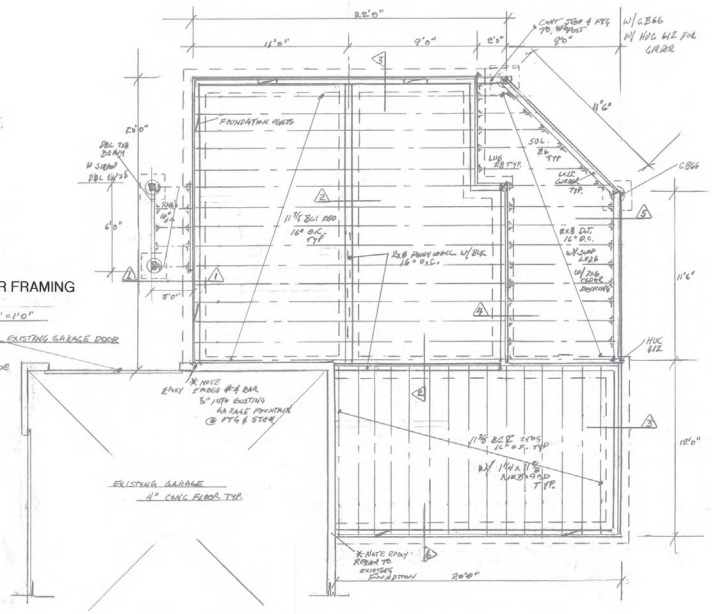
K&S ENGINEERING
BELLEVUE ID
208 928 7810
MARK MASIAK CONST
81 COOPER BELLEVUE ID
208 720 1584 RCT A177



FLOOR PLAN

SCALE 1/4" = 1'0"

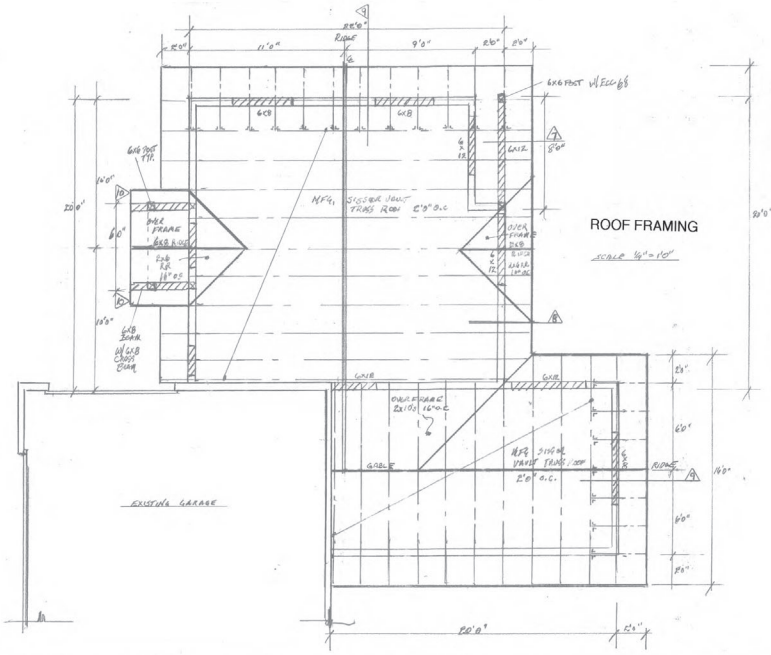
640 SQ FT ADU
126 SQ FT DECK



FOUNDATION & FLOOR FRAMING

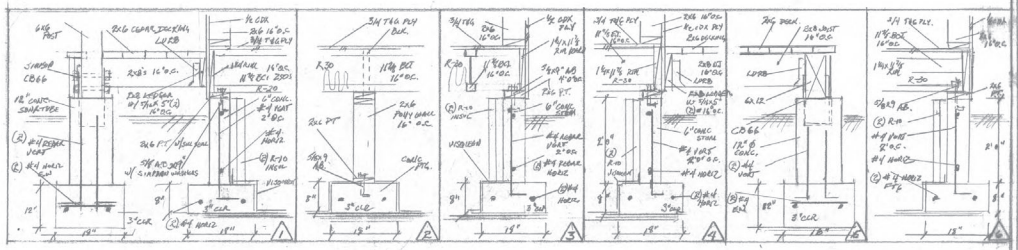
SCALE 1/4" = 1'0"

* NOTE REMOVE EXISTING GARAGE DOOR & 2X6 FRAME OPENING TO CODE

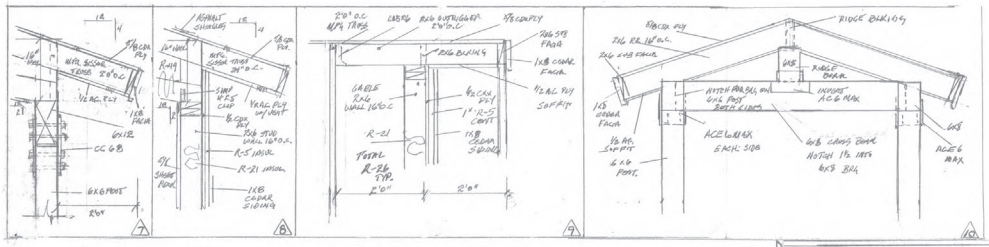


ROOF FRAMING

SCALE 1/4" = 1'0"



FOUNDATION FLOOR DETAILS SCALE 3/4" = 1'0"



ROOF DETAILS SCALE 3/4" = 1'0"

NICK & KATHLEEN GYURKEY
ADU ADDITION 208 720 0599
PO BOX 21 KETCHUM ID 83340

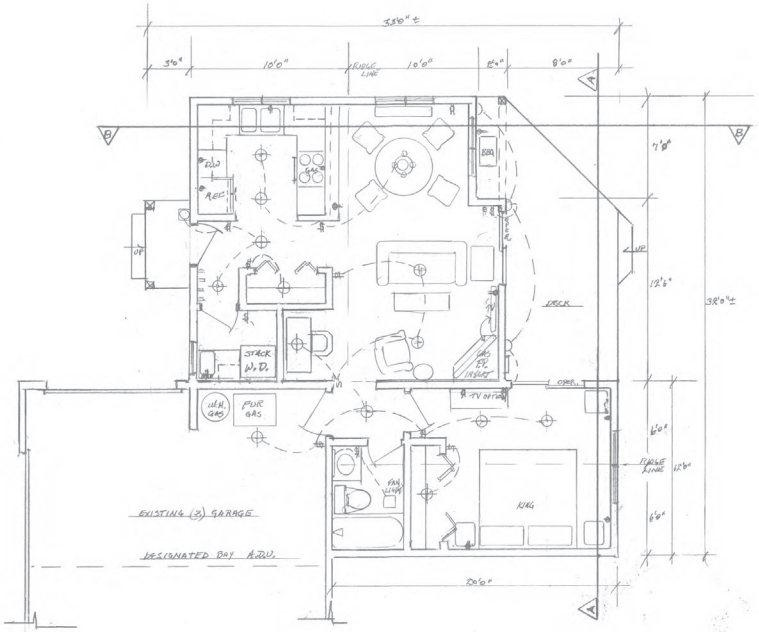
1250 QUEEN OF THE HILLS DR HAILEY ID 83333 — RPH04200010200
DELLA VIEW SUB LOT 20 BLK 1 — T2N R18E SEC15

DATE FEB 2023

K&S ENGINEERING
BELLEVUE ID
208 928 7810

MARK MASIAK CONST
81 COOPER BELLEVUE ID
208 720 1584 RCT 4177

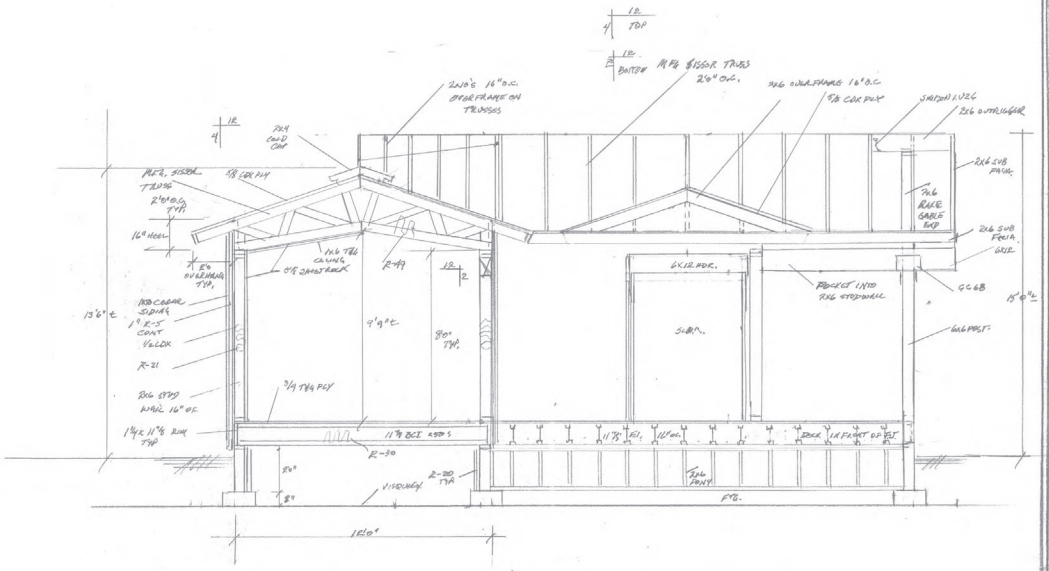
2



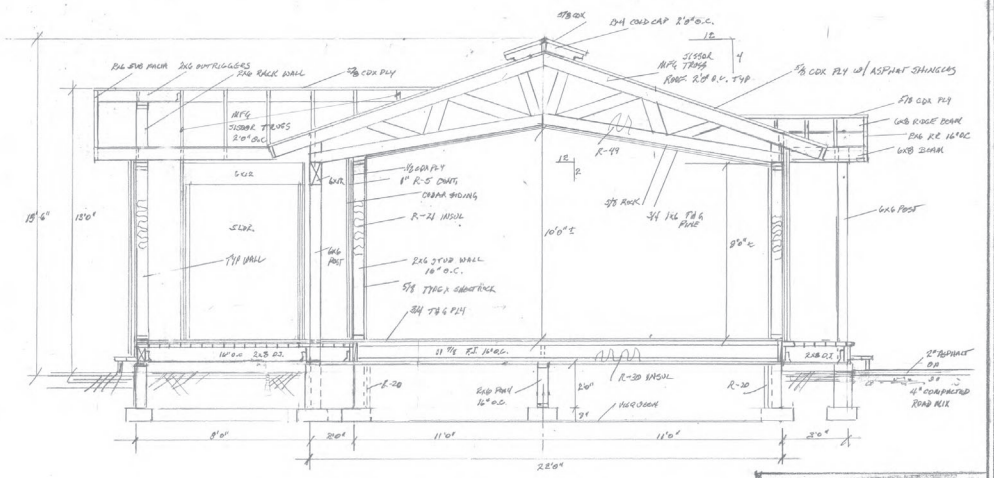
ELECTRICAL PLAN SCALE 1/4" = 1'0"

* NOTE ALL OUTSIDE LIGHTING (4)
TO COMPLY WITH CURRENT DARK SKY ORDINANCE

* NOTE ALL EXISTING TREES & LANDSCAPING TO REMAIN
ANY LAWN TO BE RELANDSCAPED
HEAVY MATURE SHRUBS & TREES EXISTING
SEE ENCLOSED PHOTO'S



A SECTIONAL SCALE 3/16" = 1'0"



B SECTIONAL SCALE 3/16" = 1'0"

NICK & KATHLEEN GYURKEY
ADU ADDITION 208 720 0599
PO BOX 21 KETCHUM ID 83340

1250 QUEEN OF THE HILLS DR
HAILEY ID 83333
DELLA VIEW SUB LOT 20 BLK 1

RPH04200010200
T2N R16E SEC15

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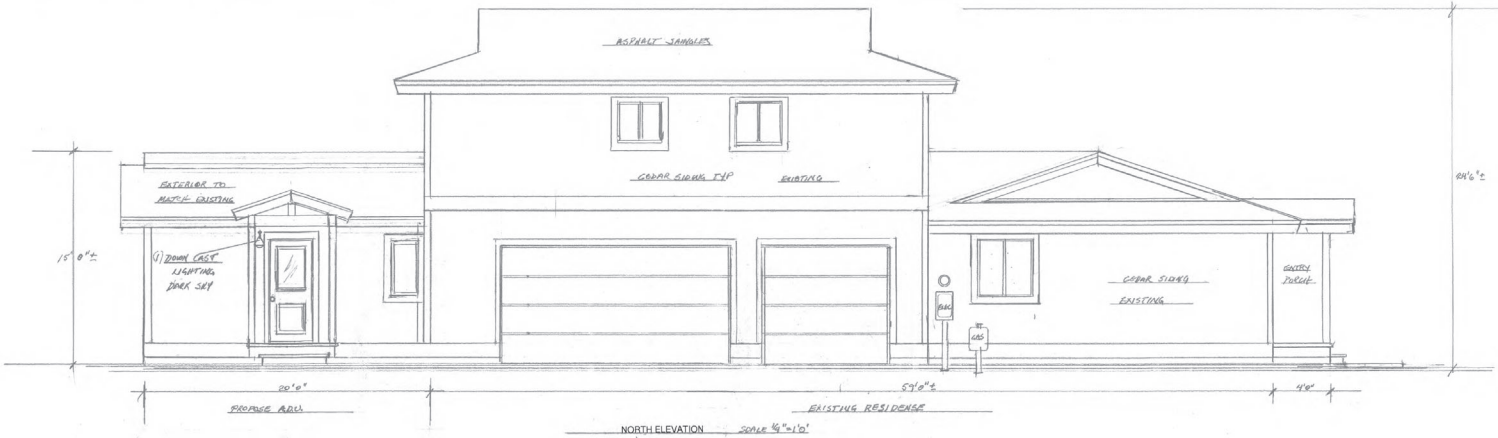
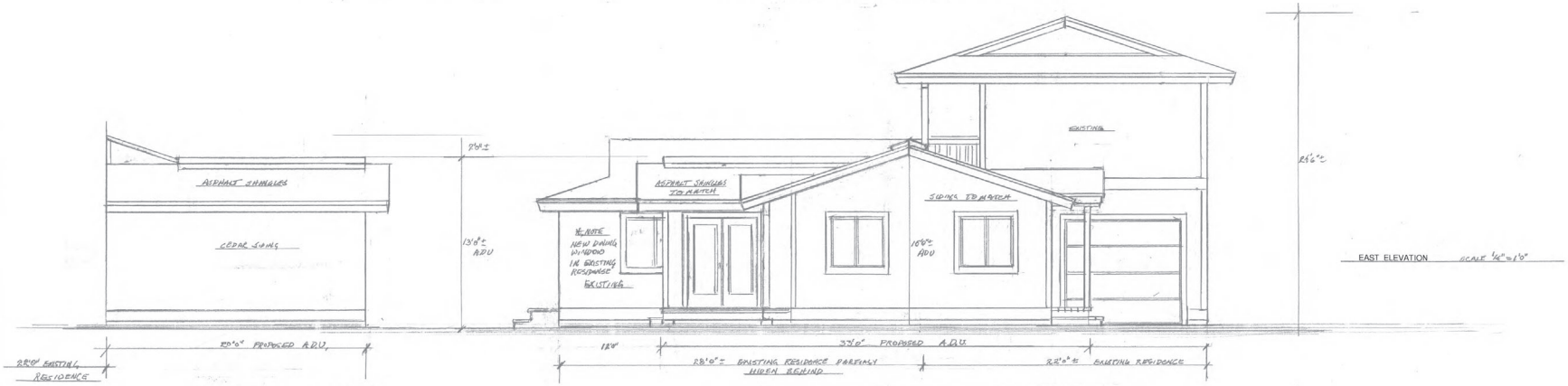
3



NORTH ELEVATION SCALE 1/4"=1'0"



EAST ELEVATION SCALE 1/4"=1'0"

WEST ELEVATION SCALE 1/4"=1'0"

*NOTE WEST ELEVATION HIDDEN BY EXISTING RESIDENCE

SOUTH ELEVATION

NICK & KATHLEEN GYURKEY
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HAILEY ID 83333 — T2N R18E SEC15
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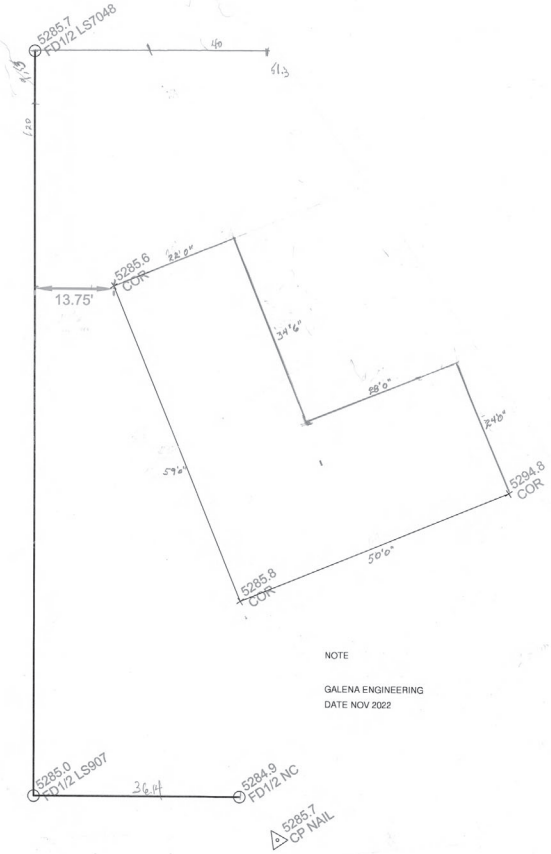

NOTE

GALENA ENGINEERING
DATE NOV 2022

Jessica Parker

From: carol shanahan <shanahancarol41@gmail.com>
Sent: Saturday, August 5, 2023 12:20 PM
To: planning
Subject: adu on Queen of the Hills st.

We are opposed to the ADU at 1250 Queen of the Hills. We really don't need rentals and more traffic. If their house is for rent (big sign), they will have 2 rentals.

Carol & Les Shanahan
1331 Queen of the Hills

Return to Agenda