

Agenda
Hailey Planning and Zoning Commission
Monday, May 19, 2025
5:45 p.m.

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

Join on your computer, mobile app, or room device.

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Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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[+1 469-206-8535,,602369677#](#) United States, Dallas

Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-initiated infrastructure project pursuant to Title 18: Mobility Design, consisting of the proposed design plans for construction of the Bullion Street Pathway, to be located on the north side of Bullion Street between Main Street and the Hop Porter Stage access road. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Conditional Use Permit (CUP) Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A). **ACTION ITEM**
- [CA 3](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by The Friedman Memorial Airport Authority for the construction of a new 1,160 square foot, Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The

Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A). **ACTION ITEM**

Public Hearing(s) - ACTION ITEM

- **PH 1** Consideration of a Preliminary Plat Application submitted by Chuck Tenold wherein Rimrock Cottages Phase II (Lot 4, Block 10, Rimrock Cottages) is subdivided into two (2) lots, each lot ranging from approximately 9,000-9,700 square feet in size. This project is located at 1050 East Myrtle Street within the General Residential (GR) Zoning District and is to be known as Rimrock Cottages: Phase II. **ACTION ITEM**

Administrative Review – NO ACTION ITEM

- **AR 1** Design Review Modification to the approved design of a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR-1) Zoning Districts.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning
- Meeting:
 - o Monday, June 2, 2025:
 - Reconsideration of Fuel Tank Location

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 5, 2025, the Planning and Zoning Commission considered and recommended for approval a City-initiated infrastructure project pursuant to Title 18: Mobility Design, consisting of the proposed design plans for construction of the Bullion Street Pathway, to be located on the north side of Bullion Street between Main Street and the Hop Porter Stage access road. The recommendation for approval included an amendment to the proposed "Downtown Section 01", to include parallel parking instead of the proposed angled parking, and to widen the sidewalk.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 16, 2025, and mailed to public agencies on April 16, 2025.

Background: The City of Hailey is proposing to construct the Bullion Street Pathway Design, a project subject to Title 18. The Bullion Street Pathway Design is proposed as a package of streetscape layouts and general features that the City of Hailey intends to implement along the W. Bullion corridor between Main Street and the Hop Porter Stage access road. The Pathway Design is part of the larger Downtown Master Plan concept.

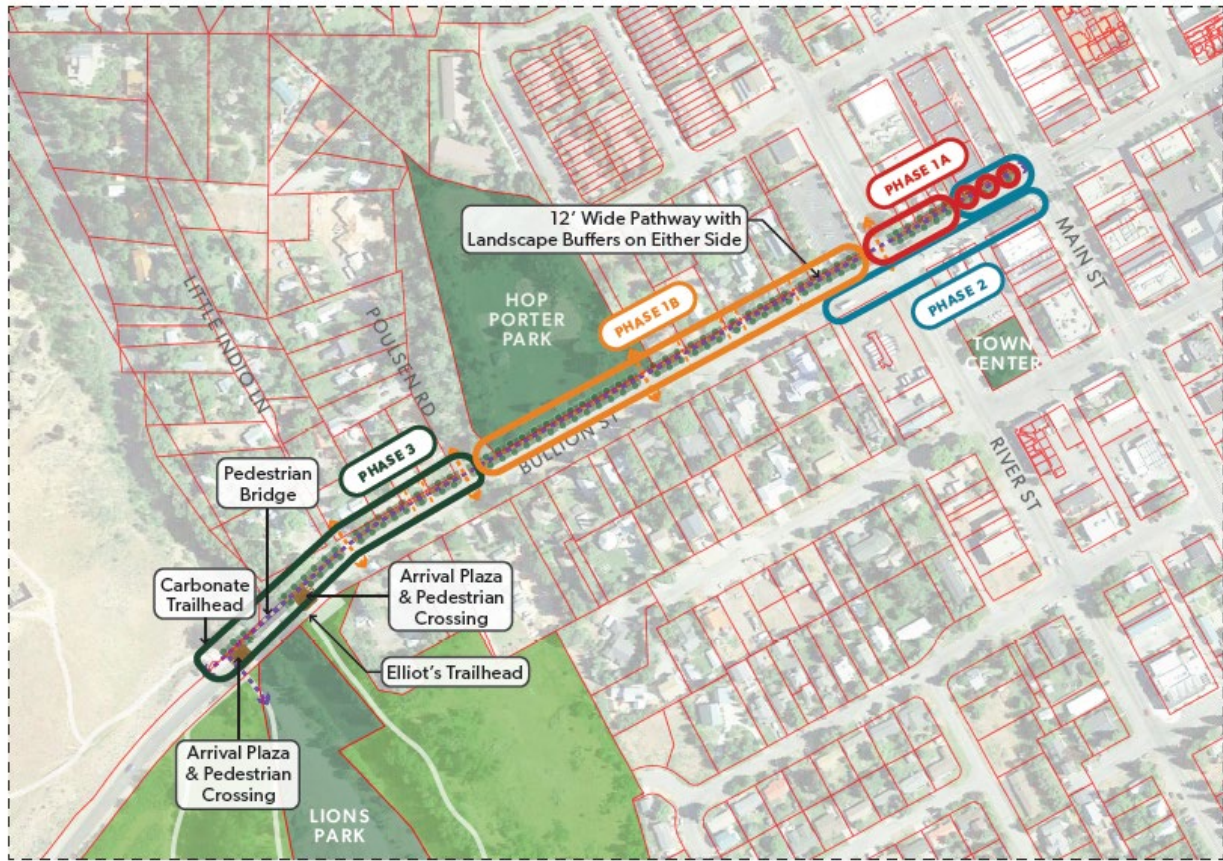
Title 18 applies to new infrastructure projects as follows:

18.04.012: APPLICABILITY:

- A. Design: Unless otherwise exempted or as otherwise stated herein, the guidelines and standards of this title shall apply to any design of infrastructure projects within the jurisdiction of the city of Hailey. For any large subdivision application, all guidelines identified herein shall be treated as standards.
- B. Construction And Reconstruction: Unless otherwise exempted, the city standards set forth in this title shall apply to any construction and reconstruction of infrastructure projects within the jurisdiction of the city of Hailey. If the city standards do not address a standard found in the infrastructure project, the ISPWC manual in effect at the time of the application shall govern that standard in the project. (Ord. 1116, 2012)

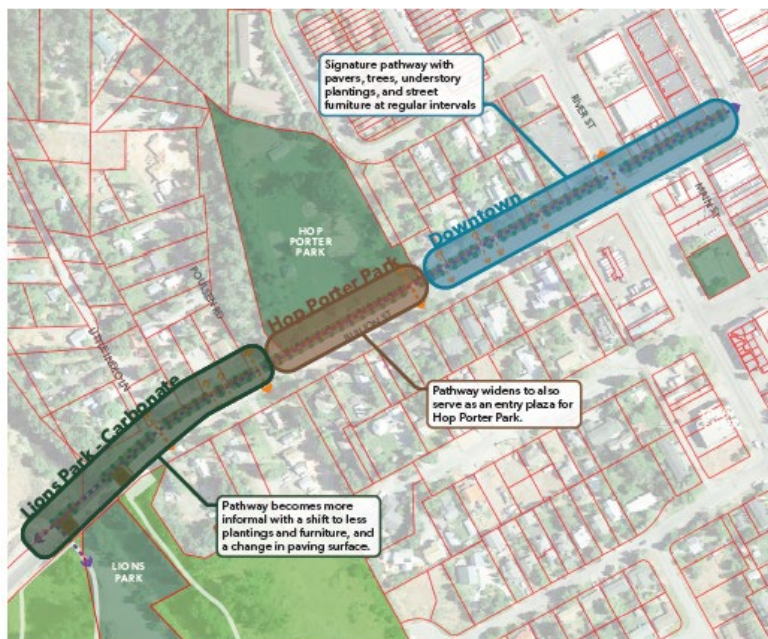
The 2024 Hailey Downtown Master Plan guides street sections, tree selection, downtown and adjacent park improvements, private site redevelopment, and other downtown priorities over the next 15 years. Phase 1 is currently underway with numerous public meetings and workshops guiding the development of the Bullion Pathway. This pathway will be a signature project connecting Main Street to Hop Porter Park and will highlight unique characteristics of Hailey. The Hailey Urban Renewal Agency is committing over \$2 million towards the project. The complete Downtown Master Plan can be found here: <https://haileycityhall.org/wp-content/uploads/2024/03/Hailey-Downtown-Master-Plan-Pages.pdf>

PHASING PLAN



GGLO

PATHWAY CHARACTER



GGLO

BULLION PATHWAY

DOWNTOWN MASTER PLAN
 PHASE 1 IMPLEMENTATION



EXISTING CONDITION

PHASE 1A & B

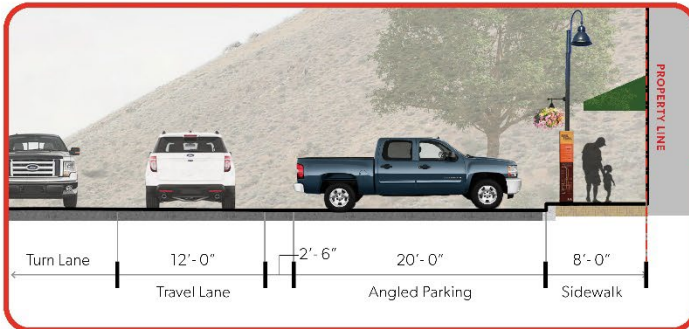


BULLION PATHWAY

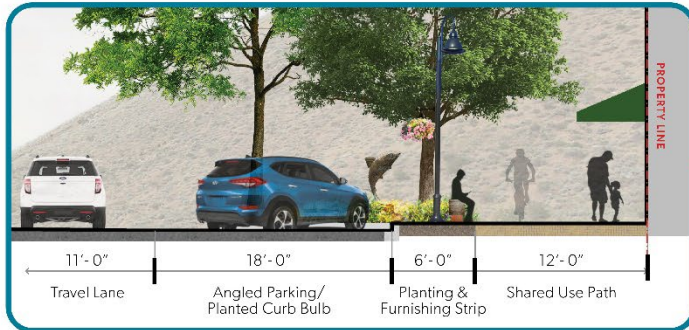
DOWNTOWN MASTER PLAN
 PHASE 1 IMPLEMENTATION



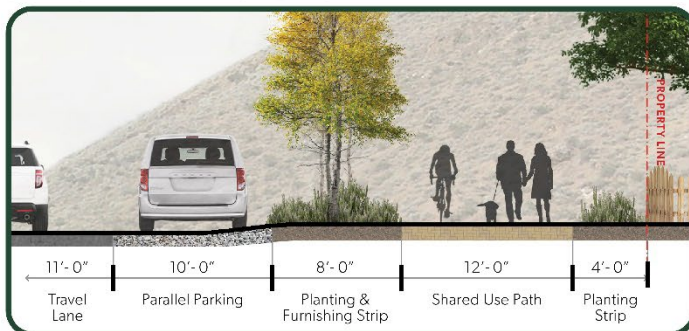
1 DOWNTOWN SECTION 01



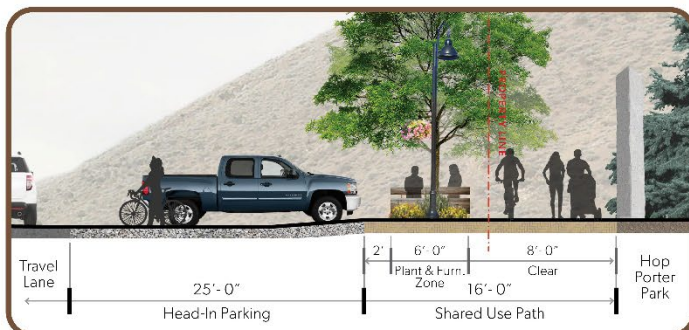
2 DOWNTOWN SECTION 02



3 RESIDENTIAL SECTION



4 HOP PORTER PARK SECTION



Commission Discussion: The Commission was highly supportive of most aspects of the Bullion Street Pathway Design. Specific elements that garnered positive comments included the tree selections (species and quantity), the inclusion of electric utilities at tree wells to facilitate holiday lighting, and the overall community connectivity that the Pathway is anticipated to bring. Health, safety, economic, and community character benefits were all highlighted as potential project outcomes.

However, four (4) of the five (5) Commissioners expressed acute concern with a small but significant portion of the proposed Pathway design. “Downtown Section 01”, as depicted in [the presentation materials \(see here\)](#) provided by consultant GGLO to City Staff, is located at the corner of W Bullion and Main Street/SH75, on the north side of W Bullion. This section represents the eastern start/end point of the overall Bullion Street Pathway Design proposal.

Current site conditions include six (6) angled, head-in parking spaces and a narrow stretch of sidewalk (approximately six (6) feet in width) from Main Street to the W Bullion Street alley entrance. The Pathway Design – as proposed at the May 5, 2025, Public Hearing – showed the retention of the six (6) angled parking spaces, slight resizing of the striped stalls, and slight shifting of the block of spaces to the east. The proposal also included slight sidewalk expansion to eight (8) feet in width.

Staff and the project consultant acknowledged a degree of concern with pedestrian and bicyclist safety at this corner location, with proximity to an adjacent parking lot entrance/exit, proximity to the W Bullion/Main Street intersection, and proximity to the alleyway running north/south across W Bullion. Potential vehicle and pedestrian/bicyclist conflicts are exacerbated by the density of collection points, roadway configuration, and driver behavior at this location, according to Staff and the project consultant. Increasing corner bulbout size and roadway reconfiguration is untenable at this location, due to freight traffic access needs and design requirements imposed by the Idaho Transportation Department, which has jurisdiction over Main Street/SH75.

The project consultant explained the development process for the proposed design, which included numerous meetings with both the Hailey Urban Renewal Agency (primary project sponsor), the Hailey City Council, business owners, and members of the public. An earlier iteration of the Bullion Street Pathway design presented Downtown Section 01 as having three (3) parallel parking spaces, reducing overall parking in the location by three (3) spaces. Parallel parking would provide for a larger width on the sidewalk, space for permanent tree installations, and a larger area for vehicles to enter/exit the roadway on the north side of W Bullion, thus improving both vehicular and pedestrian/bicyclist safety, according to both Staff and the project consultant.

Regarding the proposed loss of three (3) parking spaces, business owners and some members of the public expressed strong pushback during engagement sessions. One (1) member of the Planning and Zoning Commission attended a recent public workshop and site visit, and they shared their observations from the visit at the May 5, 2025, Public Hearing. Strong business owner sentiment for preserving all existing parking spots with any future development of the Bullion Pathway was expressed, according to the Commissioner who attended. At the May 5, 2025, Public Hearing, all members of the Commission engaged in robust discussion around the need for improved user safety at the corner location, as well as supporting local businesses and a vibrant downtown economy, which accessible, convenient parking helps to facilitate. Present realities and constraints, public feedback, and desired future conditions were all elements to the Commission’s conversation, demonstrating balance and thoughtful consideration amongst the recommending body.

Ultimately, the Commission motioned to recommend approval of the proposed Bullion Street Pathway design, as amended to include parallel parking spaces and a wider sidewalk for Downtown Section 01. The need to uphold public health, welfare, and safety was cited as reasoning, in addition to the need to exercise caution around preferential management/development of the public right-of-way for exclusive business benefit. Four (4) Commissioners voted in favor of the motion, and one (1) voted against.

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;

The Comprehensive Plan articulates the merits of effective transportation and recognizes the importance of safe vehicular and pedestrian connections between the city and its neighborhoods. The Comprehensive Plan also emphasizes efficient movement of people, not just cars. Economic Development goals in the 2024 Comprehensive Plan Update are also directly linked to the implementation of the Downtown Master Plan, helping support the Objective (Obj. 3.6.5) of “Downtown as the economic, social, cultural, and historical heart of Hailey”.

The Commission found this capital infrastructure project to be in keeping with the multimodal goals of the Comprehensive Plan and the Downtown Master 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;

The Commission found the proposed capital infrastructure project will not create excessive additional requirements at public cost for services. There will be costs associated with ongoing maintenance of the pathway and adjacent landscaping, which will be fully discussed by the Council.

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

Extensive public comment has been solicited in the form of public meetings and specific work sessions for adjacent residential and commercial businesses. On some topics, such as parking, a variety of viewpoints exist. A compromise design for the first half-block between Main Street and the alley retains the current existing five (5) angle-in parking spaces.

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

The Commission found the capital infrastructure project to be consistent with the Hailey Comprehensive Plan, and will promote the public health, safety and general welfare of the community. It will increase both nonmotorized and vehicular safety by creating landscape buffers and clear travel areas for pedestrians and bicycles alike.

Signed this _____ day of _____, 2025.

Janet Fugate, Chair

Attest:

Jessica Parker, Building Coordinator and Deputy Treasurer

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 5, 2025, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Permit Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (barbed wire fencing used only where required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 16, 2025. The onsite notice was posted to the property on April 25, 2025.

Background and Project Overview: On April 4, 2025, the Applicant, Friedman Memorial Airport Authority, submitted an Application for a Conditional Use Permit for the use of chain link security fencing with or without barbed or razor wire (barbed wire fencing used only where required by Federal regulations) at the current project site of a new Pilots Lounge, as well as the entire airport property in perpetuity to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

The Friedman Memorial Airport is a commercial airport operating under the provisions and requirements of the Federal Aviation Administration (FAA) and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542. As part of those requirements, providing and maintaining a secure perimeter boundary to the Airport is required. This is done through the use of chain link fencing of various heights, and in certain conditions, the use of barbed or razor wire is also required.

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

On May 5, 2025, the Commission unanimously approved the Conditional Use Permit Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (barbed wire fencing used only where required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).



The proposed Conditional Use of the security perimeter fencing will have no negative effects on adjoining properties in terms of noise, vehicular odor, and associated fumes as the proposed use correlates with the existing airport security barrier that is already constructed of chain link fencing and barbed wire fencing, which shall be used only where it is required by Federal regulations. This Conditional Use Permit (CUP) establishes and memorializes that use so long as the Airport continues to be utilized as a public commercial and/or general aviation airport under the auspices of Federal regulations.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <ul style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property.

				<ul style="list-style-type: none"> i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer:
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
				Parks: <i>No comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<i>N/A. No signage is proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> e. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. f. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
			Staff Comments	<i>While this application does not require onsite lighting, the Applicant is proposing one (1) Dark Bronze wall mounted Architectural wall sconce for the exterior entrance of the building. The wall fixture is 9.2" high and 11.5" wide and has a built-in motion sensor with external dusk to dawn switching. The wall mounted fixture is <u>1,197 Lumens</u>. The Applicant is also proposing four (4)</i>

6” recessed soffit downlighting for the covered patio area which equals (500 each) for a total of 2,000 Lumens. One (1) LED Area Luminaire ground fixture is also proposed in Dark Bronze to be placed on an existing light fixture pole that faces east to light the taxi runway and is approximately 17’ in height. The ground mounted fixture is 5,359 Lumens, for a total of 8,556 Lumens proposed for exterior lighting. An Electrical Photometric Plan has been submitted for your review. This has been provided and is discussed in more detail in the associated Design Review Application.

EXTERIOR LIGHTING LEGEND

TYPE A:
 ARCHITECTURAL WALL SCONCE
 1,197 LUMENS, 10W LED, 2700K 80 CRI
 MANUF: LITHONIA LIGHTING
 MAKE: WISE2 LED
 PACKAGE: P15W
 DISTRIBUTION: VW (VISUAL COMFORT WIDE)
 HEIGHT: 19'-2"; ALISON W SIDING PANEL

TYPE B:
 0" RECESSED SOFFIT DOWNLIGHT
 500 LUMENS, 5.1W LED, 2700K 80CRI
 MANUF: GOTHAM
 MAKE: IVO 6" SQUARE DOWNLIGHT
 BEAM ANGLE: 7°
 DIMMING LEVEL: MIN. 10% DIM LEVEL
 HOUSING: NON-HALOGEN CONSTRUCTION
 TRIM: OPEN REFLECTOR
 FINISH: CLEAR METALLIZED - SEMI SPECULAR
 FLANGE STYLE: SELF FLANGED
 HEIGHT: PER DRAWINGS

TYPE C:
 LED AREA LUMINAIRE
 5,359 LUMENS, 45W LED, 2700K 80 CRI
 MANUF: LITHONIA LIGHTING
 MAKE: O-SERIES SIZE D
 LED: P2 (25 LED COUNT)
 DISTRIBUTION: 1FTM (FORWARD THROW MED.)
 MOUNTING: SPA (SQUARE POLE MOUNTING)
 FINISH: DDBXD (DARK BRONZE)
 MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT *A* SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

TOTAL LUMEN CALCULATION:

TYPE A: 1,197 LUMENS x 1 FIXTURES = 1,197 lm
 TYPE B: 500 LUMENS x 4 FIXTURES = 2,000 lm
 TYPE C: 5,359 LUMENS x 1 FIXTURES = 5,359 lm
TOTAL LUMENS: 8,556 lm

MOUNTING HEIGHT/LAMP OUTPUT RECOMMENDATIONS

Mounting Height (Feet)	Max Lumens
6	1,000
8	1,600
10	2,000
12	2,400
16	6,000
20	8,000
24	9,000
28	12,000
32	24,000
36	28,000
40 or more	32,000

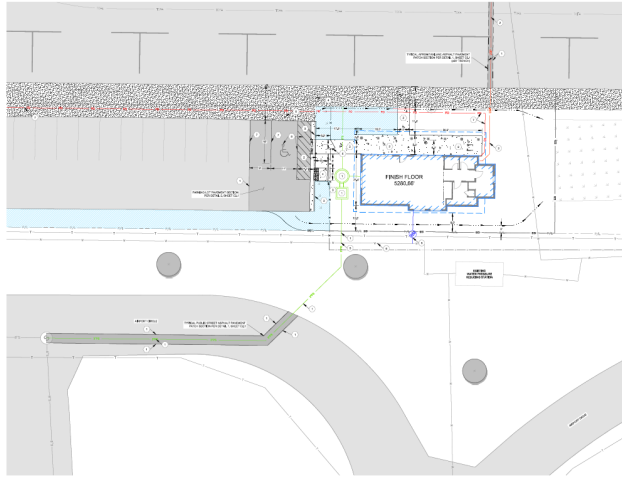
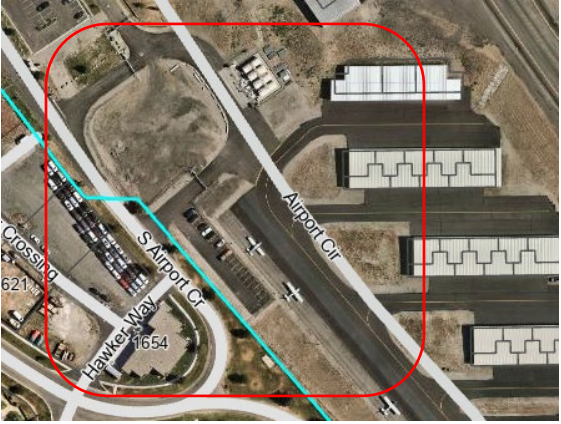
Findings: Compliance. This standard is either not applicable or has been met.

17.09.040 On-site Parking Req.

See Section 17.09.040 for applicable code.

Staff Comments

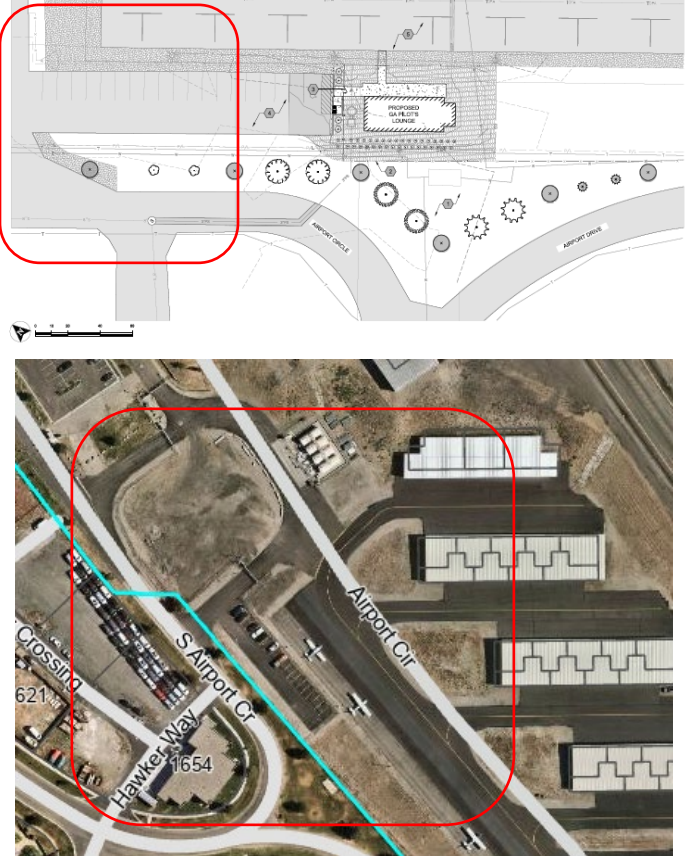
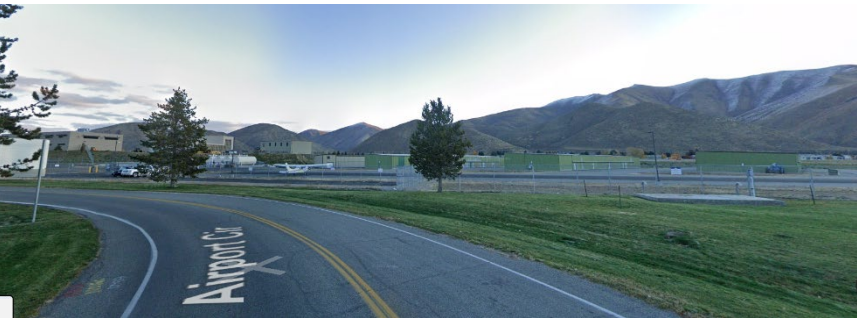
While this application does not require onsite parking, the Applicant has submitted a Design Review Application for a new building. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial/Industrial use. The project is approximately 1,160 square feet in size. This requires the project to provide a total of one and a half (1.5) additional onsite parking spaces. The proposed onsite parking for the Pilots lounge utilizes the existing parking facilities located north of the lounge. There are 21 (twenty-one) existing parking spaces, and limited modifications are proposed to the existing parking area. The Applicant is providing an accessible van parking space which will reduce the total number of parking spaces to twenty (20). This has been provided and is discussed in more detail in the associated Application for Design Review Application.

				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(B)	<p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.</p> <p><i>Staff Comments</i> <i>N/A, as the site is not serviced by an alley-and no onsite parking is required to be provided.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(C)	<p>C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p><i>Staff Comments</i> <i>The proposed site access is from a single ingress/egress location at the north end of the exiting parking area and connected to South Airport Circle, as shown below. Safe pedestrian access is proposed with the addition of a new concrete sidewalk from the parking area to the newly proposed lounge, providing clear pedestrian and vehicular pathways through an existing entrance, as shown below.</i></p>   <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			<i>Staff Comments</i>	<i>No onsite parking or loading spaces are required by this Conditional Use Application. Please see the accompanying Design Review Staff Report for further information on parking, onsite access, and pedestrian areas/connectivity through the site.</i> <i>All ingress and egress to the site located at 1610 Airport Circle, is existing and access to the new Pilot's Lounge will be off S. Airport Circle. No loading space is required nor proposed with this use. All parking and loading requirements for the new Lounge will be met through the Design Review standards.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	<i>N/A. No subdivision access will be impacted by this project.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Staff Comments</i>	<i>N/A- Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	<i>While there is no required parking for this application, the proposed project does not include any proposed stacked parking for the commercial building.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chapter 17.05: Bulk Requirements	A District: The Applicant is proposing the following setbacks with FAA compliance. <ul style="list-style-type: none"> ● Minimum Setbacks: <ul style="list-style-type: none"> ○ Front Setback (E): 1207' ○ Side Setback: (N)-1427'-4/ (S)-4756'.3 ○ Rear Setback: (W) 9'.5 ● Maximum Lot Coverage: N/A
			<i>Staff Comments</i>	<i>The Airport District is operated under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	

Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			<p><i>Staff Comments</i></p> <p>The Comprehensive Plan supports the presence, function and economic viability afforded to the City of Hailey by the presence of Friedman Memorial Airport. Maintaining and ensuring compliance with applicable FAA & TSA regulations through the approval of this Conditional Use Permit supports the goals and objectives of the Comprehensive Plan by facilitating unimpeded Airport operations in compliance with noted security requirements.</p> <p>5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:</p> <p>i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<p><i>Staff Comments</i></p> <p>The City recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. To protect public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.</p> <p>The property is located in the Airport District, and under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542. The Conditional Use Permit for the addition of perimeter fencing provides and maintains a secure perimeter boundary to the Airport as required. The approval of the CUP is required to permit the use of chain link fencing of various heights, and in certain conditions, the use of barbed or razor wire, used only where required by Federal regulations.</p> <p>The use is compatible in the Airport (A) Zoning District and is not adjacent to any residential zones.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
			<i>Staff Comments</i>	<i>The property is located in the Airport (A) Zoning District and operates under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
			<i>Staff Comments</i>	<i>The approval of this Conditional Use Application will have no effect on adjoining properties, businesses, or individuals. The existing airport security barrier is already constructed of chain link fencing and barbed wire fencing, used only where required by Federal regulations. This conditional use permit establishes and memorializes that use so long as the Airport continues to be utilized as a public commercial and/or general aviation airport under the auspices of Federal regulations. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			<i>Staff Comments</i>	<i>The site is currently serviced by essential public facilities and services. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
			<i>Staff Comments</i>	<i>At this time, no additional cost will be incurred from any public agencies. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>The proposed Conditional Use of the security perimeter fencing will have no negative effects on adjoining properties in terms of noise, vehicular odor, and associated fumes as the proposed use correlates with the existing airport security barrier that is already constructed of chain link fencing and barbed wire fencing which shall be used only where required by Federal regulations. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>While this CUP Application does not require onsite access, the proposed site access for the associated Pilot's Lounge is from a single ingress/egress located at the north end of the exiting parking area and connected to South Airport Circle, as shown below.</i>

				 <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(h)</p> <p>h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.</p> <p><i>Staff Comments</i></p>	<p><i>No trees or mature landscaping, scenic or historic features will be removed from the site to accommodate for the proposed use. All existing trees and lawn will be retained.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p> 

17.11.060 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:

- 17.11.060(A) **Require conformity to approved plans and specifications.**
- 17.11.060(B) **Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping, and lighting.**
- 17.11.060(C) **Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.**
- 17.11.060(D) **Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.**
- 17.11.060(E) **Limit time of day for the conduct of specified activities.**
- 17.11.060(F) **Require guarantees such as performance bonds or other security for compliance with the terms of the approval.**
- 17.11.060(G) **Require dedications and public improvements on property frontages.**
- 17.11.060(H) **Require irrigation ditches, laterals, and canals to be covered or fenced.**
- 17.11.060(I) **Minimize adverse impact on other development.**
- 17.11.060(J) **Control the sequence, timing and duration of development.**
- 17.11.060(K) **Assure that development is maintained properly.**
- 17.11.060(L) **Designate the exact location and nature of development.**
- 17.11.060(M) **Require the provision for on-site or off-site public services.**
- 17.11.060(N) **Require more restrictive standards than those generally found in this Ordinance.**
- 17.11.060(O) **Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 17.11.060(P) **Set a limit on the duration of the permit when deemed necessary.**
- 17.11.060(Q) **Allow for subsequent periodic review.**

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons, therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (d).

Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

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

- b) Construction staging and storage shall not be in the City Right-of-Way, or impact existing vehicular parking, nor vehicular and pedestrian circulation. All construction impacts shall occur within the property boundary.
- c) Approval of this CUP does not require an annual review unless there are significant changes proposed, issues arise or are expressed, or maintenance and/or code compliance are of concern.

Signed this ____ day of _____, 2025.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Building Coordinator, Deputy Treasurer

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 5, 2025, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by The Friedman Memorial Airport Authority for the construction of a new 1,160 square foot, Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

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

FINDINGS OF FACT

Applicant: Friedman Memorial Airport Authority
Location: 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land)
Zoning & Lot Size: Airport; Lot size 113,090.70 square feet

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 16, 2025.

Application: The Applicant is proposing to construct a new 1,160 square foot Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land). The new Pilots Lounge, located at 1610 Airport Circle, is proposing the following:

Proposed General Aviation Use:

- 1,160 square foot General Aviation Lounge

Airport District (A):

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

The proposed development project aligns with the purpose and intent of the Airport Zoning District, as the building design, exterior features, and use characteristics support the Aviation guidelines and provides a designated space for the general aviation pilots. Site access is located off the existing public street, Airport Drive, and South Airport Circle, which is intended to service the parcel.

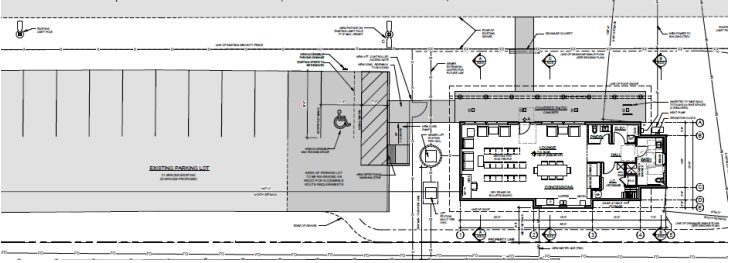
Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more

completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

Background: On April 4, 2025, the Applicant, Friedman Memorial Airport Authority, submitted Conditional Use Permit and Design Review Applications, to be heard concurrently by Hailey Planning and Zoning Commission. The joint Applications were submitted for consideration and approval of the construction of a new 1,160 gross square foot building to be known as the Pilot’s Lounge. The Design Review Application was submitted on April 4, 2025, and certified complete on April 18, 2025.


On May 5, 2025, the Commission discussed and unanimously approved the Design Review Application submitted by The Friedman Memorial Airport Authority for the construction of a new 1,160 square foot, Pilot’s Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot’s Lounge will also be used by the local General Aviation Pilot’s Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).


General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No Comments</i> Life/Safety: <i>All codes (Municipal, Building, Fire, and Energy) shall be met.</i> Water and Sewer: <i>No comments</i> Building: <i>No comments</i> Streets, Landscaping, Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, no signage is proposed, and signage is prohibited in the GR District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			<i>Staff Comments</i>	<i>The proposed project is located in the Airport (A) Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial/Industrial use. The project is approximately 1,160 square feet in size. This requires the project to provide a total of one and a half (1.5) additional onsite parking spaces. The proposed onsite parking for the Pilot’s Lounge utilizes the existing parking facilities located north of the lounge. There are 21 (twenty-one) existing parking spaces, and limited modifications are proposed to the existing parking area. The Applicant is providing an accessible van parking space which will reduce the total number of parking</i>


				<p>spaces to twenty (20).</p>  <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>17.09.040.06: EXCESS OF PERMITTED PARKING:</p> <p>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.</p> <p><i>N/A- Site parking meets the requirement.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 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.
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing one (1) Dark Bronze wall mounted Architectural wall sconce for the exterior entrance of the building. The wall fixture is 9.2" high and 11.5" wide and has a built-in motion sensor with external dusk to dawn switching. The wall mounted fixture is 1,197 Lumens. The Applicant is also proposing four (4) 6" recessed soffit downlighting for the covered patio area which equals (500 each) for a total of 2,000 Lumens. One (1) LED Area Luminaire ground fixture is also proposed in Dark Bronze to be placed on an existing light fixture pole that faces east to light the taxi runway and is approximately 17' in height. The ground mounted fixture is 5,359 Lumens, for a total of 8,556 Lumens proposed for exterior lighting. An Electrical Photometric Plan has been submitted for your review. Said plan depicts an average foot candle of 1.3, or 0.2 fc less than the maximum average allowed</i></p>

by code. Per Hailey’s Municipal Code, the proposed mounting height and output standards have been met. Findings: Compliance. This standard is either not applicable or has been met.

EXTERIOR LIGHTING LEGEND

TYPE 'A'
 ARCHITECTURAL WALL SCONCE
1,197 LUMENS, 10W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: WDG22 LED
PACKAGE: P1SW
DISTRIBUTION: VW (VISUAL COMFORT WIDE)
HEIGHT: 22'-2"; ALIGN W/ SIDING PANEL

TYPE 'B'
 6" RECESSED SOFFIT DOWNLIGHT
500 LUMENS, 5.1W LED, 2700K 80 CRI
MANUF: GOTHAM
MAKE: IVO 6" SQUARE DOWNLIGHT
BEAM ANGLE: 75°
DIMMING LEVEL: MIN. 10% DIM LEVEL
HOUSING: NON-IC NEW CONSTRUCTION
TRIM: OPEN REFLECTOR
FINISH: CLEAR METALIZED - SEMI SPECULAR
FLANGE STYLE: SELF FLANGED
HEIGHT: PER DRAWINGS

TYPE 'C'
 LED AREA LUMINAIRE
5,359 LUMENS, 45W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: D-SERIES SIZE 0
LED: P2 (20 LED COUNT)
DISTRIBUTION: TPTM (FORWARD THROW MED.)
MOUNTING: SPA (SQUARE POLE MOUNTING)
FINISH: DDBXD (DARK BRONZE)
MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT "A" SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

TOTAL LUMEN CALCULATION:

TYPE 'A': 1,197 LUMENS x 1 FIXTURES =	1,197 lm
TYPE 'B': 500 LUMENS x 4 FIXTURES =	2,000 lm
TYPE 'C': 5,359 LUMENS x 1 FIXTURES =	5,359 lm
TOTAL LUMENS:	8,556 lm

MOUNTING HEIGHT/LAMP OUTPUT RECOMMENDATIONS

Mounting Height (Feet)	Max Lumens
6	1,000
8	1,600
10	2,000
12	2,400
16	6,000
20	8,000
24	9,000
28	12,000
32	24,000
36	28,000
40 or more	32,000


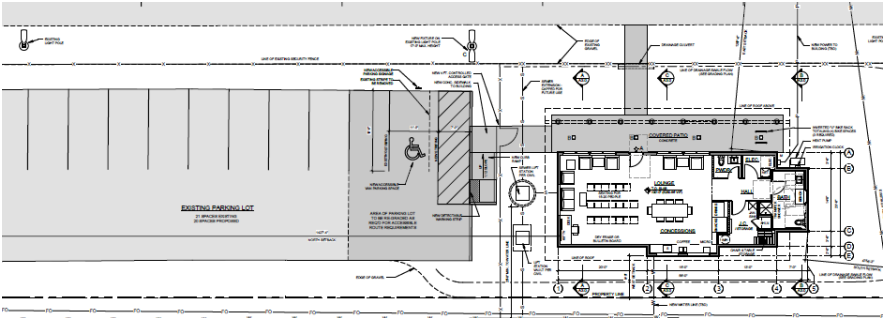
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: (A) Airport Authority District: <i>The Applicant is proposing the following setbacks with FAA compliance.</i> Maximum Height: N/A Required Setbacks:</p> <ul style="list-style-type: none"> - Front Yard: - Side Yards: - Rear Yard: - Lot Coverage: N/A
			<p>Staff Comments</p>	<p><i>Zoning District(s): (A) Airport Authority The Airport District is operated under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542 Proposed Height: 13.11'</i></p>

				<p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> - Front: (E) 1207' - Rear: (W) 9'.5 - Side (N): 1427'.4 - Side (S): 4756'.3 - Lot coverage: N/A <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(A)1 Street Improvements Required</p> <p><i>Staff Comments</i></p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>The Applicant is proposing to install new sidewalks, curbs and gutters along the property frontage on Airport Circle. Right-of-Way improvements, as applicable, shall meet city standards and requirements.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.070(B) Required Water System Improvements</p> <p><i>Staff Comments</i></p>	<p>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.</p> <p><i>N/A - No alley access is proposed.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

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 <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>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.</p> <p><i>Staff Comments</i></p> <p><i>The building is generally situated NW/SE due to site constraints and developable land on Airport property. The primary walls of the proposed buildings are oriented east/west. An open space area is proposed along the western side of the lounge.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>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.</p> <p><i>Staff Comments</i></p> <p><i>The area is currently a brownfield site used for stormwater run-off from the adjacent taxiway. The site contains no existing vegetation or plant materials and is generally covered by gravel and soil.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1c</p> <p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i></p> <p><i>The proposed site access is from a single ingress/egress location at the north end of the exiting parking area and connected to South Airport Circle, as shown below. Safe pedestrian access is proposed through a new concrete sidewalk from the parking area to the newly proposed lounge, providing clear pedestrian and vehicular pathways.</i></p>
			
			
			<p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1d</p> <p>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.</p> <p><i>Staff Comments</i></p> <p><i>The Applicant is proposing that trash will be picked up daily by Janitorial services who currently service multiple facilities on Airport property.</i></p> <p><i>The transformer shall be screened from view (subject to approval by Idaho Power) of the public street. This has also been made Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)1e</p> <p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i></p> <p><i>N/A. There is no existing alley to be utilized for building services.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	<i>N/A. No Vending Machines are proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>The proposed project utilizes existing parking facilities that are located directly to the north of the proposed building. The existing parking area is accessed from a single ingress/egress location at the north end of the parking area and connected to South Airport Circle. A perimeter fence is existing and if approved via the associated CUP, fencing will be updated with new fencing and man-gate access. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas: a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.
			<i>Staff Comments</i>	<i>No loading space is proposed or required for this development. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, as there is no existing alley. The site and onsite parking area can be accessed via Airport Circle. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>Snow storage areas are currently utilized in the barrow ditch located between the west side of the parking area and the property line. This approach is proposed to be maintained. Additional snow storage is available toward the east and south of the proposed covered patio area. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>N/A. There is no proposed landscaping within the snow storage areas. Findings: Compliance. This standard is either not applicable or has been met.</i>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<p><i>The proposed building accommodates the surrounding industrial properties with a north/south orientation. The articulation of the diverse materials, various sized windows and wood beams complement the surrounding area.</i></p> <div style="display: flex; flex-direction: column; align-items: center;">    </div> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
			17.06.080(A)2b	b. Standardized corporate building designs are prohibited.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Comments	<i>N/A, as the proposed building design is not a standardized corporate building design. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.</p>
			Staff Comments	<p><i>The Applicant has integrated the building into the surrounding site and greater area. Various exterior materials and colors emphasize human scale and are pedestrian oriented to encourage human activity. The building is sited in a manner to be inviting and immediately recognizable to incoming and outgoing general aviation pilots, with the front porch oriented to the east toward the taxiway.</i></p> <p><i>The covered porch, and a mixture of assorted existing and new landscaping encourages human activity and interaction. Please refer to Section 17.06.080(A)4d for further details.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>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.</p>
			Staff Comments	<p><i>The primary building façade is not street facing, as engagement with the street and pedestrians are not the typical, anticipated or intended use of the facility. The east and west elevation wall mass is broken up by the various siding and materials, numerous sized windows and the lumber beams.</i></p>
				 <p style="text-align: right; font-size: small;">PERSPECTIVE FROM NORTHEAST</p>
				 <p style="text-align: right; font-size: small;">PERSPECTIVE FROM SOUTHEAST</p>

				<p><i>Staff support the proposed sitting of the building, as the lounge is not intended to be utilized by the general public, only by pilots and other airport employees, as needed.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> N/A, as no expansion is planned at this time. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</p> <p><i>Staff Comments</i> A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>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.</p> <p><i>Staff Comments</i> The exterior walls of the building are clad with two (2) types of metal siding. The primary siding is a concealed fastener profile selected for similarity to comparable residential wood siding profiles, given the modest proportions of the building. The “Charcoal Gray” color complements existing buildings in the Airport West Subdivision located directly west of the project site.</p> <p>The second metal siding is a vertical 7/8” corrugated steel siding. This was selected to complement the Airport Operations Building located to the north of the project site, which utilizes the same material. This siding profile is also in use on a building located directly west of the project site at 1654 Aviation Drive. The finish of this siding material is proposed to be a Kynar painted ‘faux’ rust color, selected to match the original Corten rusted steel on the Airport Operations Building.</p> <p>Roofing is proposed to be a single slope standing seam roof. Roofing and fascia are also proposed in the Kynar painted ‘faux’ rust color to harmonize between the two building masses and complement existing Airport buildings as noted above.</p>

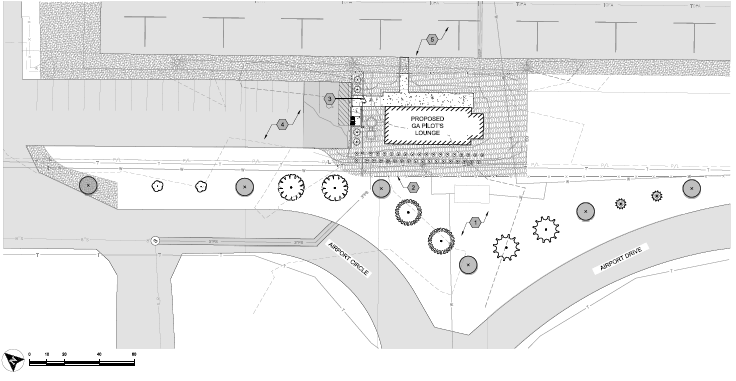

				<p>NORTH ELEVATION SCALE: 1/8" = 1'-0"</p> <p>SOUTH ELEVATION SCALE: 1/8" = 1'-0"</p> <p>WEST ELEVATION SCALE: 1/8" = 1'-0"</p> <p>EAST ELEVATION SCALE: 1/8" = 1'-0"</p> <p>1 METAL CLAD WOOD WINDOWS PRE-FINISHED - DARK BRONZE INSULATED LOW-E GLAZING AT ALL LOCATIONS</p> <p>2 METAL SIDING KYNAR COATED METAL SIDING W/ CONCEALED FASTENERS WESTERN STAIN - HANE T22 CHARCOAL GREY</p> <p>3 METAL ROOF, FASCIA, FLASHING & METAL SIDING KYNAR COATED METAL SIDING & FLASHINGS CORTEX "AZP" R44F VERTICAL 7/8" CORRUGATED METAL SIDING W/ EXPOSED FASTENERS</p> <p>4 WOOD COLUMNS, BEAMS & SOFFIT RESAWN DOUGLASS FIR BEAMS & COLUMNS 1/2" T&G SOL. SOFFIT - SMOOTH CAROT'S SEMI-SOLID STAIN - "HEARTWOOD"</p>
				<p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			Staff Comments	<p><i>The proposed building is not over two stories in height and proposes a variety of colors, various siding and materials, to provide human scale to the building façades.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>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:</p> <ul style="list-style-type: none"> 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.

				<p>v. Earth berming against exterior walls</p> <p>vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	<p>The building incorporates the following techniques that minimize its energy consumption:</p> <ul style="list-style-type: none"> - Insulated double glazed windows - Low E Glazing - Alternative: The project proposes a super insulated building envelope by installing hybrid insulation systems consisting of closed-cell foam insulation coupled with blown -in-bib (BIB) insulation within roof and wall cavities. This allows for an exception air seal (Air Barrier) throughout the building envelope and provides insulation values typically 10-20% in excess of code requirements and industry standard applications. <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>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.</p>
			<i>Staff Comments</i>	<p>A single slope standing seam roof is proposed. The roof slopes away from pedestrian circulation areas and directs storm water to a natural drainage swell system at the rear of the building which also supports the proposed landscaping. Storm water is conveyed to an existing drainage drywell system located south of the project site.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p>The roof slopes away from pedestrian circulation areas and directs storm water to a natural drainage swell system at the rear of the building which also supports the proposed landscaping. Storm water is conveyed to an existing drainage drywell system located south of the project site.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>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).</p>
			<i>Staff Comments</i>	<p>NA, as no drive-through canopies are proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>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.</p>
			<i>Staff Comments</i>	<p>N/A, as a Master Signage Plan is not required of a single-tenant building.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<p>3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)</p>				
<p style="text-align: center;">Compliant</p>			<p style="text-align: center;">Standards and Staff Comments</p>	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>

			<i>Staff Comments</i>	<i>N/A. No Accessory Structure is proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A - No Accessory Structure is proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A - No Accessory structure is proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>The Applicant is proposing to continue the seven-foot-tall perimeter fence that is required by FAA regulations. This perimeter fence is within the Conditional Use Permit which is being concurrently reviewed for approval. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A - no roof-mounted mechanical equipment is proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A- no alternative energy sources are proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground
			<i>Staff Comments</i>	<i>All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as no additional appurtenances are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

			<p>Staff Comments</p>	<p><i>Drought tolerant and/or xeriscape specific plant materials are proposed. The Applicant is proposing the following landscaping onsite:</i></p> <p><i>Trees</i></p> <ul style="list-style-type: none"> - Two (2) new Wichita Blue Junipers (6-7') - Two (2) new Cupressina Norway Spruce (6-7') - Two (2) new Vanderwolf's Pyramid Limber Pine (6-7') - Two (2) new Pyramidal White Pine (6-7') - Two (2) new Blue Douglas Fir (6-7') - Six (6) Existing Scotch Pine trees along the property's frontage will remain in place <p><i>Deciduous Shrubs</i></p> <ul style="list-style-type: none"> - Four (4) Gro-low Fragrant Sumac (2 Galon) <p><i>Ornamental Grass:</i></p> <ul style="list-style-type: none"> - Thirty-six (36) Little Bluestem (2 Galon) <p><i>Misc Landscaping</i></p> <ul style="list-style-type: none"> - An irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, will also be installed. - Existing lawn to remain and be protected <div style="text-align: center;">  </div> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <table border="1"> <thead> <tr> <th colspan="2">PLANT SCHEDULE</th> <th>PLANT SPECIES</th> <th>QUANTITY</th> <th>SIZE</th> <th>PLANTING DATE</th> <th>PLANTING RATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td colspan="8">EXISTING TREES</td> </tr> <tr> <td>1</td> <td>SCOTCH PINE</td> <td>EXISTING TREES</td> <td>6</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>REMAIN IN PLACE</td> </tr> <tr> <td colspan="8">NEW TREES</td> </tr> <tr> <td>2</td> <td>WICHITA BLUE JUNIPER</td> <td>NEW TREES</td> <td>2</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td>3</td> <td>CUPRESSINA NORWAY SPRUCE</td> <td>NEW TREES</td> <td>2</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td>4</td> <td>VANDERWOLF'S PYRAMID LIMBER PINE</td> <td>NEW TREES</td> <td>2</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td>5</td> <td>PYRAMIDAL WHITE PINE</td> <td>NEW TREES</td> <td>2</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td>6</td> <td>BLUE DOUGLAS FIR</td> <td>NEW TREES</td> <td>2</td> <td>6-7'</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td colspan="8">NEW SHRUBS</td> </tr> <tr> <td>7</td> <td>GRO-LOW FRAGRANT SUMAC</td> <td>NEW SHRUBS</td> <td>4</td> <td>2 GALON</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> <tr> <td colspan="8">NEW GRASSES</td> </tr> <tr> <td>8</td> <td>LITTLE BLUESTEM</td> <td>NEW GRASSES</td> <td>36</td> <td>2 GALON</td> <td>2025</td> <td>100%</td> <td>PLANTING DATE TO BE DETERMINED</td> </tr> </tbody> </table> </div> </div>	PLANT SCHEDULE		PLANT SPECIES	QUANTITY	SIZE	PLANTING DATE	PLANTING RATE	REMARKS	EXISTING TREES								1	SCOTCH PINE	EXISTING TREES	6	6-7'	2025	100%	REMAIN IN PLACE	NEW TREES								2	WICHITA BLUE JUNIPER	NEW TREES	2	6-7'	2025	100%	PLANTING DATE TO BE DETERMINED	3	CUPRESSINA NORWAY SPRUCE	NEW TREES	2	6-7'	2025	100%	PLANTING DATE TO BE DETERMINED	4	VANDERWOLF'S PYRAMID LIMBER PINE	NEW TREES	2	6-7'	2025	100%	PLANTING DATE TO BE DETERMINED	5	PYRAMIDAL WHITE PINE	NEW TREES	2	6-7'	2025	100%	PLANTING DATE TO BE DETERMINED	6	BLUE DOUGLAS FIR	NEW TREES	2	6-7'	2025	100%	PLANTING DATE TO BE DETERMINED	NEW SHRUBS								7	GRO-LOW FRAGRANT SUMAC	NEW SHRUBS	4	2 GALON	2025	100%	PLANTING DATE TO BE DETERMINED	NEW GRASSES								8	LITTLE BLUESTEM	NEW GRASSES	36	2 GALON	2025	100%	PLANTING DATE TO BE DETERMINED
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☒	☐	☐	<p>17.06.080(A)4b Staff Comments</p>	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Plant materials will be appropriate for the Zone 4 environment.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>																																																																																																								
☒	☐	☐	<p>17.06.080(A)4c</p>	<p>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</p>																																																																																																								

				<p>tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</p> <p><i>Staff Comments</i> An automatic drip irrigation system will be installed according to City Standards. The automatically controlled system will include a smart controller and rain sensor for a water-wise system. Low water use rotator nozzles will also be installed in grass spaces. The irrigation system will not be placed against the pavement – it will be positioned in a way where it will not spray water on the pavement or other hardscape areas. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>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.</p> <p><i>Staff Comments</i> Proposed landscaping varies with a combination of existing and new trees, and shrubs to soften the site, as well as to create visual interest. A variety of colors will be used. Planted areas and planters will be professionally maintained. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>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.</p> <p><i>Staff Comments</i> N/A- Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<p>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.</p> <p><i>Staff Comments</i> Proposed landscaping varies with a combination of existing and new trees, and shrubs to soften the site, as well as to create visual interest. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> Storm water runoff is located within the landscaping beds, and/or drywells, as shown on the civil plans. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>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).</p> <p><i>Staff Comments</i> The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p> <p><i>Staff Comments</i> N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<p>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p>

			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
 - 1. The project does not jeopardize the health, safety or welfare of the public.
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
 - 1. Ensure compliance with applicable standards and guidelines.
 - 2. Require conformity to approved plans and specifications.
 - 3. Require security for compliance with the terms of the approval.
 - 4. Minimize adverse impact on other development.
 - 5. Control the sequence, timing, and duration of development.
 - 6. Assure that development and landscaping are maintained properly.
 - 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
 - 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
 - i. **Life and Safety:**
 - i. The building shall comply with IFC and IBC code requirements.
 - ii. **Water and Wastewater:**
 - i. All construction shall be to City Standards.
- d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
- e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- i) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
- j) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
- k) The transformer shall be screened from view (subject to approval by Idaho Power) of the public street.

- l) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- m) All necessary permits shall be filed, and approval received, demonstrating compliance with FAA regulations, including a No Hazard Determination prior to issuance of a Building Permit.

Signed this _____ day of _____, 2025.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Building Coordinator, Deputy Treasurer

Return to Agenda



Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of May 19, 2025

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

Overview: Consideration of a Preliminary Plat Application submitted by Charles Tenold, represented by Bruce Smith with Alpine Enterprises, to replat Lot 4, Block 10, Phase II of the Rimrock Cottages and Townhouses Subdivision. Phase II of the project comprises two (2) single family lots ranging from 9,023 to 9,708 square feet in size. This project is known as Rimrock Cottages Phase II, and it is located within the General Residential (GR) Zoning District.

Hearing: May 19, 2025

Applicant: Charles Tenold
Project: Rimrock Cottages Phase II
Location: 1050 E. Myrtle Street
Size & Zoning: .43 acres (18,731 sq. ft.); General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 30, 2025, and mailed to adjoining property owners on April 30, 2025.

Background: On March 9, 2009, the City Council approved the development of Rimrock Cottages and Townhouse Subdivision, a project situated along the southern boundary of the Old Cutters Subdivision. A component of that project approval included the approval of a Phasing Plan Agreement appurtenant the development. The Phasing Plan stipulated two (2) phases: Phase I and Phase II. Phase I was approved to construct seven (7) townhouse sublots, of which have been constructed and provide housing for local people and families today. Phase II was approved to consist of two (2) sublots whereby “two townhouse units in a single duplex building” shall be constructed. Phase II is currently undeveloped, vacant land within the subdivision.

Several inquiries have been made as to the development of this parcel, including the potential amendment of the Phasing Plan to expand the development potential on this site. Property owners, Charles and Kimberly Tenold, Vanessa G. Duque, and Juan D. Giraldo, have submitted a First Amendment to the Phasing Plan, expected to be heard by the Hailey City Council on May 27, 2025, as well as a Subdivision Application to formally subdivide the parcel into two (2) lots, as described below.

Application: Charles Tenold, represented by Bruce Smith with Alpine Enterprises, is seeking approval to replat Lot 4, Block 10, Phase II of the Rimrock Cottages Subdivision, from one (1) parcel into two (2) lots ranging from 9,023 to 9,708 square feet in size.

The Owners have also submitted a First Amendment to the Phasing Plan which, if approved, would allow for the parcel to be developed as two (2) detached dwelling units instead of two (2) dwelling units located within a single building.

At this time, City Staff recommend that the Planning and Zoning Commission review the Preliminary Plat Application only. The proposed First Amendment to the Phasing Plan Agreement will be reviewed by the Hailey City Council on May 27, 2025, whereby the Council will approve, continue, deny, or modify the proposed modifications to said agreement.

Procedural History: The Application was submitted on April 25, 2025, and certified complete on March May 5, 2025. A public hearing before the Planning and Zoning Commission will be held on May 19, 2025, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>Public streets, no new approach</i>
			Life/Safety: <i>No comments.</i>	
			Water and Wastewater: <ul style="list-style-type: none"> - Water Division: <i>No comments</i> - Wastewater Division: <i>There are two (2) connections on the utility map for wastewater. Both should be utilized; one (1) per dwelling unit.</i> 	
			Building: <i>No comments.</i>	
			Streets: <i>During the course of the project, no vehicles shall be parked in any active travel lanes on Myrtle Street or San Badger Drive. All project-related storage must be kept entirely on-site and not placed in the common area. Additionally, a staging plan must be submitted for review and approval prior to the start of work. These items have been made Conditions of Approval.</i>	
			City Arborist: <i>No comments.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	<i>The locations of the proposed buildings were planned in an earlier phase of this development, with the integration of the existing public streets (E. Myrtle Street and San Badger Drive), as well as from the existing access lane that separates Phase I and Phase II. Both public streets and access lane have been considered and accounted for in the design and buildout of Phase II.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<i>N/A, as no cul-de-sac or dead-end street are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	<i>Pedestrian access to the parcel can be achieved from E. Myrtle Street and San Badger Drive. Vehicular access to the parcel will be achieved via the existing access lane, as originally contemplated. All access points exist and are adequate to service the proposed development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be

				<p>used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p>
			<i>Staff Comments</i>	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Staff Comments</i>	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>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.</p>
			<i>Staff Comments</i>	<i>The existing public streets, E. Myrtle Street and San Badger Drive, are 60' in width, which meets City Standards, and are consistent with Title 18 of the Hailey Municipal Code.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm water Discharge from Construction Activity” for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A, as all street and traffic control signs exist, and are compliant with City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>All public streets within the subdivision exist, have been named, and are compliant with City Standards.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			<i>Staff Comments</i>	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.

			Staff Comments	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways Number of Units Served By One (1) Driveway: a. Single-Family Dwelling Units: Driveways may provide access to not more than two (2) 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. b. Townhouse And Cottage Dwelling Units: Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse subplot accessed by a driveway may be created to the rear of each subplot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.
			Staff Comments	<i>Site circulation has been designed to keep vehicular access off the existing access lane, achieved from the existing public street of E. Myrtle Street. Driveways are proposed to be accessed from the existing access lane, each 20' in width.</i>

				<p><i>Additionally, three (3) parking spaces are also proposed along the western property line. These spaces fulfill an agreement made between the property owners of Phase I and Phase II - via a recorded agreement - whereby three (3) additional parking spaces are to be provided to benefit Phase I of the development.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	<p>Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths:</p> <p style="padding-left: 40px;">a. Accessing one residential unit: twenty feet (20'); b. Accessing two (2) or more residential units: thirty feet (30').</p> <p>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.</p>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A, as no driveways/parking areas are longer than 150 feet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			<i>Staff Comments</i>	<i>N/A- as only single-family driveways are proposed with this phase of development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A- as only single-family driveways are proposed with this phase of development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<p>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.</p>
			<i>Staff Comments</i>	<i>Both driveways have been planned with careful attention to existing infrastructure, and residents of Phase I of the Rimrock Cottages. No vehicular and/or pedestrian areas will interfere with the maintenance of existing infrastructure, and as proposed, have minimal impact on the existing and proposed townhouse units/ lots.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 7.	<p>Driveways shall not be named.</p>
			<i>Staff Comments</i>	<i>No driveways have or will be named.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	<p>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.</p> <p>Cottage Developments: Cottage developments shall be served by no more than one (1) parking access lane on each public street frontage.</p>
			<i>Staff Comments</i>	<i>N/A, as no multifamily development is proposed for this parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<p>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.</p>
			<i>Staff Comments</i>	<i>Fire lanes exist and comply with City Standards. All streets have been approved and currently operate as such. Said lanes/public streets comply with all regulations set forth in adopted fire codes.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p>
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p>
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p>
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			<i>Staff Comments</i>	<i>N/A, as no Lot Line Adjustment is included with this application.</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase two of the Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.</p>
			<i>Staff Comments</i>	<p>The following easements exist:</p> <ul style="list-style-type: none"> - 882 square foot snow storage easement along the interior of the lot. - 20’-wide Access Easement and Fire Lane. Mutual Reciprocal Utility Easement for Phaseland Phase II - Public Sewer Main Easement. <p>The parcel does not border the Big Wood River.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<p>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p>The proposed snow storage area for Phase II of the Rimrock Cottages and Townhouse Development is located along the interior of the lot. The total hardscape area for Phase II is 5,998 square feet which would require a minimum of 1,499 square feet of surface dedicated to onsite snow storage, This has been made a Condition of Approval.</p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of</p>

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

				ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>Both lots are proposed to have frontage off the public street, San Badger Drive.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located in the TO District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>A Phasing Plan Agreement was approved by the City Council in 2009 for Rimrock Cottages and Townhouses. The Phasing Plan Agreement outlined construction details and timelines for both Phase One and Phase Two of the project. Phase Two of the subdivision was to include two (2) townhouse sublots on which two (2) townhouse units in a single duplex building shall be constructed. The Applicant submitted an application to amend the Phasing Plan Agreement with the request to construct two (2) detached dwelling units instead of two (2) dwelling units located within a single building. This will be reviewed by the Hailey City Council on May 27, 2025. If approved, the Applicant has until 2026 to finalize the Preliminary Plat Application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>A Phasing Plan Agreement was approved by the City Council in 2009 for Rimrock Cottages and Townhouses. The Phasing Plan Agreement outlined construction details and timelines for both Phase One and Phase Two of the project. Phase Two of the subdivision was to include two (2) townhouse sublots on which two (2) townhouse units in a single duplex building shall be constructed. The Applicant submitted an application to amend the Phasing Plan Agreement with the request to construct two (2) detached dwelling units instead of two (2) dwelling units located within a</i>

				single building. This will be reviewed by the Hailey City Council on May 27, 2025. If approved, the Applicant has until 2026 to finalize the Preliminary Plat Application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. <i>Existing</i> b) Provision of other off-site improvements. <i>N/A</i> c) Dedications and/or public improvements on property frontages. <i>The dedication and/or public improvements on property frontages exist. Further connectivity of existing sidewalks and infrastructure is planned with the buildout of Phase II.</i> d) Dedication or provision of parks or green space. <i>The public facilities and/or amenities exist and have been determined to be complete.</i> e) Provision of public service facilities. <i>All public utilities and services exist.</i> f) Construction of flood control canals or devices. <i>N/A</i> g) Provisions for ongoing maintenance. <i>Ongoing maintenance within Phase II of the development will be managed by the property owners.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the

				<p>most effective layout feasible.</p> <ol style="list-style-type: none"> 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>N/A, as the Developer and/or Owners, do not own contiguous parcels.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A- No perimeter gates or walls are proposed.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>Phase II of the development is part of a Phasing Plan Agreement and is compatible with previous phases of the development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: <ol style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns;

				<p>d) Areas where trees and/or natural vegetation will be preserved;</p> <p>e) Location of all street and utility improvements including driveways to building envelopes; and</p> <p>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</p>
			<i>Staff Comments</i>	<i>This standard has been met.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <p>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).</p> <p>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</p>

				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.
			<i>Staff Comments</i>	<i>All grading shall comply with 18.12.010. This standard will be met.; further review by the City Engineer and Streets Division Manager will take place during final design, as well as during and throughout project initiation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete. This has been made a Condition of Approval.</i>
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:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision, is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision, is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			<i>Staff Comments</i>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<p><i>This standard does not apply, as the Applicant is proposing less than three (3) residential lots. However, Per the original Preliminary and Final Plat for the Old Cutters Subdivision and satisfaction of this standard, the base density number for dwelling units was 124. This required 3.43 acres of land dedication to meet the requirement for parks contribution.</i></p> <p><i>The original Developer constructed a city park, known today as Cutters Park, that is approximately 5.08 acres in size; a park dedicated to the City of Hailey and to benefit the general public. The existing park includes the following amenities:</i></p> <ul style="list-style-type: none"> - Active play area and passive area - Grass, Trees and shrubs - Covered picnic tables - Trash receptables - Park benches - Two (2) play structures - BBQ grills - Restrooms - Trails

				<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<i>N/A. Phase II of the development is located within the General Residential Zoning District; this standard does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<i>The site plan includes existing attractive and interconnected pedestrian sidewalks that reinforce pedestrian circulation within the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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	<i>N/A</i>

			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	N/A, as the neighborhood park known as Cutters Park exists and meets this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 A.2 for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.

			Staff Comments	N/A
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	N/A
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning

				districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>All necessary infrastructure exists from Phase I of the development and meets City Standards and procedures. All City Standards and Procedures, set forth in Title 18 of Hailey's Municipal Code, shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from

				the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as streetlights are not required improvements within this Phase of the development.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be

				submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, 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.
			<i>Staff Comments</i>	<i>All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A. The project is not located in the TO Zoning District.</i>
16.05.050: Drainage				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)
			<i>Staff Comments</i>	<i>This standard shall be met and inspected per City Standards.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>All utilities will be constructed and installed underground. This has been made a Condition of Approval.</i>
16.05.070: Parks, Green Space				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure is existing.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As-built drawings will be required. This has been made a Condition of Approval.</i>

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

General Conditions:

- A. All conditions of the First Amendment to the Phasing Plan Agreement shall be met.
- B. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete.
 - ii. There are two (2) connections on the utility map for wastewater. Both should be utilized; one (1) per dwelling unit.
- C. All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- D. During the course of the project, no vehicles shall be parked in any active travel lanes on Myrtle Street or San Badger Drive. All project-related storage must be kept entirely on-site and not placed in the common area. Additionally, a **staging plan** must be submitted for review and approval prior to the start of work.
- E. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- F. Any and all improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- G. The Applicant shall 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.
- H. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- I. 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.
- J. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- K. Any Application Development Fees shall be paid prior to recordation Final Plat.
- L. All utilities shall be installed underground.
- M. All sidewalks located on private property, interior and perimeter, shall be maintained year-round by the HOA.
- N. The approval of the Preliminary Plat for Rimrock Cottages Subdivision, Phase II, will be conditioned upon the City Council's approval of the amended Phasing Plan.
- O. The Applicant shall provide a minimum of 1,499 square feet of surface dedicated to onsite snow storage for Phase II of the development before building permit submittal.

Motion Language:

Approval: Motion to recommend approval by the Hailey City Council the Preliminary Plat Application submitted by Charles Tenold, wherein Lot 4, Block 10, Phase II of the Rimrock Cottages and Townhouse Subdivision, is subdivided into two (2) lots ranging in size from 9,023 to 9,708 square feet,, finding that the application meets all City Standards, and that Conditions (a) through (o) will be met.

Denial: Motion to deny the Preliminary Plat Application submitted by Charles Tenold wherein Lot 4, Block 10, Phase II of the Rimrock Cottages and Townhouse Subdivision, is subdivided into two (2) lots ranging in size from 9,023 to 9,708 square feet, 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].

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 19, 2025, the Administrator considered a request by Jacqueline and Michael Swan, represented by Architect Rebecca Bundy, for the approval of a modification of the approved design of a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR-1) Zoning Districts.

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

FINDINGS OF FACT

Background and Project Overview: On March 4, 2024, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Jacqueline and Michael Swan for the construction of a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR-1) Zoning Districts.

The proposed remodel is for a new addition to the existing home. This addition will be located along the eastern wall plane of the existing structure, facing North Third Avenue. The Main Floor includes a new covered porch, an entryway to an open layout to the dining and kitchen area, office room, and one (1) bathroom. The upper level consists of four (4) bedrooms, and three (3) bathrooms. The proposed addition also includes a 975 square foot detached two- car garage, which is located at the rear of the property, and includes an 837 square foot accessory dwelling unit located above the garage.

Standards of Evaluation:

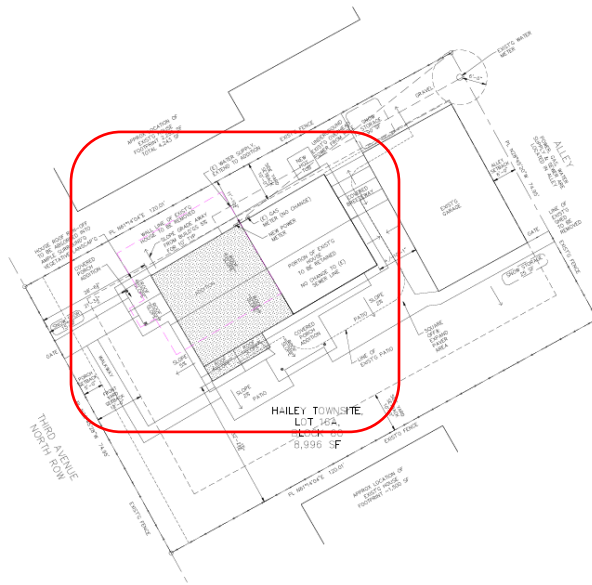
Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

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

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

Amended plans:

- The single-family addition is reduced by approximately 20% in size, due to 13' of the E/W length of the addition being removed. The originally approved addition of 1,087 square feet has been reduced to 734 square feet. The exterior building materials, house shape, location, height and exterior lighting remain the same as originally approved.



- The originally proposed and approved ADU was eliminated via a Design Review Modification of the garage at time of building permit submittal.
- The exterior color has also been amended. The proposed addition was formerly a light gray paint color for the board and batten siding on the garage. The Owners are proposing to match the dusty blue color on the existing house: The board and batten on the house will be painted to match the approved dark blue of the garage siding, which will match the existing blue siding on the ground floor rear of the house.



CONCLUSIONS OF LAW AND DECISION

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

1. The proposed modifications are consistent with the Findings of Fact, Conclusions of Law and Decision adopted by the Commission for the aforementioned project on June 3, 2024.
2. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
3. Approval of the Design Review Modification does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

Signed this ____ day of _____, 2025.

Robyn Davis, Community Development Director

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