AGENDA
Hailey Planning and Zoning Commission
Tuesday, February 21, 2023
5:30 p.m.

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

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

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- **CA 1** Adoption of Meeting Minutes dated May 2, 2022. **ACTION ITEM.**
- **CA 2** Adoption of Meeting Minutes dated February 6, 2023. **ACTION ITEM.**

Public Hearing

- **PH 1** Consideration of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for eight (8) condominium buildings with three to five (3-5) units each, for a total of 36 units, ranging in size from 778 square feet to 1,278 square feet. Twenty (20) of the condominium units consist of two (2) bedrooms, and the remaining sixteen (16) condominium units consist of three (3) bedrooms. Each of the thirty-six (36) dwelling units ranges between 778 and 1,278 square feet in size and is accompanied by one (1) garage of 178 to 319 square feet in size. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on two (2) condominium lots (COPPER RANCH CONDO 1-5 COMMON AREA and COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6) within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6. **ACTION ITEM.**

- **PH 2** Consideration of a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions. **ACTION ITEM.**

Staff Reports and Discussion

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion of the next Planning and Zoning Meeting: **March 6, 2023**
    - PUD & DR: BCSD/ARCH 128 W Bullion St
    - PUD & PP: Starlight Lane Sub.

Return to Agenda

City of Hailey

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

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333
(208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
May 2, 2022
Virtual and In-Person Meeting
5:30 p.m.

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

Present
Commission Janet Fugate Dan Smith, Owen Scanlon, Dustin Stone, Richard Pogue
Staff Robyn Davis, Paige Nied, Mike Baledge, Chris Simms

5:31:06 PM **Chair Fugate called to order.**

5:31:15 PM **Public Comment for items not on the agenda.** No comment.

5:32:06 PM **Consent Agenda**

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and Lot 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

5:32:17 PM **Pogue motioned to approve CA 1. Scanlon seconded. All in Favor.**

Public Hearing

PH 1 5:32:34 PM Continuation of a Design Review by Virginia Holly McCloud, for construction of 2,400 square foot single-family residence to be located at Lots 19-20, Block 104, Hailey Townsite (216 South 4th Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Staff turned floor to applicant team, Ben Young not in attendance but Chase Gouley on the call representing the applicant. Gouley introduced himself and began presentation by discussing benefits of the Duracell block which is now called Nexus – continued insulated surface, four-hour fire rating, resistant to rot and decay, and was highly recommended by local architect. Gouley went on to discuss proposed solar panel on a vertical surface – doesn't get covered in snow and can wash dust off easier. Scanlon asked why the planting was to the southwest instead of the west, seems like landscape would block sun. Gouley noted shrubs should only get 3' tall and that knows there is a maple tree proposed for the patio. Gouley provided a map that reflects homes that do not have a garage, and breaks out which homes have the garage access off ROW and off alley. Gouley summarized there is a mix of garage locations and how that is part of the characteristics of Old Hailey. Gouley summarized proposed site plan. Gouley asked who is responsible for maintaining the alley and managing the snow removal/storage. Gouley then presented alternatives: 1) push the house and garage further back from 4th Street,

2) eliminate the garage, just have parking accessible from 4th Street. Gouley noted that one tree was removed to help make the front door more visible.

5:49:01 PM **Public Comment opened for application.** No comments.
5:49:32 PM **Public Comment closed.**

5:49:43 PM Pogue stated in looking at renderings, thinks really good design for lot and Townsite area. Pogue thinks not having a garage is not the solution. Pogue questioned the two concrete runners for the park to be parked on, that would be very difficult in the snow to maintain.

5:51:17 PM Smith referenced ordinance guidelines that states shall look at use of alley ways. Smith referred to last meeting request to abide by guidelines. Smith is reluctant to change decision from last time. Smith summarized reasons for exceptions previously made.

5:53:40 PM Stone summarized his interpretation of code and how it applies to this design, and that he has not heard or read a reason why it cannot be accessed off the alleyway.

5:55:10 PM Scanlon agrees with the other commissioners, stating he is disappointed applicant did not come back with at least some consideration to previous recommendation. Scanlon summarized reasons that has not seen a reason why cannot access off alley, that house plan could easily be flipped.

5:57:18 PM Chair Fugate agrees with all commissioners, that she thought it was clear at the last meeting. Chair Fugate asked Mr. Gouley if the applicant would come back with a different design that could be approved, i.e.: no vehicular access from the street. Commission, staff, and applicant team discussed recommendations by commission and motion – continuation or denial of the project.

6:05:21 PM **Scanlon motion to continue the public hearing to Aug 1, 2023. Pogue seconded. All in favor.**

PH 2 6:05:58 PM Consideration of Preliminary Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 2A, and 3A. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

6:06:19 PM Staff turned floor to applicant team. Sean Flynn of Galena Engineering represented the applicant. Flynn summarized project, existing building on Main Street and requesting to subdivide Unit 1 into 3 units. Flynn stated only portion of the building not part of this application, is LL Greens location.

6:10:11 PM Chair Fugate asked if there were fire safety requirements. Mike Baledge stated the building is already divided, there is not a whole lot applicant will need to do. No further questions from commissioners. Scanlon asked if understood CCRs are required but that

the City does not enforce them. Davis confirmed staff does require CCRs for file but that does not enforce CCR requirements.

6:12:09 PM **Public Comments opened for application.** No comments
6:12:40 PM **Public Comments closed.**

6:12:59 PM Pogue asked if parking requirements change. Staff confirmed parking requirements do not change. No further questions by commission.

6:13:47 PM Pogue motion to approve the Preliminary Plat Application by Bullion Square, LLC, represented by Galena Engineering, where the existing Bullion Square Condominium Unit 1 (111 N Main Street) is converted into a condominium plat/subdivision. The existing condominium would be subdivided into three (3) units: Units 1A, 1B, and 1C, finding that the application meets all City Standards, and that Conditions (a) through (k) are met. Smith seconded. All in Favor.

PH 3 6:14:38 PM Consideration of a Planned Unit Development Application by West of First, LLC, represented by Opal Engineering, for construction of new multifamily apartment building consisting of 48 residential units. This project is located at 40 McKercher Blvd (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting a waiver to the maximum building height. The increase in building height to 42.5 feet would allow for covered parking at ground level. **ACTION ITEM.**

The application also includes:

- A Design Review Pre-Application.

6:15:25 PM Staff turned floor to applicant team, Samantha Stahlnecker. Stahlnecker turned over to Architect, Scrap Marshall. Marshall introduced himself. Marshall summarized intent of project and project design. Marshall explained site plan and project design. Marshall stated all units have laundry units. Marshall continued to discuss parking, access points, fire access, storage, trash and recycle location, unit designs and materials proposed.

6:29:25 PM Pogue asked if looked at underground parking. Marshall explained reasoning for carport covering and only looking at approximately 5 spaces not covered. Pogue clarified his question.

6:31:00 PM Smith no questions at this time.

6:31:10 PM Stone asked for clarification, if put 100% of parking underground it allows for waiver to height. Davis explained waiver request, Stahlnecker expanding code requirements for covered parking. Simms explained PUD is a give and take at their discretion. Discussion continued with parking.

6:34:04 PM Stahlnecker summarized amenities being proposed and elaborated further on benefits of materials proposed to be used. Stahlnecker stated their ask is to recognize their request to waive building height with the proposed amenities. 6:35:06 PM Smith asked for

clarification, that to him underground parking is below ground level. Chair Fugate asked if below grade. Stahlnecker stated it is not below grade that believes parking meets intent of code.

6:36:23 PM Stone asked how tall the building is from grade. Stahlnecker majority of building is at 35' but where the four 2-bedroom units pop up goes up to 42'.

6:38:24 PM Scanlon asked size of smallest unit. Marshall stated smallest is 560 sq. ft. Scanlon asked largest. Marshall stated 1100 sq. ft. Scanlon asked how Clear Creek accesses trash disposal. Marshall explained proposed access. Scanlon stated need to contact Clear Creek to get their approval.

6:40:31 PM Chair Fugate discussed term underground parking; asking if should be referred to as enclosed parking. Chair Fugate asked if there is underground parking in Hailey. Baledge listed few commercial locations that do have underground parking. Baledge stated River Street project is enclosed and believes this would be the same. Chair Fugate asked applicant if they would be willing to designate a few units as deed restricted. Marshall explained trying to design in the most economic manner, but at the moment developer does not feel comfortable restricting the units. Pogue asked who is manufacturing the units. Marshall explained companies working. Chair Fugate asked about phases vs. buildings built per year. Stahlnecker and Marshall explained construction goals. Chair Fugate asked staff thoughts on sustainability of project. Nied explained she was impressed. Nied asked if EV charging would be proposed. Stahlnecker and Marshall explained EV and Solar ready intent. Chair Fugate asked fire turn around. Stahlnecker noted location for fire turn around. Baledge asked if could make wider. Stahlnecker confirmed. Chair Fugate reinstated Scanlon's concern about trash pickup.

6:49:14 PM **Public Comments opened.** Three-minute timer for each public comment.

6:49:52 PM Linda Winnovich, lives in Northridge, does not understand why need to have a building so tall when most of neighborhood is single or two-story. Believes it is going to block a lot of people's views of Carbonate Mountain, which is why a lot of people moved there, it's sort of the beauty of the neighborhood. Just don't understand.

6:51:08 PM Deborah Murray, 201 Cranbrook, would like to see rendition of parking where cars are actually drawn in to the architectural rendition. Curious to how many parking spaces heard 50 and is that actually feasible? Understand underground parking, subgrade parking is all over Ketchum as we know is more expensive, and his bottom line may change but could be best for this.

6:52:19 PM Keith Winnovich, Tom Wrights father in law, will be honest own the house at 150 Cranbrook, if wanted to move back to San Francisco would do it but thinks for this area talking about 100-150 people in this place, little less than 1% of Blaine County, just don't understand this. Would like to see feasibility of access on Mckercher, Mckercher nor is 1st are big roads. Thinks would run into traffic concerns. Think it is the wrong place for something like this. How much are these units going to for? Think it would be interesting looking at this, living wage in his head is $37.00 hour. Would like to see cost analysis is.

6:54:53 PM James Steel, Northridge, first off fully support housing even at this location whether is density, affordability, all appropriate for this site. Do have issues with this project. Height is his

first concern, does not seem appropriate to him based off surrounding buildings. Also looking at site plan, think lot coverage is unheard in this area that would have site covered by that much building at that scale and when add parking outside of covered parking it's pretty much the whole site. His biggest concern, the underground parking, 50% underground parking. They have zero underground parking, this is above ground parking. If anyone who has been to a city in last 10 years can see what above ground parking does. It's not a friendly place, its unsightly, it's out of context for this area, Sweetwater does seem to conceal the parking, this building does not do any of that. Overall ground floor parking is his greatest concern.

6:58:32 PM Angie Murray, 442 W Winterberry Loop, wanted to express concern as well as first caller who mentioned height. Just bought this property moving out of the city with two small girls. Concerned this is going to obstruct their beautiful view, will be staring at it directly at it.,

6:59:37 PM Kevin Murray, just the density and obviously height concern, lack of green space outdoor areas for kids, agree with a bunch of other people who have spoken it's out of place for this neighborhood. Supports housing. Seems like a significant change for the neighborhood.

7:00:31 PM Mariah, Northridge, similar concerns as many other have stated. It's out of context, density is too great for neighborhood. Concerned about how long term *undecipherable* units in a very dense in a small area in a neighborhood that people love because its spread out. Also concerned about the above ground parking, height, it's out of context. The aesthetics of the building does not compliment surrounding buildings. Other concern is proximity to school. Would love to see some type of research of how that density is going to impact traffic in the neighborhood. Feels like townhomes would be more appropriate in the area, this building is just not the right fit.

7:02:40 PM Katie Craig, 392 W Winterberry Loop, bought my single family home in January 2020 when that lot was zoned residential. Since then, when gave LL Greens permission to build and when this went in, originally thought there would be some type of commercial use on bottom floor. Very concerned about increase traffic noise. Thinks this building takes away from the Hailey charm, even if it's sustainable. The 35' height is what was agreed upon before. Have to think about the single family homes, that our property is going to decrease with this building. Concerned about the lighting. Concerned about cars accessing off McKercher, should do a traffic study. Think it's too dense for this area.

7:05:15 PM Tiffany Snowden, lives in Northridge, just wanted to mention that it just seems like a lot of people for a tiny space, also concerned about the traffic.

7:06:09 PM **Public Comments closed.**

7:06:22 PM Marshall responded to concern of the height and parking, noting could be softened with landscaping and that the height is comparable to the housing unit to the south. Stahlnecker responded to concern of how out of context this project is, explaining how believe fitting in with the commercial zone and potential developments to come in the future. Stahlnecker believes this is a good location for density proposed. Applicant team asked if there are further questions.

7:10:44 PM Davis noted this project will eventually come through a design review hearing, if that is how the commission chooses that during that time staff would require review of view of

Carbonate and that city engineer would do a more in-depth review of the traffic. Davis stated within the business zone, there is no maximum lot coverage; the building could stand to the property line.

7:12:07 PM Chair Fugate asked what was being referred to by the easement comments. Davis referenced the PUD agreement, explaining that it is up to the discretion of the commission. Chair Fugate asked for aerial view so can see this lot in proximity to the Northridge neighborhood that is occupied by many of those who have commented. Staff pulled up map view online via GIS per request.

7:15:04 PM Pogue asked what the zoning and intent is for property across the street. Staff confirmed it is within GR and DRO.

7:15:46 PM Chair Fugate stated main thing to discuss is the waiver, and would also like to hear more about the material proposed for the enclosed parking area. Marshall discussed proposed material. Chair Fugate confirmed it still has some dimension to it. Marshall confirmed.

7:18:35 PM Pogue is concerned about parking overall, recommends look at reason for going as far with density. Pogue appreciates concern for housing in this area but does not think need to build all on one block. Pogue recommends take time to focus on views from housing that exists today and what they would have to focus on once this is built. Pogue likes idea of 2 story 2-bedroom units, does not know if bring the value that the cost will have and also the cost of the requirement. Pogue encourages utilization of prefabricated units. Pogue is concerned about what he considers the lack of green space, going to have kids in the area and does not think their safety and utilization have been addressed in the preliminary plans. Marshall explained reasoning for having the four pop-ups was to offer more variety of units and also change scale of that one elevation. Marshall agrees with the green space but lot has more that green space required.

7:23:57 PM Smith asked what the depth of these modules is. Marshall stated working through that now, estimates 33-34'. Smith asked size of parking. Stahlnecker listed both sizes proposed. Smith agrees with Scanlon that storage space in south is going to turn into trash compactor. Smith asked if water study would be covered in Design Review. Davis confirmed. Smith thinks building does answer a need in the community and because it is spaced away from residential area, there's an opportunity to provide some softening between existing homes and this structure. Smith believes the four pop-ups are minor concern at this point. Smith stated coloring will be discussed at Design Review. Smith touched on traffic and parking.

7:27:44 PM Stone can see where those in Northridge would be concerned. Stone does see opportunity to soften the density switch. Stone agrees Pogue that this is probably a little too designed for workforce housing instead of families that would use access to the schools. Stone recalls rezone process that the hope was to soften the transition from residential to commercial. Stone does not agree with height waiver. Stone does like covered parking, but does not agree with it being an amenity. Stone is concerned about the water pressure in the area. Stone would be interested the traffic. Stone asked if the building would be broken up with the taller sections in the middle. Stone stated the overall look, in his opinion is not in character with the overall area.

7:33:19 PM Scanlon agrees with Pogue, does not think need to build all workforce housing on one lot. Scanlon is concerned about the smaller unit sizes. Scanlon expressed concern of tight hallway. Scanlon agrees with Stone regarding studio apartments. Scanlon stated will have trouble with trash removal in current configuration. Scanlon summarized thinks it could be a good project but it is just too much.

7:37:48 PM Smith referenced code section for build better, asking if any of those have been addressed. Stahlnecker confirmed.

7:39:42 PM Chair Fugate does not have an issue with the waiver because it's towards LL Greens. Chair Fugate would like to see perspectives. Chair Fugate recommended consideration of deed restricted units. Chair Fugate would like to see perspective, thinks would be really helpful. Chair Fugate would like to see a view from 1st street looking towards this structure. 7:43:27 PM Stahlnecker requested clarification on if this are for the PUD or the Design Review application. Chair Fugate believes it would benefit both. 7:44:34 PM Stone agrees with Pogue on open space would like to see something could imagine a small family living in or around. Commission continued to provide recommendations and suggestions for project. 7:46:33 PM Stahlnecker confirmed list of items to bring back. Commission and staff continued to discuss concerns with project. Commission discussed continuing project to future date. Applicant team asked commission input on if it is even worth pursuing PUD application. 7:51:32 PM Chair Fugate would like to see perspective. Smith suggested providing deed restricted units. Stahlnecker asked Mark Caplow, Owner, his input on deed restricted units. 7:52:41 PM Caplow understands housing concern, position of commission, surrounding residents. Caplow asked why restrictions are placed on housing but never other items. Caplow explained why doing this project as modular, that trying to make this the most efficient. 7:57:26 PM Caplow stated that in LA they raised money to do work force housing, city voted for it, they have not been able to spend the money raised the problem is that no one who lives in the community allows it to take place because it blocks their view. Smith stated was not expecting him to lock in the rent; Smith summarized his intent with the suggestion. Chair Fugate added that would encourage him to speak to BCHA if it is something he would consider. Caplow believes there are more efficient ways. Caplow continued to explain what he would like this project to be. Commission discussed continuation of project.

8:08:18 PM **Smith motion to continue the public hearing of this PUD application to August 1, 2022 to be heard in conjunction with a Design Review Hearing on August 1st. Pogue seconded. All in favor.**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
SR 2 Discussion of the next Planning and Zoning meeting: **May 16, 2022 at 5:00pm.**

- Title 17 Text Amendment: RVs, Park Model Homes, Tiny Homes on Wheels
- Title 18 Text Amendment: McKercher Blvd curb line & Sidewalk Modifications
- DR: Arbor Care Resources ADU

Other Discussion Items:

- Cancellation of July 5, 2022 PZ Hearing

Staff summarized upcoming hearing. Commission and staff discussed cancellation of July 5, 2022. All in agreement to cancel July 5th.

8:12:19 PM **Scanlon motioned to adjourn. Smith seconded. All in Favor.**

Return to Agenda

AGENDA
Hailey Planning and Zoning Commission
Monday, February 6, 2023
5:30 p.m.

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

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Present
Commission: Dan Smith, Dustin Stone, Owen Scanlon, Janet Fugate, Sage Sauerbrey
Staff: Robyn Davis, Cece Osborn, Jessie Parker

5:30 PM Chair Fugate called to order.

- Public Comment for items not on the Agenda. No comment.

Consent Agenda

- **CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application submitted by Pilling Family Trust, to subdivide Lots 41 & 49, Block 3, Sunbeam Subdivision Phase I into ten (10) sublots. This project is located within the Limited Residential (LR 1) Zoning District. This project is known as Panorama Point. **ACTION ITEM.**
- **CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Silver Creek Living, LLC c/o Mark Caplow, for an amendment to the City of Hailey Zoning District Map, Title 17, Chapter 17.05, Section 17.05.020. The proposed change includes amending 31 East McKercher Boulevard (Northridge X Subdivision, Lot 1, Block 1) from Limited Residential (LR-1) to Limited Business (LB). **ACTION ITEM.**
- **CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment to the Hailey Municipal Code, submitted by Silver Creek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.0.02.020: Meaning of Terms or Words, to define Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use. **ACTION ITEM.**

CA 4 Adoption of Meeting Minutes dated April 4, 2022. **ACTION ITEM.**

- **CA 5** Adoption of Meeting Minutes dated June 21, 2022. **ACTION ITEM.**
- **CA 6** Adoption of Meeting Minutes dated September 6, 2022. **ACTION ITEM.**
- **CA 7** Adoption of Meeting Minutes dated September 19, 2022. **ACTION ITEM.**
- **CA 8** Adoption of Meeting Minutes dated November 7, 2022. **ACTION ITEM.**
- **CA 9** Adoption of Meeting Minutes dated January 17, 2023. **ACTION ITEM**

Sauerbrey recused himself from CA 4-8.

5:32 PM Scanlon motioned to approve CA 1-CA3 and CA 9. Smith seconded. All in Favor.

5:32 PM Stone motioned to approve CA 4- CA 8. Scanlon seconded. All in Favor. Sauerbrey abstained.

Public Hearing

- 5:33 PM **PH 1** Consideration of a Design Review Pre-Application submitted by Tanner Investments, LLC, for two (2), twelve-unit apartment buildings consisting of 24, two-bedroom units, to be located at Block 1 of the Sweetwater PUD Subdivision within the Limited Business (LB) Zoning District.

Davis introduced project and turned floor over to applicant team. Samantha Stahlnecker stated this application is for 24 units, proposing two buildings with 12 units each and with parking facility between the buildings. Stahlnecker noted location of green space and that all parking will be onsite with some covered. Stahlnecker confirmed will be modifying plans to match ROW improvements to match those with the Sweetwater PUD. Stahlnecker summarized meeting with Fire Department, only comment was desire to increase radius at turn around. Stahlnecker moved explain design of buildings – entrance locations, 6 units on ground floor and 6 on second floor. Stahlnecker summarized coloring of buildings. Stahlnecker turned floor to Dean Hernandez to discuss landscaping.

5:38 PM Dean Hernandez summarized proposed and existing landscape. Hernandez discussed green space for residents to hangout and landscaping proposed there. Hernandez noted location of dumpster and recycling units. Scanlon asked if one of the dumpsters are for cardboard. Hernandez explained design includes dumpsters and recycling bins proposed. Hernandez noted location of fencing and proposed design for fencing. Hernandez confirmed all plant material is drought tolerant, most native. Scanlon asked if existing trees are in good health. Hernandez confirmed, noting one issue is that they are Ash Trees. Hernandez confirmed if a tree were to die, it would have to replaced. Stahlnecker added that owner would prefer to see more landscaping than asphalt suggesting change to parking strip proposed on property line.

Scanlon noted items he liked about the building and asked what material the vertical siding is. Applicant confirmed vinal. Scanlon would like to see some colors.

Stone asked what elevation would be facing the road. Stahlnecker referred to page 133 of packet, noting green space access. Stone encouraged large gaps that developer feels comfortable with in the fence. Stone does like look of fence with trees. Stone is ok with coloring. Stone asked if plan to carry load all year for carports. Stahlnecker confirmed that plan is to design to snow load requirements. Stahlnecker added that plan to heat sidewalk along frontage of buildings to

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property line. Stahlnecker will discuss EV chargers with owner. Stone suggested working with any local employers to help populate with locals working in area.

Smith noted typo on plan. Smith supports Scanlon's comments to coloring, possibly similar to what Tanner did on Woodside. Smith noted discrepancy in fence line, Stahlnecker noted that is an existing fence that will be removed. Smith suggested gate access to bike path. Smith asked sidewalk width. Stahlnecker confirmed it will match what is being constructed for Sweetwater. Stahlnecker noted will review gate but that there is a canal there that could make access to bike path difficult. Stahlnecker added staff commented that sidewalk needs to extend to bike path and that change will be made. Smith and Stahlnecker discussed parking. Smith noted elevation on page 132 of packet needs some breaking up, that it could look better. Smith noted few items really liked about design including 2-bedrooms and that installing more than required parking.

Sauerbrey agrees with Smith and Scanlon's comments about color, especially taking into account the existing buildings. Sauerbrey referenced staff comments about balconies and that he agrees with concern with dumpster/recycling location suggested possibly moving closer to entrance way or moving it to the adjacent side from where it is. Sauerbrey expressed concern of few doorways where roof pitches angle towards the doorway. Sauerbrey agrees with Stones comments about workforce housing, suggesting potential of a couple units being deed restricted or working with staff to draft something similar to what is in the works on another development.

Chair Fugate echoes a lot of the comments especially the color-recommending a pale yellow, the two bedroom design, parking, that will be mirroring bulb out and sidewalks with rest of Sweetwater. Chair Fugate also thinks important to have some type of buffer on south end to avoid encroachment. Chair Fugate also agrees would be wise to relocate the trash enclosure and would expect to have recycling units available with trash. Chair Fugate agrees with side of building needs to be broken up in some way. Chair Fugate noted other items she liked – sidewalk extending to bike path and bike racks. Chair Fugate encouraged workforce housing and possibility of working with local employers.

Applicant team confirmed will take all comments into consideration and come back for design review.

6:03 PM Chair Fugate opened public comment.

6:03 PM Chair Fugate closed public comment.

Smith asked the applicant their timeline. Tanner would like to start this summer. Scanlon asked if will be phased. Tanner plans to do the whole thing, not phasing.

No motion needed.

Staff Reports and Discussion

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
    - Housing Report

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Staff summarized housing report. Staff asked if there was a commissioner who would be interested to volunteer for the Downtown Master Plan and another to assist in the interviews for the Comp Plan. Scanlon volunteered for Downtown Master Plan. Commission and Staff discussed housing.

- **SR 2** Discussion of the next Planning and Zoning Meeting: **February 21, 2023**
    - DR: Copper Ranch
    - TA: District Use Matrix

Davis summarized upcoming meeting.

6:25 PM Stone motioned to adjourn. Smith seconded. All in Favor.

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Return to Agenda

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

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of Design Review Modification Application by Lido Equities Group Idaho, LLC, represented by Samantha Stahlnecker of Opal Engineering, for Phase 6 of the Copper Ranch Development. The proposed project includes eight (8) buildings, each with three to five (3-5) condominium units. Twenty (20) of the condominium units consist of two (2) bedrooms, and the remaining sixteen (16) condominium units consist of three (3) bedrooms. Each of the thirty-six (36) dwelling units ranges between 778 and 1,278 square feet in size and is accompanied by one (1) garage of 178 to 319 square feet in size.

The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on two (2) condominium lots (COPPER RANCH CONDO 1-5 COMMON AREA and COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6) within the Limited Business (LB) Zoning District.

Hearing: February 21, 2023

Applicant: Lido Equities Group Idaho, LLC

Location: COPPER RANCH CONDO 1-5 COMMON AREA and COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6

Zoning/Size: Limited Business (LB) Zoning District; 1.01 acres, plus Building 17 with a footprint of approximately 0.08 acres

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on January 17, 2023.

Background and Project Overview: In 2003, Lido Equities Group Idaho, LLC, went through the entitlement process to develop the Copper Ranch Subdivision, which is comprised of 135 condominium units across twenty-seven (27) buildings. Due to the economic recession of 2008, the development of Copper Ranch has been delayed and prolonged. The development process was originally organized into five (5) phases and were scheduled to be completed in 2006. The project's Planned Unit Development Agreement has been amended four (4) times since 2003, and the Applicant proposes a Fifth Amendment in tandem with this Design Review Application. Since the start of the entitlement process, the Applicant has built 97 units, provided recreational facilities, and agreed to build transit facilities: one (1) bus pull-out stop with a protected shelter.

This Design Review Application marks the Applicant's proposal to complete the final phase of the Copper Ranch Subdivision— Phase 6. Phase 6 includes thirty-six (36) units across eight (8) buildings on the remaining 1.9 acres of Copper Ranch property. The eight (8) buildings range between 1,836 and 3,408 square feet in size, each including three (3) or five (5) condominium units. Each of the condominium units includes two (2) to three (3) bedrooms; one (1) to two (2) bathrooms; an open-layout living, kitchen, and dining room; closets for laundry, utilities, food, and clothing storage; as well as an attached one-car garage. Each unit is accessed via an interior door from the garage, or an exterior door on ground level or via an outdoor staircase. One of the units is designed to meet the Americans with Disabilities Act (ADA) Standards for Accessible Design. Across the proposed development, the Applicant includes four (4) different building designs, nine (9) different condominium unit designs, and four (4) color schemes.

To comply with the standards associated with the Americans with Disabilities Act (ADA), the Applicant is requesting waivers to the required setbacks of the LB Zoning District, both in the front yard (adjacent to Woodside Boulevard) and rear yard (adjacent to Copper Ranch Phase 4). Additionally, the Applicant is proposing two (2) less housing units than originally planned and currently desired. If Phase 6 is approved as proposed, the new unit total within the Copper Ranch Subdivision will be 133 housing units. The requested waivers to the specified setbacks seek to maintain a higher number of housing units while meeting the size requirements for an ADA-compliant condominium and parking.

As outlined in the original Planned Unit Development (PUD) Agreement from 2003, maintained throughout the amendments, and reiterated in the proposed Fifth Amendment, the Applicant has agreed to construct the infrastructure for a bus stop pull-out and shelter. A shelter and landing pad have been built at the existing stop in front of the subdivision's recreational facilities Gravity Fitness. Now— through the PUD Amendment and Design Review processes for Phase 6— the Applicant has offered to construct additional transit facilities in front of the neighboring Lido Apartment project, just north of the proposed project and south of Winterhaven Drive. The proposed transit facilities involve an asphalt pullout lane; transitions with a relocated curb, gutter, and sidewalk; as well as a shelter pad and structure. The transit facilities plans have been approved by Public Works Staff, as well as by Mountain Rides Transportation Authority.

Procedural History: The Application was submitted on December 27, 2022 and certified complete on December 28, 2022. A public hearing before the Hailey Planning and Zoning Commission will be held in the Hailey City Council Chambers and virtually via GoTo Meeting on February 6, 2023.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: No comments.
				Life/Safety: No comments.

				Streets, Water & Wastewater: *Upon request from the Wastewater Division, the Applicant updated the civil engineering plan set to reflect the locations of manholes 05108AB, 05108BB and 05108CB.* *The Water Division requests that the Applicant:* - *repair or replace the meter vaults that have been hit by snow removal equipment over the years.* - *replace the frost-free hydrant at the north end of Wimbledon Court because it has also been damaged by snow removal equipment. At the minimum, the Applicant needs to replace it with a working frost-free hydrant. Preferably, the Applicant would upgrade the frost-free hydrant to be a fire hydrant, which could be used for dual purposes at the dead end main.* - *upgrade the lids on the existing vaults, which have an 18" diameter, to meet the 24" diameter requirement with a metal ring. This upgrade is necessary for City Staff to remove the foam pads and work on the meters.* - *use a heavy traffic rated lid for meter vaults located in the pavement.* - *replace the foam pads that are missing or deteriorating from vaults, with a 4" thick foam pad.* - *raise or lower any meter vault that is not at the correct grade. Adding a riser or cutting down the vaults to make grade is not desired.* - *abandon any unused service.* *All of these have been made Conditions of Approval.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A – The proposed design does not incorporate any signage of four (4) square feet or greater. An existing, permanent Copper Ranch sign is located on the southeastern corner of Copper Ranch Lane and Woodside Boulevard.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Multifamily Dwellings are required to provide one and a half (1.5) onsite parking spaces per dwelling unit that is larger than 1,000 square feet and one (1) parking space per dwelling unit that is smaller than 1,000 square feet.* *The Applicant is proposing a total of thirty-six (36) condominium units, eight (8) of which are smaller than 1,000 square feet in size. With the twenty-eight (28) units that are larger than 1,000 square feet and require 1.5 parking spaces per unit plus the eight (8) units that are smaller than 1,000 square feet and require one (1) parking space per unit, the proposed design shall and does include a total of fifty (50) parking spaces. Specifically, the proposed design includes thirty-five (35) one-car garages and eight (8) outdoor parking spaces. An additional thirty-five (35) parking spaces can be found in each driveway, increasing the total number of parking spaces to seventy-eight (78). Overall, the proposed design meets the parking requirements specified in the Hailey Municipal Code and requested by a concurrent Application to amend the Planned Unit Development (PUD) Agreement.*

				When the Planning & Zoning Commission approved the original and first amendment to the Design Review for the Copper Ranch development—both in 2003—Hailey's Municipal Code required the Applicant to provide 2.5 parking spaces per townhouse/condominium unit. However, the Planned Unit Development Agreement does not reiterate nor refer to the preexisting parking requirement. *Staff has received passionate public comments from two (2) current residents at Copper Ranch. Specifically, the residents have voiced that the existing spaces and geometry between parking spaces in Copper Ranch are only large enough for compact cars, the City's parking requirements are not sufficient, and that Copper Ranch residents are currently using the space where building 17 is planned as a parking lot. It appears that parking stall dimensions have been met, but the Applicant Team can confirm this at the Public Hearing.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A – The number of proposed parking spaces is not in excess.*
☐	☒	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The proposed design for the buildings' exterior light fixtures is compliant, however the specified output of lumens per fixture supersedes the maximum allowance. The lighting details in the attached plans specify an output of up to 3,000 lumens per fixture; per Section 10.08C.040.02, partially shielded luminaires are restricted by a maximum output of 1,000 lumens per fixture. This has been made a Condition of Approval. No other lights are proposed.*
☒	☐	☐	**Bulk Requirements**	**Limited Business (LB) Zoning District:**
			Staff Comments	***Building Height:*** - *Permitted: 35'* - *Proposed: 32'-5" and 33'-5.5"*

Setbacks:
The required and proposed setbacks listed in blue are subject to the stipulations of the Planned Unit Development Agreement, which has been deliberated, amended, and affirmed through multiple entitlement processes. As addressed in the 2003 Findings of Fact, Conclusions of Law, and Decision regarding the original Planned Unit Development (PUD) Agreement, as well as the current application for a Fifth Amendment to the PUD, the Applicant:

- *secured waivers to the front setbacks from Buildings 23 and 25, and*
- *is requesting waivers for the rear setbacks of Buildings 24 and 26.*

The existing and proposed setback waivers are indicated below, in blue font.

Building #	FRONT west, Woodside Blvd.		SIDE north		SIDE south		REAR east	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
17	N/A	N/A	8'	14'2"	N/A	N/A	N/A	N/A
21	N/A	N/A	N/A	N/A	10'	10'	10'	15'1"
22	N/A	N/A	N/A	N/A	10'	10'3"	N/A	N/A
23	17'	13'3"	N/A	N/A	10'	11'	N/A	N/A
24	N/A	N/A	N/A	N/A	N/A	N/A	10'	4'
25	15'	15'4"	N/A	N/A	N/A	N/A	N/A	N/A
26	N/A	N/A	10'	14'5"	N/A	N/A	10'	7'3"
27	20'	20'7"	10'	17'5"	N/A	N/A	N/A	N/A

Lot Coverage: *There is no limit on lot coverage in the Limited Business (LB) Zoning district.*

☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The sidewalk along Woodside Boulevard was constructed during a previous phase of the development. Internal pathways are included in the design; the internal pathways connect the proposed buildings to each other and the surrounding buildings from previous phases of the Copper Ranch Development. See Sections 17.06.080(A)1c, 17.06.080(D)1b, and 17.06.080(D)1c for comments on the internal pathway connectivity.* *Per the Water Division, Public Works Staff requests that the Applicant add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A – This project is not within the Townsite Overlay (TO) Zone District.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The proposed design includes landscaping and green space around every building. The buildings and parking spaces are compact, so that exterior spaces are consolidated and usable by residents. A Condition of Approval has been added, requesting that the Applicant complete the landscaping requirements of the current and previous phases of the Copper Ranch Development.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*N/A – Little to no plant material exists onsite.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access to the private drives of Copper Ranch Lane and Wimbledon Court, which connect to the public street Woodside Boulevard and provide access to condominium driveways and parking.* *Pedestrian circulation is supported by the sidewalk along Woodside Boulevard, as well as the proposed internal pathways a) between the buildings and b) along the north and south sides of the property. Staff sees opportunity to:* *1) enhance the connections to Woodside Boulevard by closing the gaps in the internal pathways along Copper Ranch Lane; and* *2) provide greater access to the recreational facilities at Gravity Fitness by connecting the pathways around Building 17 to Copper Ranch Lane and designing internal pathways on Wimbledon Court.* *The sidewalk and internal pathway system of the Lido Apartment Homes to the north of the Copper Ranch Subdivision is of relevance to this project. Through the 2021 Design Review process for Lido Apartment Homes, the Commission requested that the proposed sidewalk along the shared property line of Lido Apartment Homes and Copper Ranch coincide or span across the property line, then connect to the internal pathways system within the Copper Ranch Development. The discussion point became a stipulation and was made a Condition of Approval for the Lido Apartment Homes Development. While Phase 6 does not border the Lido Apartment Homes, connectivity throughout the Copper Ranch Subdivision and neighboring developments remains a priority for the City.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas**

				shall be screened with landscaping, enclosures, fencing or by the principal building.
			Staff Comments	*The proposed design does not include areas for loading, trash storage/pickup, nor utility boxes. Trash will be stored, then picked up in rollout trash cans. A Condition of Approval has been added, stating that utility boxes, including other ground and roof-mounted equipment shall be screened from view.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A – No alleys exist, nor are they proposed. That said, the private drives will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking areas are located along the existing and proposed private drives, which can be accessed via Woodside Boulevard and private drives within the previous phases of the development. The parking is screened from view of the Woodside Boulevard public street, and is further buffered by buildings, landscaping, and/or sidewalks. Sufficient snow storage is planned adjacent to parking and pedestrian circulation areas, which will need to be plowed. All circulation areas shall be maintained year-round by the HOA. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*As it is proposed, the on-site parking for Phase 6 will predominantly be accessed via a single approach from the Woodside Boulevard public street. The single approach limits potential vehicle/pedestrian points of conflict, the proposed design complies with this standard.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan proposes 30,900 square feet of hardscape for parking areas and pedestrian circulation. The required snow storage area, twenty-five percent (25%) of the hardscape, equates to 7,725 square feet. The Applicant meets this requirement with its proposal of 7,745 square feet of snow storage.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*See the above standard, under Section 17.06.080(A)1i.*
☐	☒	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**

			Staff Comments	*Sufficient area for snow storage is delineated on the site plan; however, some areas appear to have dimensions of less than ten feet (10'). The Applicant shall remedy all snow storage areas, where necessary, to meet this standard.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A – This site is not in downtown Hailey.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow is proposed to be stored in landscaped areas, not within vehicular access nor pedestrian circulation areas.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*The proposed plant species appear to have a tolerance for road salt and heavy snow, as well as drought. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*All the eight (8) buildings proposed in Phase 6 are of similar size to each other, as well as to the buildings of previous phases in the Copper Ranch Development. Compared to in-progress multi-family development at the Lido Apartment Homes to the north, the proposed buildings are smaller in size. The buildings of Copper Ranch Development incorporate gable roofs and overhangs of similar angles.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A – The proposed project is not a standardized corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The trim, porches, and color schemes distinguish the entryways and encourage human activity around buildings.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The proposed buildings incorporate three (3) or five (5) condominiums each. They are multi-family buildings of a similar style to plexes, which typically include multiple entrances on different sides of a shared building. As such, the proposed design incorporates multiple entrances on different sides of each building, as well as pedestrian pathways and landscaping that encourage pedestrian circulation and activity. Most of the buildings' sides include siding, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A – No plans for future additions or renovations are proposed.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**

			Staff Comments	*The proposed design incorporates a variety of siding, textures, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces. The materials include fiber cement siding, asphalt shingle, stone veneer, steel railings, and vinyl windows. See the following rendering as an example:*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The Applicant proposes four (4) color schemes of similar tones but distinct hues. The colors denote the natural environment— specifically corresponding the color schemes with river, lake, woods, and mountain palettes. Each color scheme will appear evenly (twice) across the eight (8) buildings but on different building types/forms. As such, there will be variety and cohesion across Phase 6.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*N/A – No flat-roofed buildings are proposed in the development.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.**

				iv) Windows with Low Emissivity glazing. **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant incorporated solar orientation, south facing windows with eave coverage, and windows with low emissivity glazing to conserve energy.*
☐	☒	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Roof overhangs are proposed over all entries, but not over pedestrian pathways. Snow clips, downspouts, and gutters are not included in the architectural plans. This has been made a Condition of Approval.*
☐	☒	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains are located in landscaped areas or parking areas that do not impede pedestrian circulation.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Section 17.08A.020 of this title.**
			Staff Comments	*N/A – Signage is not included in the proposed design/plans.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A – The proposed design does not include accessory structures.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A – The proposed design does not include accessory structures.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A – The proposed design does not include walls nor fencing.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A – The proposed design does not include walls nor fencing.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A – The proposed design does not include roof projections.*

☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A – The proposed design does not include alternate energy sources.*
☐	☐	☒	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*The proposed design does not include any ground-mounted equipment. A Condition of Approval has been added, requiring the Applicant to screen any utility boxes from view.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All utility service lines are proposed to be underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*The proposed design does not include any appurtenances on utility poles; none will be permitted.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*The proposed landscaping and irrigation plan is drought tolerant. Please refer to the attached Landscape Plan for further details.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The proposed plant materials appear appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The Landscape Plan addresses irrigation and appears to comply with this standard. The plan includes features that minimize water, such as an automated a "smart controller" and rain sensor.*
☐	☒	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*Landscaping Plans are attached. To summarize, the Applicant proposes seven (7) tree species, five (5) shrub species, six (6) grass and perennial species, and one (1) lawn grass species. All the specified tree species are below the required caliper of two and one-half inches (2-1/2"), additionally one of the tree species supersedes the maximum apportionment (20%) by one tree. Staff requests that the Applicant amend their landscape plan to abide by the standard as it relates to caliper size and ratio of species. This has been made a Condition of Approval. Additional*

				Conditions of Approval request that the complete all landscaping requirements from the five (5) previous phases of the Copper Ranch Development, if they were left incomplete; and that the Applicant develop any open space behind Gravity Fitness and Tennis into parking or landscaping.
☐	☐	☒	**17.06.080(A)4e**	**d. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A – The proposed project is located within the Limited Business (LB) Zoning District.*
☒	☐	☐	**17.06.080(A)4f**	**e. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*The proposed landscaping is varied, as shown in the Landscape Plans provided. However, the caliper size and quantity of one tree species is not compliant. See Section 17.06.080(A)4d above.*
☒	☐	☐	**17.06.080(A)4g**	**f. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*The plan set includes a Drainage Plan, showing that storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.*
☒	☐	☐	**17.06.080(A)4h**	**g. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*A plan for maintenance of landscaping has not been provided. The HOA will be responsible for maintaining plant material in a healthy condition, and a Maintenance Plan for landscaping shall be submitted. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4i**	**h. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**i. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A – No retaining walls exist, nor are they proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**j. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
Additional Design Review Requirements for Multifamily within the City of Hailey				

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The locations of the proposed buildings were planned in an earlier phase of this development, as was the location of the existing private drives (Wimbledon Court and Copper Ranch Lane). The buildings have been configured on the site to best provide open areas for interaction and pedestrian circulation. Three (3) of the eight (8) buildings have been oriented towards Woodside Boulevard to best interface with the existing sidewalk and pedestrian circulation of the public street. The remaining buildings have been oriented towards common areas and internal pathways. Natural connection points to the recreational facilities at Gravity Fitness are also proposed.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*The site plan includes attractive and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. The site circulation design keeps vehicular access and parking to the private drives and public streets. New internal pathways are proposed around the perimeter of Phase 6, between the buildings, and partially along Copper Ranch Lane. As specified in Section 17.06.080(A)1c, Staff sees opportunity to:* *1) enhance the connections to Woodside Boulevard by closing the gaps in the internal pathways along Copper Ranch Lane; and* *2) provide greater access to the recreational facilities at Gravity Fitness by connecting the pathways around Building 17 to Copper Ranch Lane and designing internal pathways on Wimbledon Court.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*The buildings have been organized to maximize efficient site circulation. The proposed internal pathways demonstrate the Applicant's awareness of pedestrian needs. Staff suggests improvements for pedestrian circulation by adding snow clips to the roofs, and completing the pathway system as explained in Sections 17.06.080(A)1c and 17.06.080(D)1b.*

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

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

			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*

17.06.060 Criteria.

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

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

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

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

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

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

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

a) All conditions of the Planned Unit Development approval shall be met.
b) All applicable Fire Department and Building Department requirements shall be met.
c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.

d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
   i. The proposed buildings shall have a fire sprinkler system installed, pursuant Section 15.12.030.H 903.2.8.
   ii. Repair or replace the water meter vaults that have been hit by snow removal equipment over the years.
   iii. Replace the frost-free hydrant with one of the same or, preferably, a fire hydrant at the north end of Wimbledon Court.
   iv. Upgrade the lids on the existing vaults, which have an 18" diameter, to meet the 24" diameter requirement with a metal ring, so that City Staff to remove the foam pads and work on the meters.
   v. Use a heavy traffic rated lid for meter vaults located in the pavement.
   vi. Replace the foam pads that are missing or deteriorating from vaults with a 4" thick foam pad.
   vii. Raise or lower any meter vault that is not at the correct grade, adding a riser or cutting down the vaults to make grade is not desired.
   viii. Abandon any unused service.
   ix. The Applicant shall add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.

e) The private drives and internal pathways— located on private property, interior and perimeter— shall be maintained year-round by the HOA.

f) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.

k) Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.

l) Snow storage areas shall be demonstrated to be compliant with the standards herein.

m) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

n) 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.

o) 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.

p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval (Findings of Fact dated_____).

q) The Applicant shall submit a revised landscape plan with tree species that meet the requirements for caliper size and species ratios, as specified in Section 17.06.080(A)4d. Trees must

have a minimum caliper size of 2-1/2", and the maximum of 20% of any single tree species may be used in any landscape plan only.

r) The Applicant shall submit a Maintenance Plan for landscaping prior to issuance of a Building Permit.
s) If left incomplete, all landscaping requirements from the five (5) previous phases of the Copper Ranch Development shall be completed in Phase 6.
t) Any undeveloped open space behind Gravity Fitness and Tennis shall be developed into parking or landscaped.
u) Utility boxes, including other ground and roof-mounted equipment, shall be screened from view.
v) The Applicant shall enhance the connections to Woodside Boulevard by connecting the gaps in the internal pathways along Copper Ranch Lane; and provide greater access to the recreational facilities at Gravity Fitness by connecting the pathways around Building 17 to Copper Ranch Lane and adding internal pathways on Wimbledon Court to the design.
w) The Design Review approval is contingent upon an approval of the Fifth Amendment to the Planned Unit Development.

Motion Language

Approval: Motion to approve the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-six (36) residential units, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (w) are met.

Denial: Motion to deny the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-six (36) residential units, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval (Findings of Fact dated_____).
q) The Applicant shall submit a revised landscape plan with tree species that meet the requirements for caliper size and species ratios, as specified in Section 17.06.080(A)4d. Trees must have a minimum caliper size of 2-1/2", and the maximum of 20% of any single tree species may be used in any landscape plan only.
r) The Applicant shall submit a Maintenance Plan for landscaping prior to issuance of a Building Permit.
s) If left incomplete, all landscaping requirements from the five (5) previous phases of the Copper Ranch Development shall be completed in Phase 6.
t) Any undeveloped open space behind Gravity Fitness and Tennis shall be developed into parking or landscaped.
u) Utility boxes, including other ground and roof-mounted equipment, shall be screened from view.
v) The Applicant shall enhance the connections to Woodside Boulevard by connecting the gaps in the internal pathways along Copper Ranch Lane; and provide greater access to the recreational facilities at Gravity Fitness by connecting the pathways around Building 17 to Copper Ranch Lane and adding internal pathways on Wimbledon Court to the design.
w) The Design Review approval is contingent upon an approval of the Fifth Amendment to the Planned Unit Development.

Motion Language
Approval: Motion to approve the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-six (36) residential units, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (w) are met.

Denial: Motion to deny the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-six (36) residential units, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

UNIT MIX/AREA TABLE

UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE D		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

UNIT MIX DATA

8 BUILDINGS
- 6 5-PLEXES
- 2 3-PLEXES

2 BEDROOM UNITS = 20 TOTAL
- 1 ADA TYPE A

3 BEDROOM UNIT = 16 TOTAL

TOTAL = 36 UNITS

GENERAL NOTES

1. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL SITE RELATED INFORMATION INCLUDING BUT NOT LIMITED PROJECT SCOPE, EASEMENTS, SETBACK, SITE MODIFICATIONS, UTILITIES, PARKING, AND PEDESTRIAN WALKWAYS.
2. REFERENCE INDIVIDUAL BUILDING DESIGN DOCUMENTS FOR ADDITIONAL INFORMATION INCLUDING BUILDING MATERIALS AND COLOR SCHEMES.

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 9130 - EVERGREEN FOG

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 7046 - ANONYMOUS

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

ARCHITECTURAL SITE PLAN - BUILDING KEY

N

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

DATE: 1.11.2023

DR1.01

UNIT TABLE

- UNIT 2A
- UNIT 2B
- UNIT 2C
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG A

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG A

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		318 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

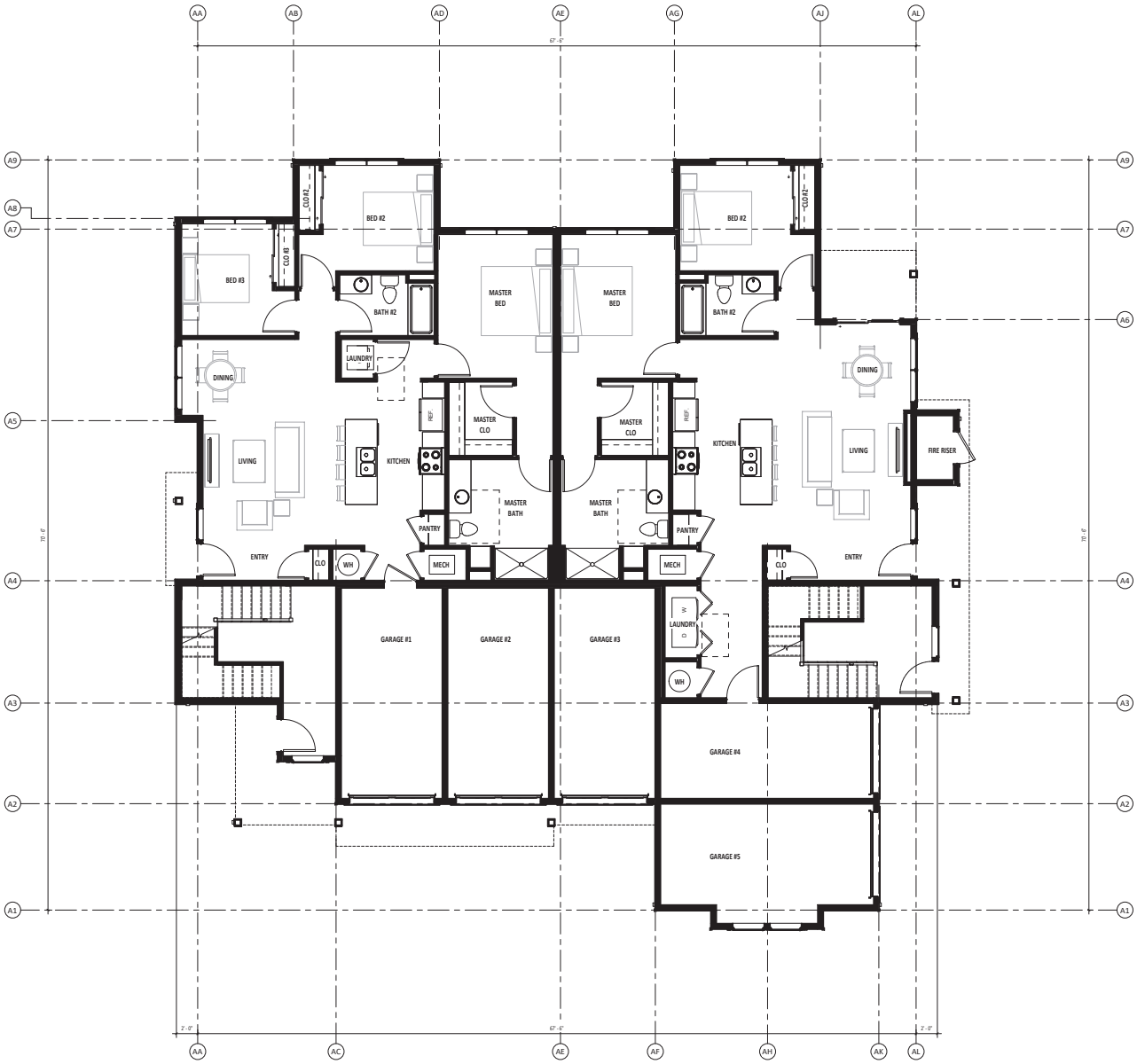
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE A - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 12.23.2022

DR2.00a



pivot north

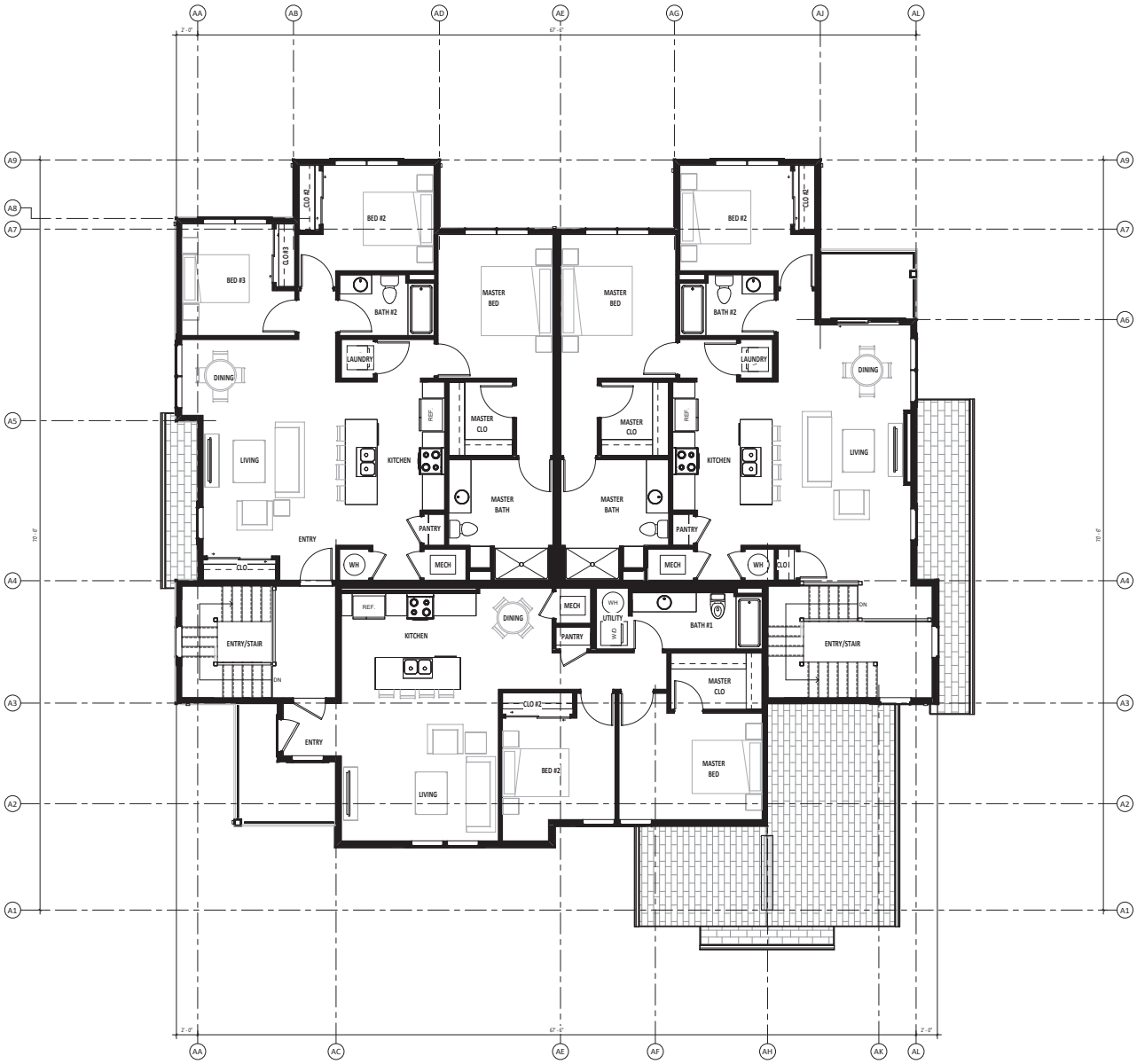
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE A - LEVEL 1-FLOOR PLAN

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

DATE: 12.23.22

DR2.01a



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE A- LEVEL 2-FLOOR PLAN

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

DATE: 12.23.2022

DR2.02a

UNIT TABLE

- UNIT 2A
- UNIT 2B
- UNIT 2C
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG B

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG B

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE D		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3B	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1334 SF

pivot north

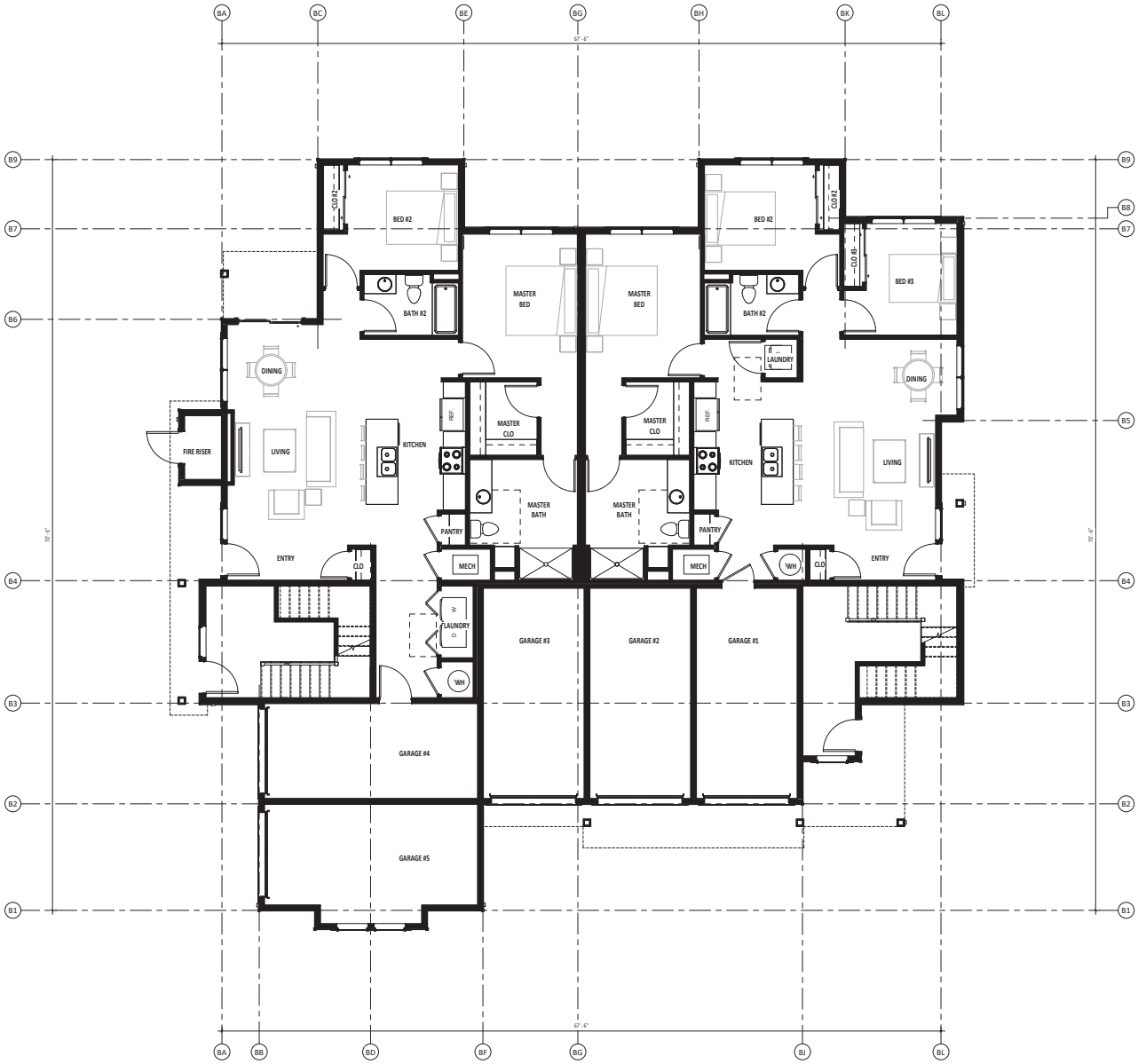
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE B - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 12.23.2022

DR2.00b



pivot north

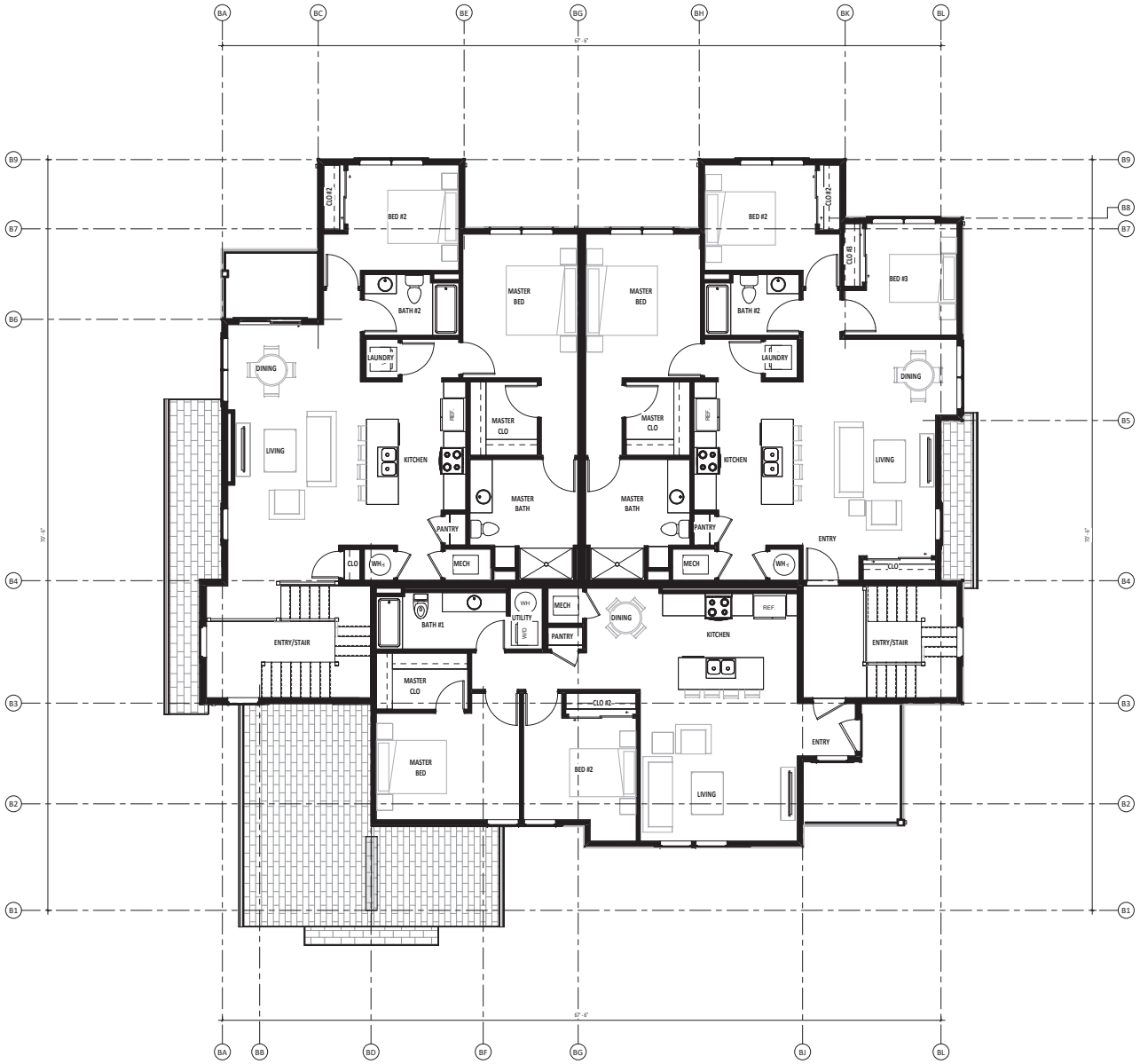
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE B - LEVEL 1-FLOOR PLAN

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

DATE: 12.23.2022

DR2.01b



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE B- LEVEL 2-FLOOR PLAN

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

DATE: 12.23.2022

DR2.02b

UNIT TABLE

- UNIT 2A - TYPE A
- UNIT 2B
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG C

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG C

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		201 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	2 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

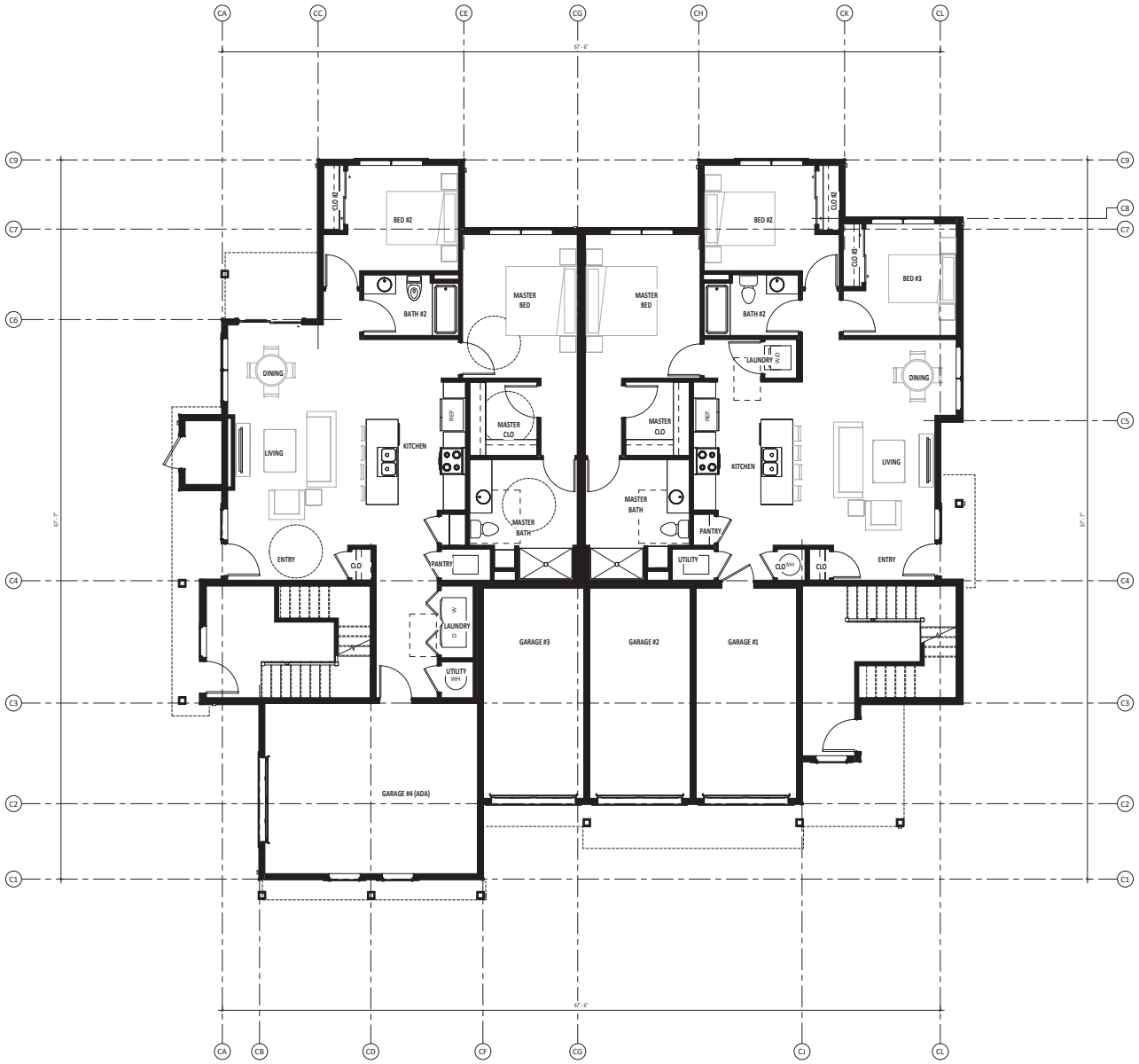
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE C - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 12.23.2022

DR2.00c



pivot north

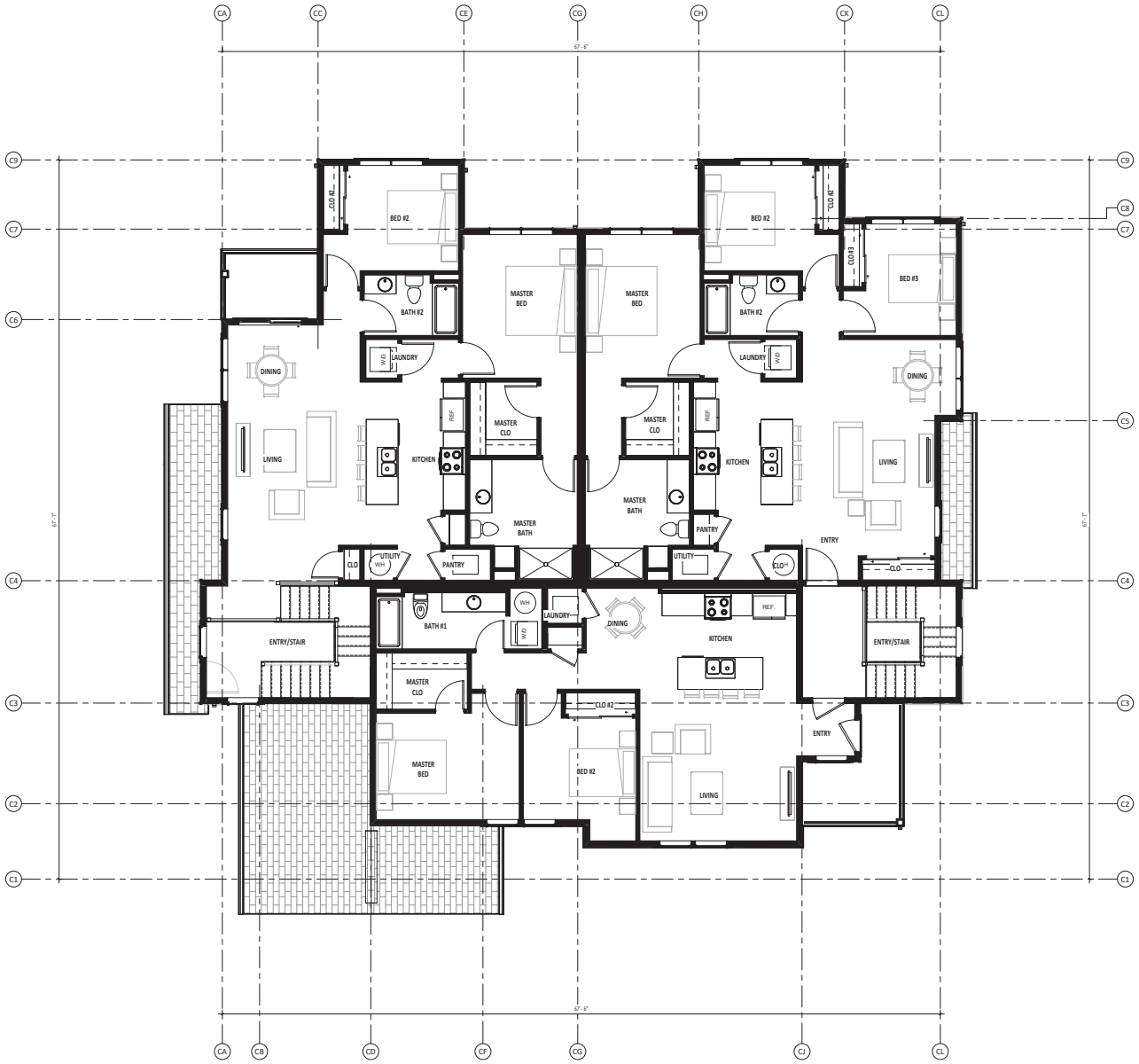
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE C - LEVEL 1-FLOOR PLAN

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

DATE: 12.23.2022

DR2.01c



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE C - LEVEL 2-FLOOR PLAN

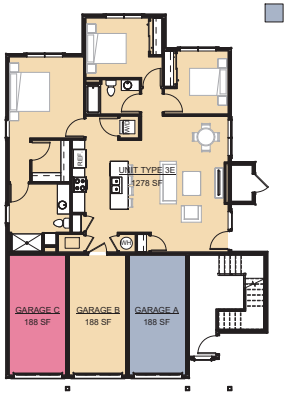
SCALE: 1/4" = 1'-0"

DATE: 12.23.2022

DR2.02c

UNIT TABLE

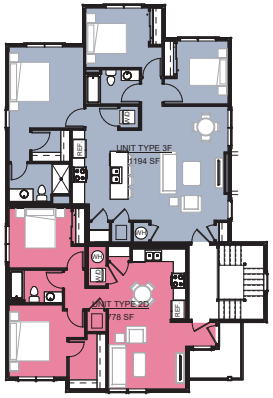
- UNIT 2D
- UNIT 3C
- UNIT 3D



LEVEL 1 - BLDG F

UNIT TABLE

- UNIT 2D
- UNIT 3D



LEVEL 2 - BLDG D

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		201 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

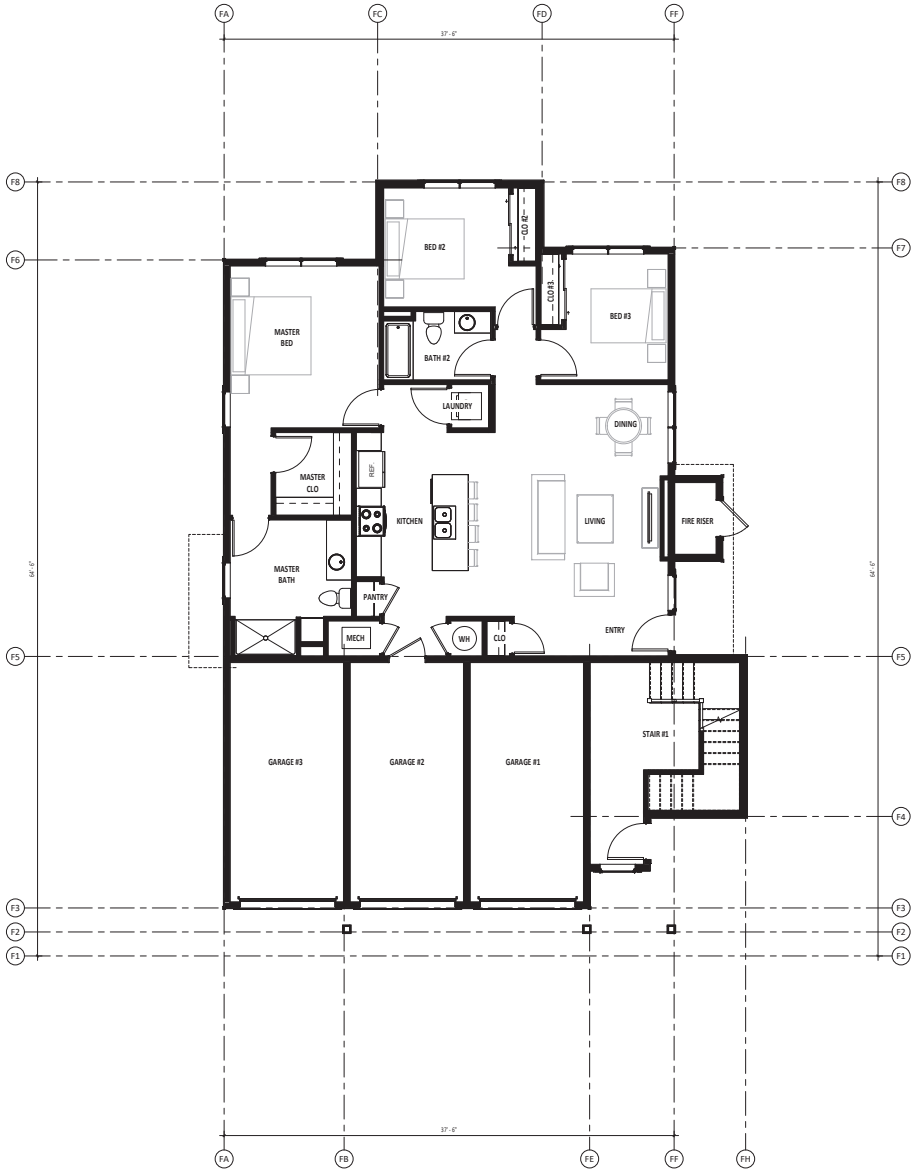
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE D - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 12.23.2022

DR2.00d



pivot north

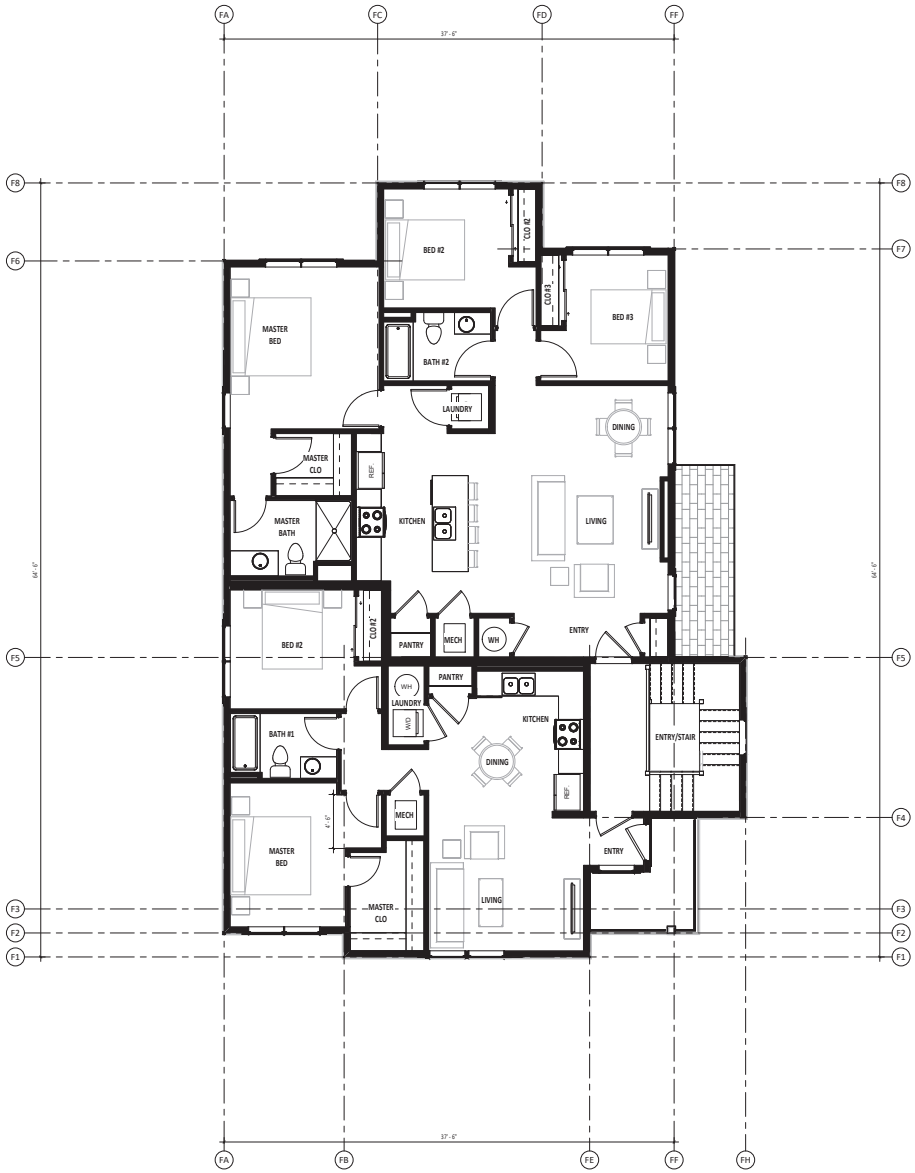
COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE D - LEVEL 1-FLOOR PLAN

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

DATE: 12.23.2022

DR2.01d



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG TYPE D - LEVEL 2-FLOOR PLAN

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

DATE: 12.23.2022

DR2.02d

UNIT MIX/AREA TABLE

UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE D		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

UNIT MIX DATA

8 BUILDINGS
- 6 5-PLEXES
- 2 3-PLEXES

2 BEDROOM UNITS = 20 TOTAL
- 1 ADA TYPE A

3 BEDROOM UNIT = 16 TOTAL

TOTAL = 36 UNITS

GENERAL NOTES

1. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL SITE RELATED INFORMATION INCLUDING BUT NOT LIMITED PROJECT SCOPE, EASEMENTS, SETBACK, SITE MODIFICATIONS, UTILITIES, PARKING, AND PEDESTRIAN WALKWAYS.
2. REFERENCE INDIVIDUAL BUILDING DESIGN DOCUMENTS FOR ADDITIONAL INFORMATION INCLUDING BUILDING MATERIALS AND COLOR SCHEMES.

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 9130 - EVERGREEN FOG

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 7046 - ANONYMOUS

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

ARCHITECTURAL SITE PLAN - BUILDING KEY

N

pivot north

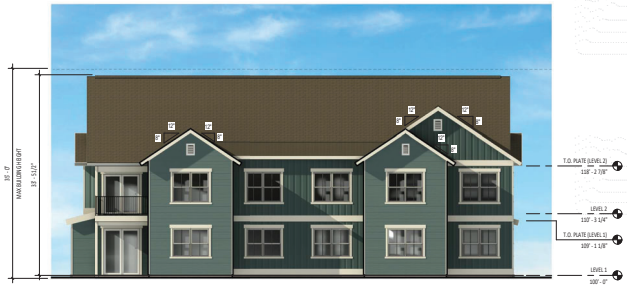
COPPER RANCH 38 APARTMENTS - PHASE 5

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

DATE: 1.11.2023

DR1.01



REAR ELEVATION - BLDG A1

SIDE B ELEVATION - BLDG A1

SIDE A ELEVATION - BLDG A1

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:

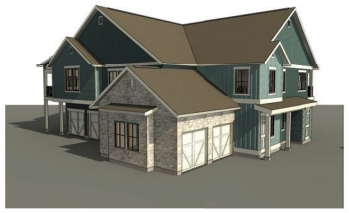
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:

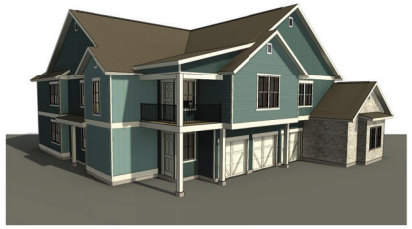
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:

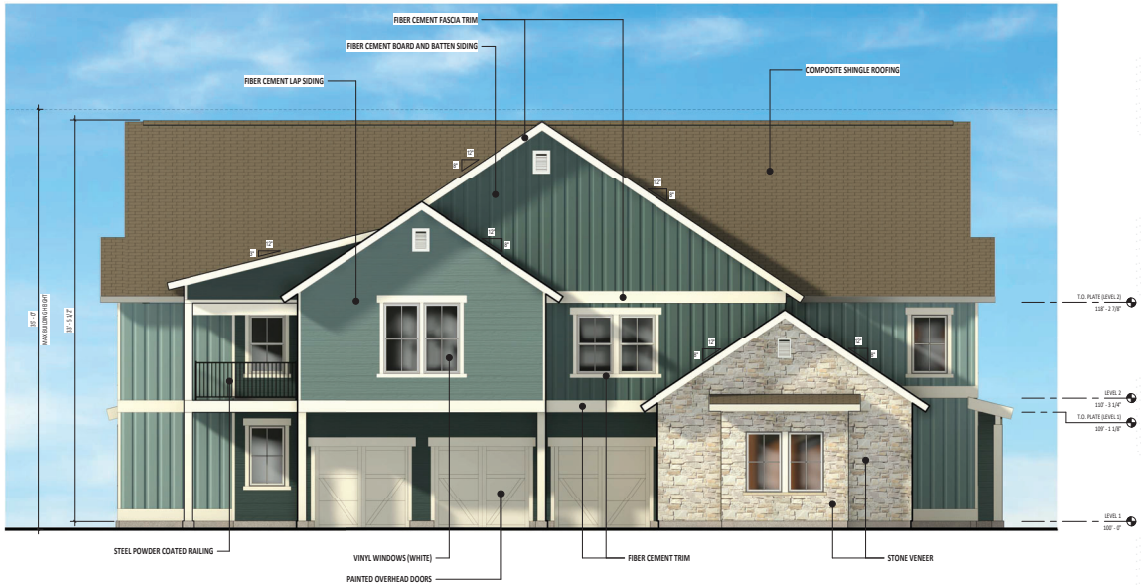
SHERWIN WILLIAMS 7551 - GREEK VILLA



BUILDING 25 - BLDG SCHEME A1_VIEW 1



BUILDING 25 - BLDG SCHEME A1_VIEW 2



FRONT ELEVATION - BLDG A1

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG A_SCHEME 1 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.01a

REAR ELEVATION - BLDG A2

SIDE B ELEVATION - BLDG A2

SIDE A ELEVATION - BLDG A2

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:

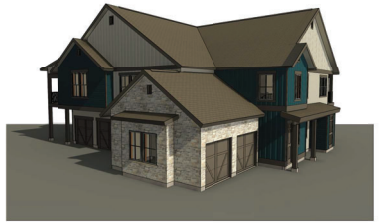
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:

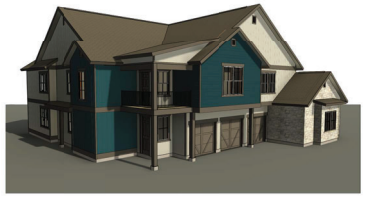
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:

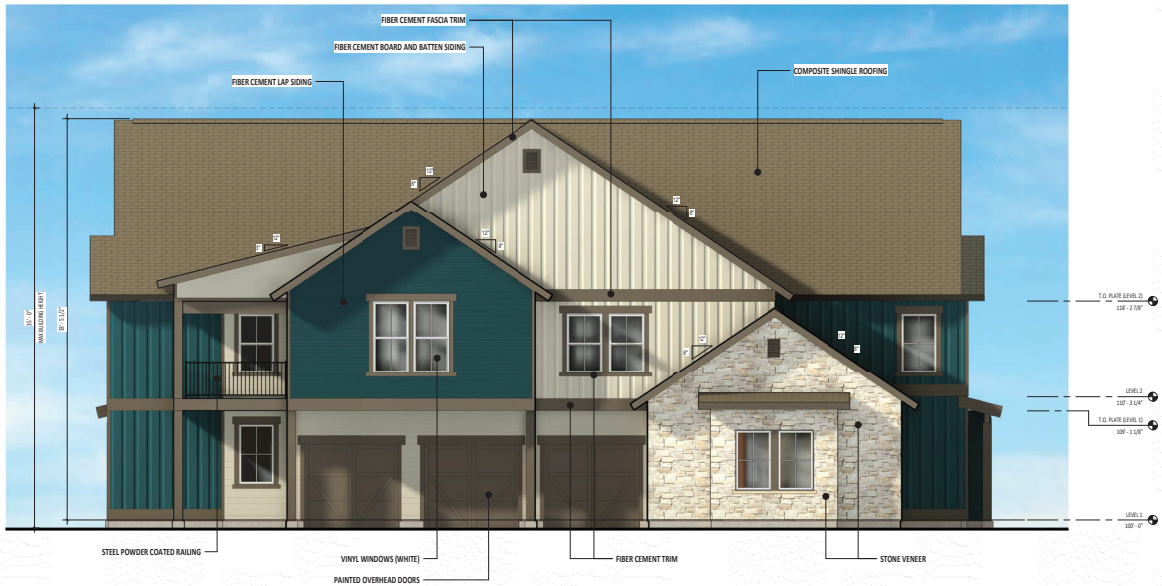
SHERWIN WILLIAMS 7020 - BLACK FOX



BUILDING 22 - BLDG SCHEME A2_VIEW 1



BUILDING 22 - BLDG SCHEME A2_VIEW 2



FRONT ELEVATION - BLDG A2

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG A_SCHEME 2 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.02a

REAR ELEVATION - BLDG B1

SIDE B ELEVATION - BLDG B1

SIDE A ELEVATION - BLDG B1

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:

SHERWIN WILLIAMS 9130 - EVERGREEN FOG

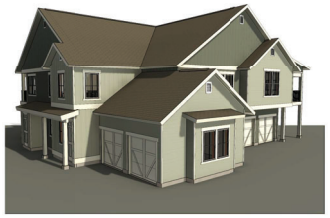
TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

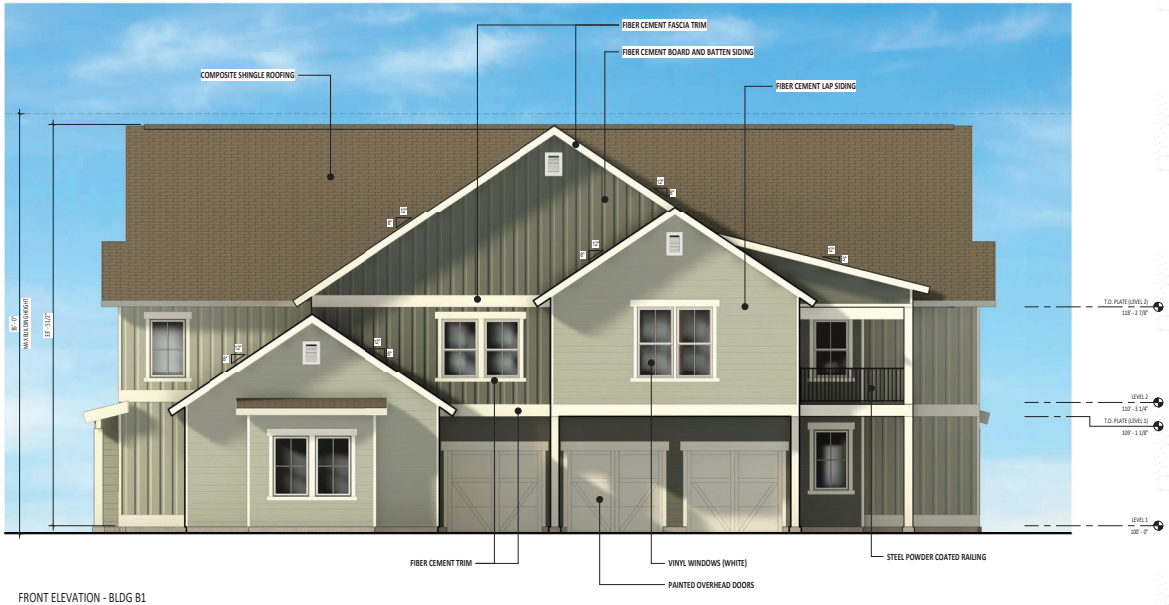
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7551 - GREEK VILLA

BUILDING 21 - BLDG SCHEME B1_VIEW 1



BUILDING 21 - BLDG SCHEME B1_VIEW 2



FRONT ELEVATION - BLDG B1

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG B_SCHEME 1 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.01b

REAR ELEVATION - BLDG B2

SIDE B ELEVATION - BLDG B2

SIDE A ELEVATION - BLDG B2

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:

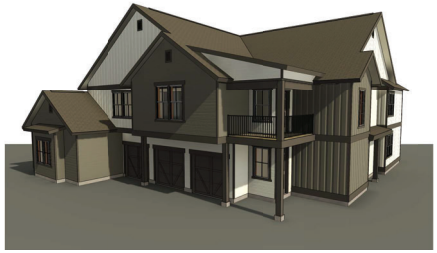
SHERWIN WILLIAMS 7046 - ANONYMOUS

TRIM AND FASCIA COLOR:

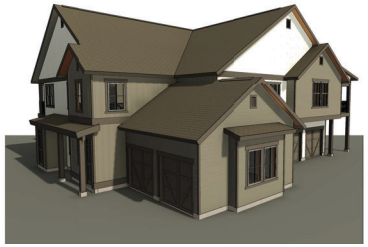
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:

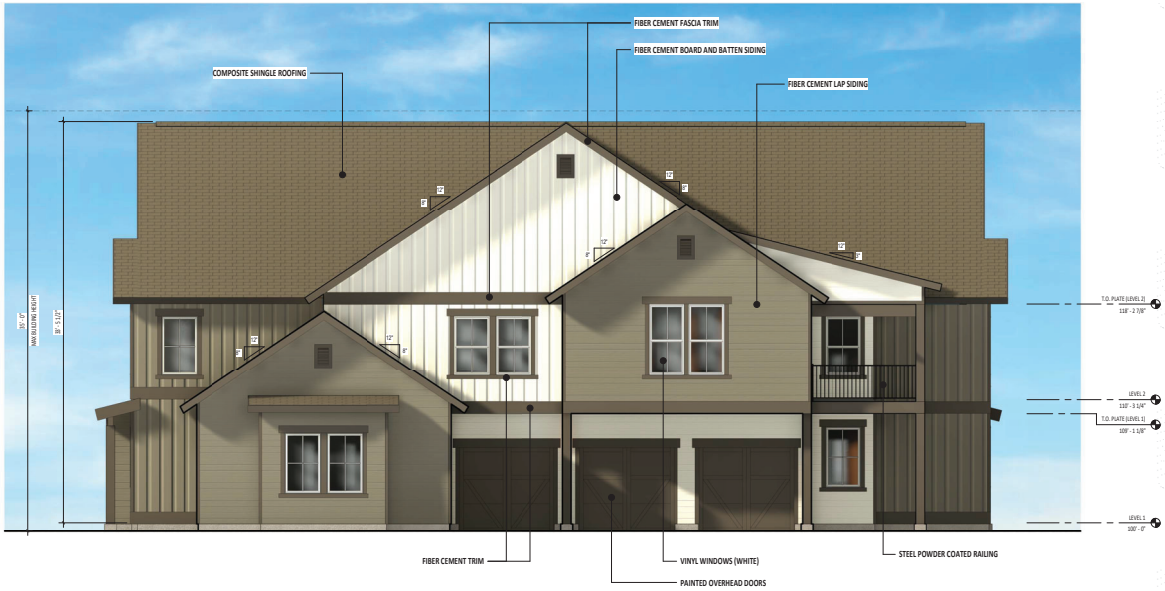
SHERWIN WILLIAMS 7020 - BLACK FOX



BUILDING 17 - BLDG SCHEME B2_VIEW 1



BUILDING 17 - BLDG SCHEME B2_VIEW 2



FRONT ELEVATION - BLDG B2

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG B_SCHEME 2 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.02b

REAR ELEVATION - BLDG B3

SIDE B ELEVATION - BLDG B3

SIDE A ELEVATION - BLDG B3

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:

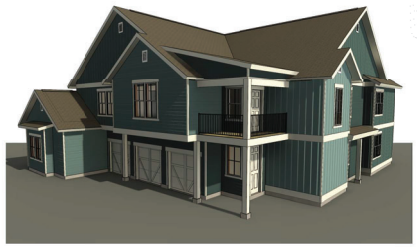
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:

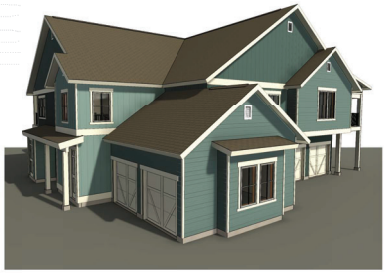
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:

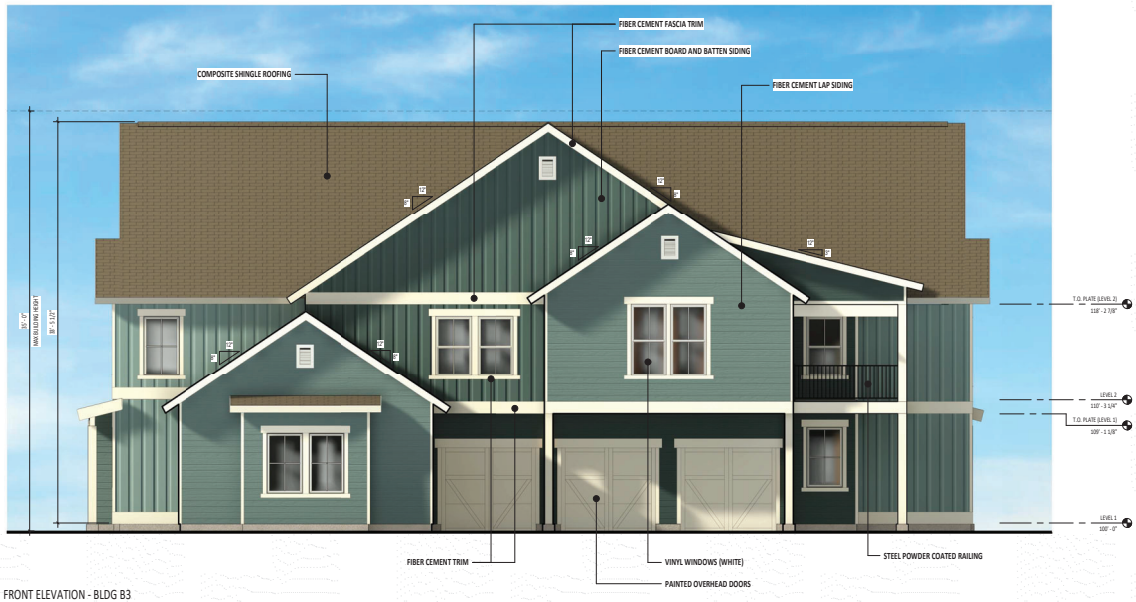
SHERWIN WILLIAMS 7551 - GREEK VILLA



BUILDING 23 - BLDG SCHEME B3_VIEW 1



BUILDING 23 - BLDG SCHEME B3_VIEW 2



FRONT ELEVATION - BLDG B3

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG B_SCHEME 3 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.03b

REAR ELEVATION - BLDG C

SIDE B ELEVATION - BLDG C

SIDE A ELEVATION - BLDG C

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:

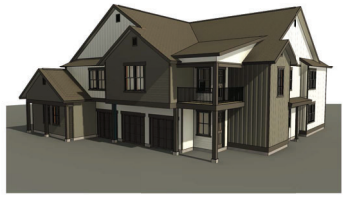
SHERWIN WILLIAMS 7046 - ANONYMOUS

TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7020 - BLACK FOX

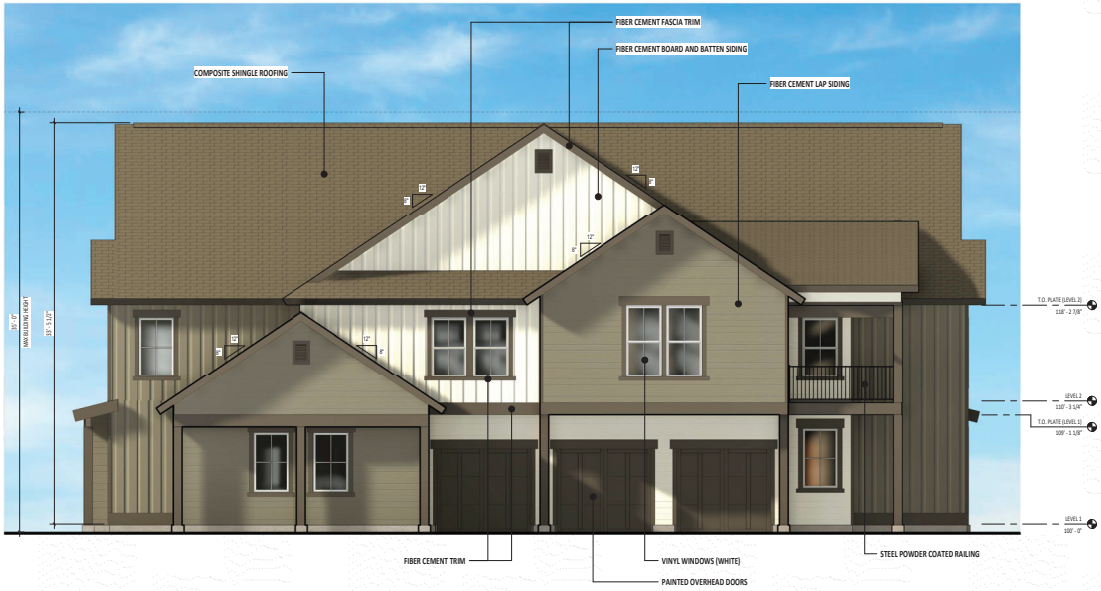
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7020 - BLACK FOX



BUILDING 24 - BLDG SCHEME C_VIEW 1

BUILDING 24 - BLDG SCHEME C_VIEW 2



ELEVATION (PRESENTATION) - FRONT (BLDG 1C-GARAGE)

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

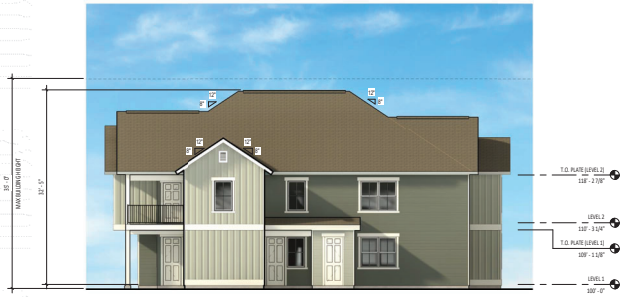
BLDG C_SCHEME 1 - ELEVATIONS

SCALE:

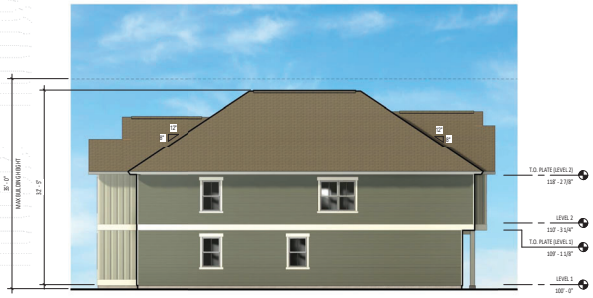
DATE: 1.11.2023

DR3.01c

REAR ELEVATION - BLDG D1



SIDE B ELEVATION - BLDG D1



SIDE A ELEVATION - BLDG D1

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:

SHERWIN WILLIAMS 9130 - EVERGREEN FOG

TRIM AND FASCIA COLOR:

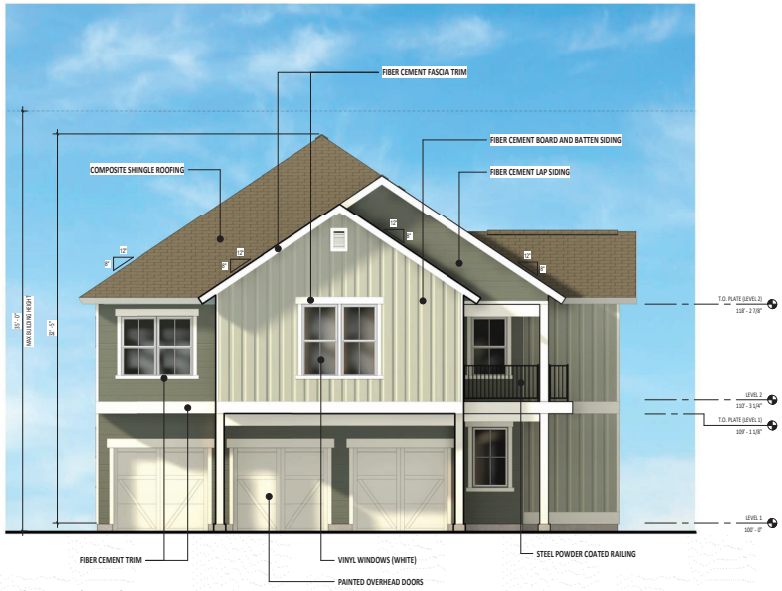
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7551 - GREEK VILLA

BUILDING 26 - BLDG SCHEME D1_VIEW 1

BUILDING 26 - BLDG SCHEME D1_VIEW 2



FRONT ELEVATION - BLDG D1

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG D_SCHEME 1 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.01d

REAR ELEVATION - BLDG D2

SIDE B ELEVATION - BLDG D2

SIDE A ELEVATION - BLDG D2

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:

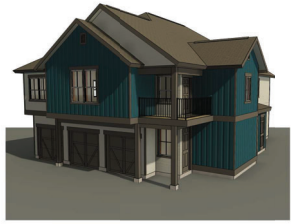
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7020 - BLACK FOX

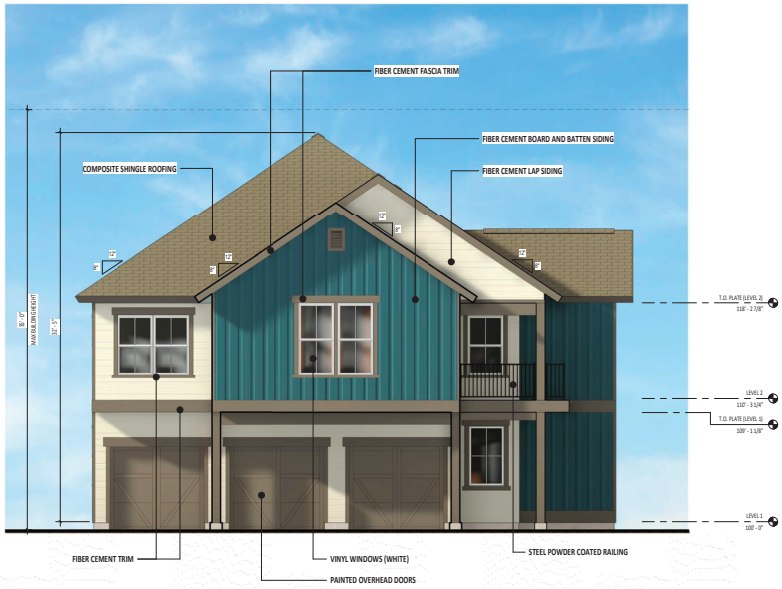
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7020 - BLACK FOX



BUILDING 27 - BLDG SCHEME D2_VIEW 1

BUILDING 27 - BLDG SCHEME D2_VIEW 2



FRONT ELEVATION - BLDG D2

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 5

BLDG E_SCHEME 1 - ELEVATIONS

SCALE:

DATE: 1.11.2023

DR3.02d

PLANT LEGEND

symbol	quan	description	planted size
	7	**Street Tree - Class II** (Per Street Tree List) Autumn Blaze Maple - *Acer x freemannii*	2" Cal.
	8	**Medium Sized Deciduous Trees** Washington Hawthorn - *Crataegus phaenopyrum*	1-1/2" Cal.
	5	**Evergreen Trees** Sub Alpine Fir - *Abies lasiocarpa* Austrian Pine - *Pinus nigra*	10' Height or 2" Cal.
	15	**Small Evergreen Trees** Rocky Mountain Juniper - *Juniperus scopulorum* Tannenbaum Pine - *Pinus Mugo 'Tannenbaum'* Bristlecone Pine - *Pinus contorta*	8' Height or 1-1/2" Cal.
	72	**Shrub Massing** PekingCotoneaster - *Cotoneaster lucidus* Diablo Ninebark - *Physocarpus opulifolius 'Diablo'* Snowmound Spirea - *Spiraea x nipponica 'Snowmound'* Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'* Common Snowberry - *Symphoricarpos albus*	5 Gal.
	360	**Ornamental Grasses & Perennials** Reed Grass - *Calamagrostis x a. 'Karl Foerster'* Flame Grass - *Miscanthus sinensis* Blue Oat Grass - *Helictotrichon sempervirens* Black Eye Susan - *Rudbeckia hirta* Lavendar - *Lavandula* Salvia - *Salvia divinorum*	1 Gal.
	9,400 sq ft	**Grass Space** Fescue Blend - Low Water Use 25% Of Landscape Area	Sod

EXISTING TREE LEGEND

Existing Evergreen & Deciduous Trees
(To Remain)

Existing Evergreen & Deciduous Trees
(To Be Removed)

PLAN LEGEND

Property Line
(Per Survey)

Concrete
(See Civil Drawings)

Asphalt
(See Civil Drawings)

LANDSCAPE NOTES

1. All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.
2. Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.
3. Planting beds shall have 3" of bark or mulch.

IRRIGATION NOTES

1. Verify utility locations prior to starting irrigation.
2. Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.
3. Drip irrigation shall be installed in all planting beds and tree wells.
4. Low water use rotator nozzles to be used in green spaces.
5. Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.Irrigation supply connected to the domestic water system. The point of connection will include an approved backflow prevention device and water meter.

PLANT MATERIAL PHOTO EXAMPLES

Autumn Blaze Maple

Sub Alpine Fir

Rocky Mountain Juniper

Perennials

Russian Hawthorne

Tannenbaum Pine

Ornamental Grasses

NS
CONSULTING, PLLC
landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com

STATE OF IDAHO · NATHAN W. SCHUTTE · LA - 16798 · LICENSED LANDSCAPE ARCHITECT

The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
COPPER RANCH - PHASE 5
Copper Ranch Condos
Hailey, Idaho

DOCUMENT DATE
December 20, 2022

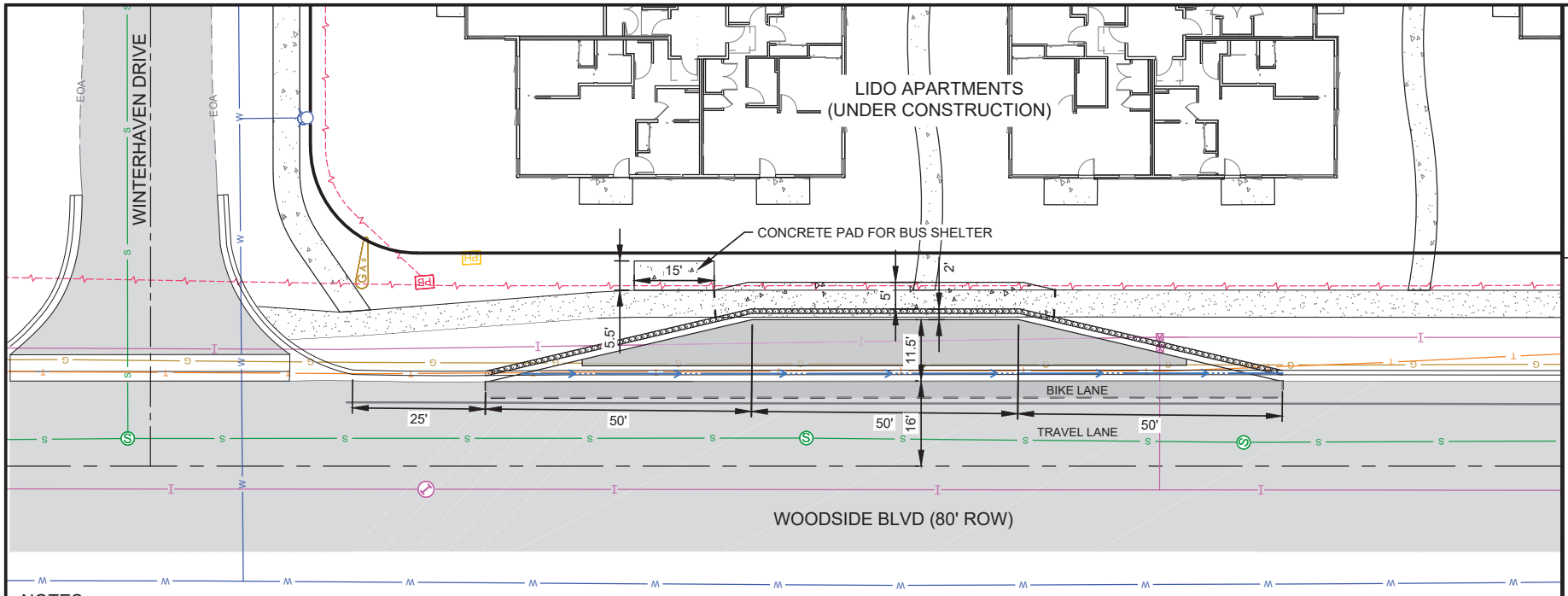
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L1



NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING.
2. LIDO APARTMENT PROPOSED CONDITIONS SHOWN HEREON ARE PER DESIGN DRAWING BY GALENA ENGINEERING.

LEGEND

EXISTING ITEMS

- PROPERTY BOUNDARY
- ADJOINING LOT LINE
- ROAD CENTERLINE
- ASPHALT
- CONCRETE
- CONCRETE ROLLED CURB
- ROAD PAINT
- WATER MAIN
- FIRE HYDRANT
- SEWER MAIN
- SEWER MANHOLE
- IRRIGATION MAIN
- IRRIGATION VALVE BOX
- UNDERGROUND POWER LINE
- POWER BOX
- UNDERGROUND GAS LINE
- GAS MARKER
- UNDERGROUND COMMUNICATIONS LINE
- COMMUNICATIONS VAULT

PROPOSED ITEMS

- SAWCUT
- ASPHALT
- CONCRETE SIDEWALK
- CONCRETE ROLLED CURB
- VALLEY CURB

0 20 40 Feet

PRELIMINARY NOT FOR CONSTRUCTION

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

CONCEPTUAL BUS STOP

COPPER RANCH PHASE 5
PREPARED FOR LIDO EQUITIES GROUP- IDAHO, LLC

22059
PROJECT NUMBER

EX

COPPER RANCH PHASE 6

HAILEY, IDAHO

DECEMBER 2022

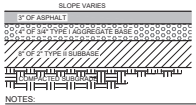
GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPWC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING DATED 11/14/22 AND 12/02/2022.

VICINITY MAP
N.T.S

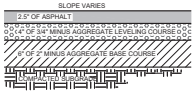
SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET AND DETAIL SHEET
C0.2	DETAIL SHEET
C1.0	OVERALL SITE AND RECORD GRADE PLAN
C2.1	SITE GRADING AND UTILITY PLAN: BUILDING 17
C2.2	SITE GRADING AND UTILITY PLAN: BUILDINGS 21-23
C2.3	SITE GRADING AND UTILITY PLAN: BUILDINGS 24-27



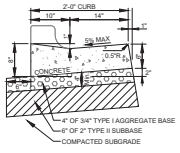
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4.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

1 C0.1 TYPICAL STREET ASPHALT SECTION
N.T.S.



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

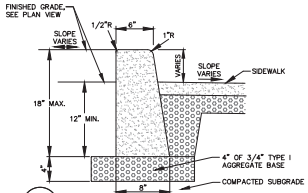
2 C0.1 TYPICAL PARKING LOT ASPHALT SECTION
N.T.S.



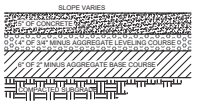
ZERO REVEAL CURB & GUTTER

NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).
6. CURB TRANSITION CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-707.

3 C0.1 TYPICAL ZERO REVEAL CURB AND GUTTER DETAIL
N.T.S.

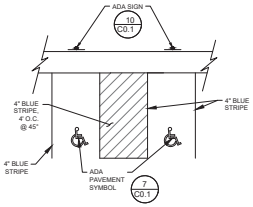


4 C0.1 6" CONCRETE VERTICAL CURB



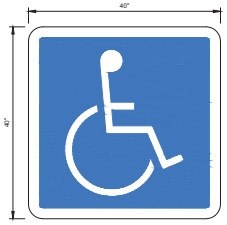
NOTES:
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS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

5 C0.1 TYPICAL CONCRETE SECTION
N.T.S.



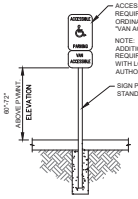
NOTE: 1. MAXIMUM GRADE IN ANY DIRECTION IS 2.0%.
2. ALL ROAD STRIPING SHALL BE 125mil THERMOPLASTIC.

6 C0.1 ACCESSIBLE PARKING DETAIL
N.T.S.



NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER, PREMARK HANDICAP WITH VIZIGRIP, 90MIL THERMOPLASTIC OR APPROVED EQUAL.

7 C0.1 ACCESSIBLE PARKING SYMBOL
N.T.S.

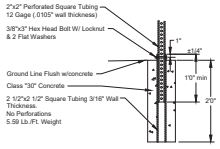


ACCESSIBLE PARKING SIGN AS REQUIRED BY LOCAL AND STATE ORDINANCES. INCLUDE ADDITIONAL "VAN ACCESSIBLE" SIGN PER PLANS.

NOTE:
ADDITIONAL SIGNAGE MAY BE REQUIRED (FINES, ETC.). CHECK WITH LOCAL GOVERNING AUTHORITIES

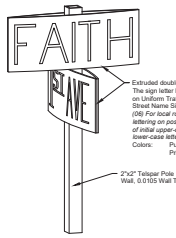
SIGN POST AND BASE PER CITY STANDARDS, SEE DETAIL 9 / C0.1

8 C0.1 ACCESSIBLE PARKING SIGN
N.T.S.



SIGN POST INSTALLATION DETAIL WITH ONE PIECE ANCHOR POST FOR USE IN CONCRETE SIDEWALKS
N.T.S.

NOTES:
1. Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
2. All installations shall have 8" square concrete foundations or grouted into solid rock.



Extruded double blade sign with high intensity prismatic sheeting. The sign letter height shall be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) Section 2D.43, Street Name Signs (D3-1 or D3-1a).
(06) For local roads with speed limits of 25 mph or less, the lettering on post-mounted Street Name signs may be composed of initial upper-case letters at least 4 inches in height and lower-case letters at least 3 inches in height.
Colors: Public Roads: White on Green
Private Roads: White on Blue

2"x2" Telspar Pole 12' Tall, 12 Gage Wall, 0.0105 Wall Thickness

ROAD SIGN DETAIL
N.T.S.

NOTES:
1. All Street Signs shall be in accordance with the most current edition of the MUTCD.
2. Sign placement shall be approved by the City of Hailey.

9 C0.1 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)
N.T.S.

opal
OPAL ENGINEERING, PLLC
PO BOX 2930, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED 12818 STATE OF IDAHO 02/02/2023 ANTHYTHA STAHLHEFER

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET AND DETAIL SHEET

COPPER RANCH PHASE 6

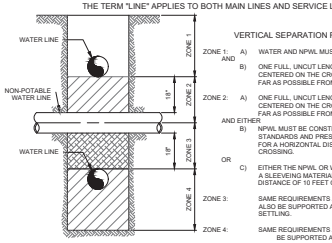
PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C0.1

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

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



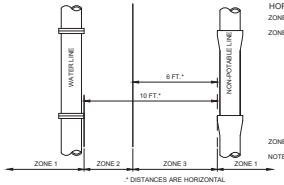
VERTICAL SEPARATION REQUIREMENTS

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

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

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

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



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: A) NO SPECIAL REQUIREMENTS.

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

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

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

1 / C0.2 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

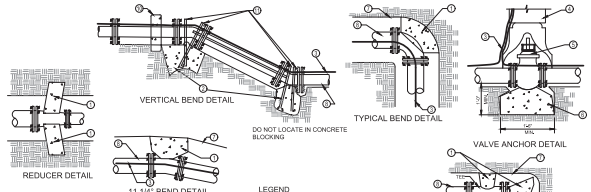


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE WORKING PRESSURE RATING SAFTEY FACTOR	= 2000 PSF = 150 PSI = 1.5			
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.2	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.8	11.2

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

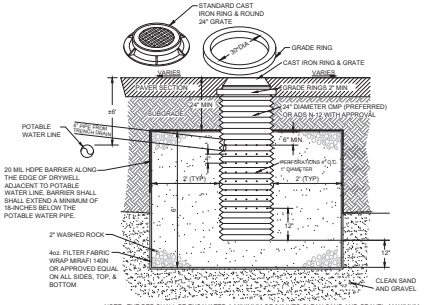
LEGEND

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

NOTES:

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

2 / C0.2 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



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

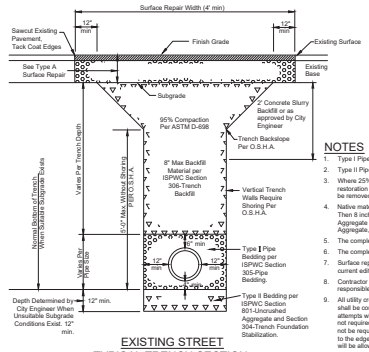
3 / C0.2 DRYWELL DETAIL (6' Ø)
N.T.S.

SEWER CONSTRUCTION NOTES

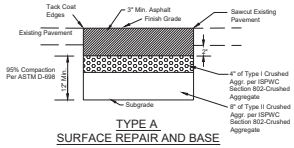
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND THE CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ABOVE STANDARDS AND SPECIFICATIONS AND A SET OF PLANS STAMPED WITH THE DEQ APPROVAL STAMP AND A COPY OF THE DEQ APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). IN ADDITION, WATER SERVICES SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING WATER AND SEWER MAINS AT ALL PROPOSED CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.
5. POTABLE/NON-POTABLE CROSSINGS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-407 AND IDAPA SECTION 58.01.08.542.07.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO EXCAVATION.
7. SEWER SERVICE LINES SHALL BE PLACED AT A SLOPE OF 2%, WITH MARKERS PER ISPWC. CLEANOUTS ARE REQUIRED AT CHANGES IN ALIGNMENT, GRADE, AND MINIMUM 150' LENGTH.
8. ALL PIPE SHALL BE BEDDED WITH (ISPWC) TYPE I BEDDING MATERIAL.
9. TRENCHES SHALL BE BACK FILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
10. THE CONTRACTOR SHALL PRESSURE TEST ALL SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION".

WATER CONSTRUCTION NOTES

1. WATER SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAILEY STANDARDS. NO WATER SERVICE SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY.
2. WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE.
3. ALL 4" AND LARGER WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900, CLASS 235 PVC PIPE. ALL WATER MAINS SHALL BE PRESSURE TESTED IN CONFORMANCE WITH ISPWC SECTION 401.3.6 AND THE CITY OF HAILEY STANDARDS. TRACER WIRE SHALL BE NO. 12 GAUGE COPPER LOCATING WIRE INSULATED PER ISPWC SECTION 401 AND THE CITY OF HAILEY SPECIFICATIONS.
4. ALL WATER DISTRIBUTION AND WATER SERVICE INSTALLATION MATERIALS AND CHEMICALS USED TO DISINFECT POTABLE WATER COMPONENTS MUST BE COMPLIANT WITH ANSI/NSF STANDARD 60/61. ALL MATERIALS MUST BE COMPLIANT WITH THE LOW LEAD RULE (<0.25%Pb BY WEIGHT).
5. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND THE CITY OF HAILEY STANDARDS.
6. ALL VALVES SHALL BE GATE VALVES WITH NON-RISING STEM, "O" RING SEALS, AND TWO-INCH OPERATING NUTS MEETING AWWA STANDARDS PER ISPWC SECTION 402. ALL GATE VALVES LOCATED IN PAVEMENT SHALL BE FITTED WITH CAST IRON VALVE BOXES WITH CONCRETE COLLARS PER ISPWC SD-406 AND THE CITY OF HAILEY SPECIFICATIONS.
7. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110 FOR 250 PSI WORKING PRESSURE. JOINTS ON BURIED VALVES SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE NOTED. FLANGED JOINTS SHOULD IN GENERAL BE AVOIDED UNDERGROUND.
9. FIRE HYDRANTS SHALL CONFORM WITH THE CITY OF HAILEY STANDARDS.
10. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.
11. ALL WATER MAINS SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
12. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND THE CITY OF HAILEY STANDARDS. A USC EC APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) SHALL BE INSTALLED ON PRIMARY SERVICE CONNECTIONS (INCLUDING FIRE SUPPRESSION SERVICES, IF APPLICABLE) IN ACCORDANCE WITH THE CITY OF HAILEY WATER DEPARTMENT, FIRE MARSHAL, PLUMBING BUREAU, AND STATE OF IDAHO BACKFLOW PREVENTION REQUIREMENTS. IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY 6".
13. THE CONTRACTOR SHALL KEEP THE EXISTING WATER DISTRIBUTION SYSTEM LIVE, TO THE GREATEST EXTENT POSSIBLE, WHILE INSTALLING THE NEW WATER MAIN AND SERVICES MINIMIZING DISRUPTION TO EXISTING WATER SYSTEM USERS. THE NEW WATER MAIN AND SERVICES SHALL BE INSTALLED, BACKFILLED, PRESSURE TESTED AND DISINFECTED AND FLUSHED PRIOR TO CONNECTING THE NEW MAIN TO THE EXISTING MAIN. THE MAXIMUM ALLOWABLE SERVICE OUTAGE FOR ANY SHUTDOWN IS 4 HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REMOVING AND DISPOSING OF WATER ENTERING THE TRENCH DURING THE TIME THE TRENCH IS BEING PREPARED FOR INSTALLATION OF THE UTILITY, INCLUDING COMPLETION OF BACKFILL OF THE PIPE ZONE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL DISPOSE OF THE WATER IN A SUITABLE MANNER WITHOUT CAUSING DAMAGE TO PROPERTY.
15. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.



EXISTING STREET
TYPICAL TRENCH SECTION
N.T.S.



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

NOTES

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

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

4 / C0.2 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)
N.T.S.

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PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)		
REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO JONATHAN STAHLNECKER 12818 02/02/2023

PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET

COPPER RANCH PHASE 6
PREPARED FOR LUDO EQUITIES GROUP- IDAHO, LLC

22059
PROJECT NUMBER

C0.2

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GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

PARKING SUMMARY

PROPOSED NUMBER OF UNITS < 1,000 SF = 8; REQUIRED PARKING = 1 SPACE PER UNIT
PROPOSED NUMBER OF UNITS > 1,000 SF = 28; REQUIRED PARKING = 1.5 SPACE PER UNIT

REQUIRED PARKING SPACES = 50
PROVIDED PARKING SPACES = 69 (35 GARAGE SPACES, 24 DRIVEWAY SPACES, 10 STRIPED)

SNOW STORAGE SUMMARY

PROPOSED SNOW REMOVAL AREA = 30,900 SF
INCLUDES ALL PROPOSED DRIVEWAY AND SIDEWALK IMPROVEMENTS PLUS PHASE 5 PRIVATE ROAD AREA

REQUIRED SNOW STORAGE = 7,725 SF (25%)
PROVIDED SNOW STORAGE = 7,750 SF (25%)

LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement
- Phase Boundary
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- EOA — Asphalt
- EOA — Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- GMKR = Gas Marker
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- T — Buried Phone Line
- TL — Buried Telephone Line
- Buried Power Line
- PBOX = Power Box
- PMTR = Power Meter
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- M WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- SS — 4" Sewer Service
- Sewer Cleanout
- W — Water Service
- Flow Line
- D — Drywell
- Snow Storage Area

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PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO AMANTHA STAHLNECKER 12618 02/02/2023

PRELIMINARY NOT FOR CONSTRUCTION

OVERALL SITE AND RECORD GRADE PLAN

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C1.0

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LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement
- Phase Boundary
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
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- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- Buried Phone Line
- Buried Telephone Line
- Buried Power Line
- PBOX = Power Box
- PMTR = Power Meter
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Drywell
- Flow Line

GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

DEMOLITION KEY NOTES

D01 SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.

D02 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT FOR CLEAN VERTICAL EDGE.

D03 DEMOLISH AND REMOVE EXISTING DRYWELL.

SITE IMPROVEMENT KEY NOTES

S01 ASPHALT:
- a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1.
- b. CONSTRUCT ASPHALT ROAD SEE DETAIL 2 / C0.1

S02 CONSTRUCT CONCRETE ITEM
- a. 6" MOUNTABLE TRUCK APRON CURB AND GUTTER PER ISPWC SD-701B.
- b. CURB TRANSITION, LENGTH AS SHOWN HEREON.
- c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C0.1.
- d. 6" VERTICAL CURB PER DETAIL 4 / C0.1.

S03 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5 / C0.1, WIDTH AS SHOWN HEREON.

S04 INSTALL ROAD STRIPING / PAINT
- a. *NOT USED*
- b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL, SEE DETAILS 6 & 7 / C0.1.
- c. *NOT USED*

S05 SIGNS:
- a. INSTALL ADA STANDARD "ACCESSIBLE PARKING" SIGN. SIGN SHALL BE PLACED AT LEAST 60" ABOVE SURFACE. SEE DETAIL 8 / C0.1.
- b. *NOT USED*

S06 LANDSCAPE: INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

UTILITY KEY NOTES

U01 DRYWELL: SEE DETAIL 3 / C0.2.
- a. *SEE SHEET C2.2*
- b. *SEE SHEET C2.2*
- b. *SEE SHEET C2.2*
- b. *SEE SHEET C2.2*
- b. *SEE SHEET C2.2*
- c. *SEE SHEET C2.3*
- d. *SEE SHEET C2.3*

U02 UTILIZE EXISTING 2" WATER SERVICE; EXTEND SERVICE TO PROPOSED BUILDING. RESET EXISTING VAULT LID TO PROPOSED FINISH GRADE. REPLACE DAMAGED METER VAULTS, AND INSTALL TRAFFIC RATED VAULTS AND LIDS WHERE LOCATED IN PROPOSED DRIVEWAYS.

U03 HOT TAP NEW 6" FIRE WATER SERVICE WITH THRUST BLOCK AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD; CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER FOR FIRE SUPPRESSION. SEE DETAIL 2 / C0.2 FOR TRENCHING.

U04 LOCATE AND UTILIZE EXISTING SEWER SERVICE, EXTEND SERVICE TO MIDDLE OF PROPOSED BUILDING FRONTAGE AND INSTALL CLEANOUT AS REQUIRED BY THE UNIFORM PLUMBING CODE.

U05 *NOT USED*

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PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED 12618 STATE OF IDAHO SAMANTHA STAHLHEBER 02/02/2023

PRELIMINARY NOT FOR CONSTRUCTION

SITE GRADING AND UTILITY PLAN BUILDING 17

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C2.1

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

GENERAL NOTE

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DEMOLITION KEY NOTES

- D01 SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.
- D02 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT FOR CLEAN VERTICAL EDGE.
- D03 *NOT USED*

SITE IMPROVEMENT KEY NOTES

- S01 ASPHALT:
  - a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1.
  - b. CONSTRUCT ASPHALT ROAD SEE DETAIL 2 / C0.1
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  - a. 6" MOUNTABLE TRUCK APRON CURB AND GUTTER PER ISPWC SD-701B.
  - b. CURB TRANSITION, LENGTH AS SHOWN HEREON.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C0.1.
  - d. *NOT USED*
- S03 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5 / C0.1, WIDTH AS SHOWN HEREON.
- S04 INSTALL ROAD STRIPING / PAINT
  - a. *NOT USED*
  - b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL, SEE DETAILS 6 & 7 / C0.1.
  - c. *NOT USED*
- S05 SIGNS:
  - a. *NOT USED*
  - b. INSTALL ADA STANDARD "ACCESSIBLE PARKING" OVER "VAN ACCESSIBLE" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. SEE DETAIL 8 / C0.1.
- S06 LANDSCAPE: INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

UTILITY KEY NOTES

- U01 DRYWELL: SEE DETAIL 3 / C0.2.
  - a. *RIM ELEV =*
  - b. *RIM ELEV =*
  - c. *RIM ELEV =*
  - d. *RIM ELEV =*
  - e. *RIM ELEV =*
  - f. *SEE SHEET C2.3*
  - g. *SEE SHEET C2.3*
- U02 UTILIZE EXISTING 2" WATER SERVICE; EXTEND SERVICE TO PROPOSED BUILDING. RESET EXISTING VAULT LID TO PROPOSED FINISH GRADE, REPLACE DAMAGED METER VAULTS, AND INSTALL TRAFFIC RATED VAULTS AND LIDS WHERE LOCATED IN PROPOSED DRIVEWAYS.
- U03 HOT TAP NEW 6" FIRE WATER SERVICE WITH THRUST BLOCK AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD; CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER FOR FIRE SUPPRESSION. SEE DETAIL 2 / C0.2 FOR TRENCHING.
- U04 UTILIZE EXISTING SEWER SERVICE, EXTEND SERVICE TO PROPOSED BUILDING AND INSTALL CLEANOUT AS REQUIRED BY THE UNIFORM PLUMBING CODE.
- U05 ADJUST EXISTING UTILITY STRUCTURE TO PROPOSED FINISH GRADE; COORDINATE WITH UTILITY PROVIDER.

LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement
- Phase Boundary
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- EOA — Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- GMKR = Gas Marker
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- Buried Phone Line
- Buried Telephone Line
- Buried Power Line
- PBOX = Power Box
- PMTR = Power Meter
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Drywell
- Flow Line

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

PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)

REVISION NO	DATE	DESCRIPTION
4	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED 12618 STATE OF IDAHO AMANDA STAHLHEBER 02/02/2023

PRELIMINARY NOT FOR CONSTRUCTION

SITE GRADING AND UTILITY PLAN BUILDINGS 21-23

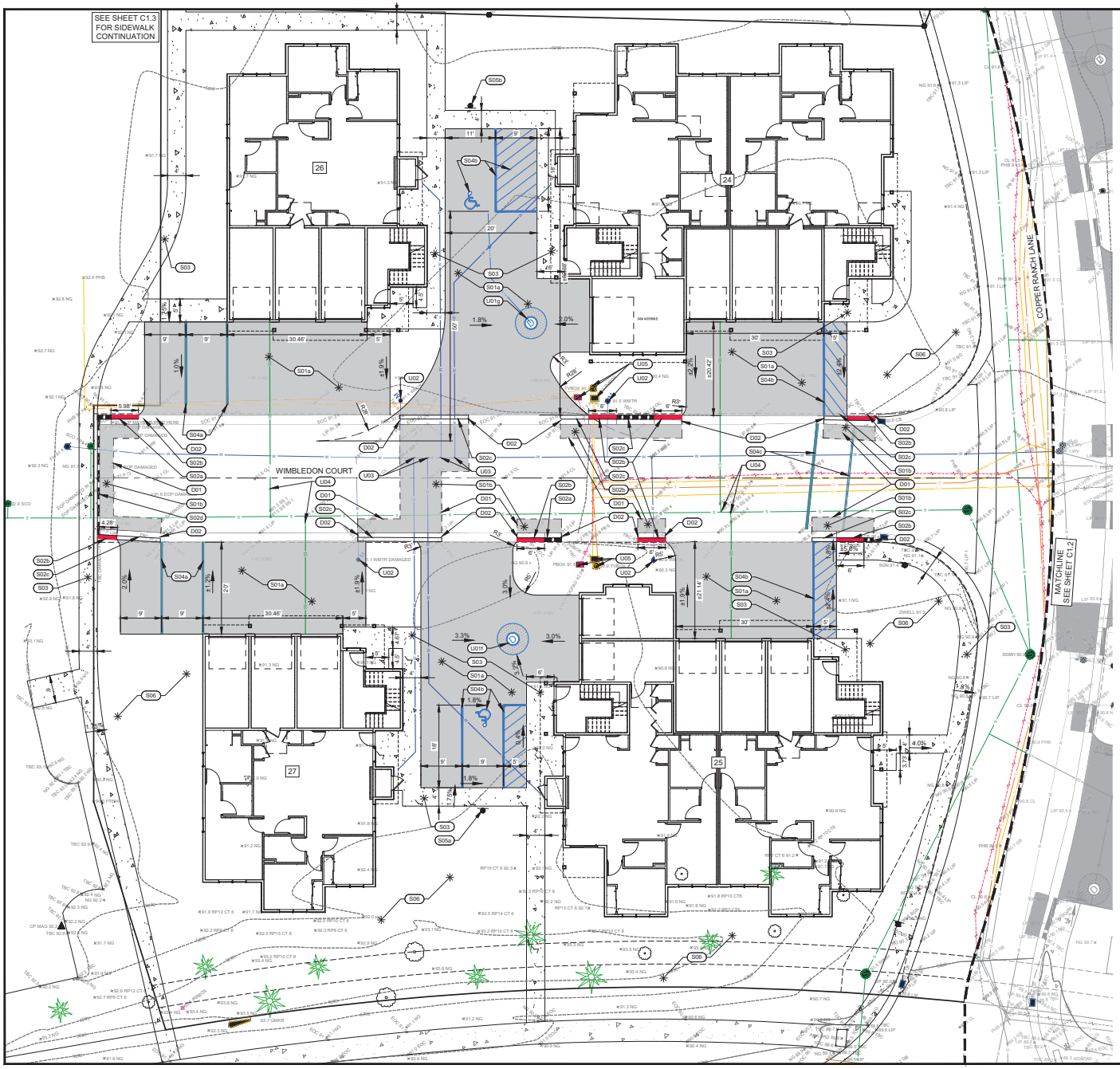
COPPER RANCH PHASE 6

PREPARED FOR LIDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C2.2

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



LEGEND

EXISTING ITEMS

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- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Drywell
- Flow Line

GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

DEMOLITION KEY NOTES

- D01 SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.
- D02 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT FOR CLEAN VERTICAL EDGE.
- D03 *NOT USED*

SITE IMPROVEMENT KEY NOTES

- S01 ASPHALT:
  - a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1.
  - b. CONSTRUCT ASPHALT ROAD SEE DETAIL 2 / C0.1
- S02 CONSTRUCT CONCRETE ITEM
  - a. 6" MOUNTABLE TRUCK APRON CURB AND GUTTER PER ISPWC SD-701B.
  - b. CURB TRANSITION, LENGTH AS SHOWN HEREON.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C0.1.
  - d. 6" VERTICAL CURB PER DETAIL 4 / C0.1.
- S03 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5 / C0.1, WIDTH AS SHOWN HEREON.
- S04 INSTALL ROAD STRIPING / PAINT
  - a. WHITE ASPHALT PARKING STRIPING (4" WIDE).
  - b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL. SEE DETALS 6 & 7 / C0.1.
  - c. 12" WIDE WHITE CROSSWALK STRIPING.
- S05 SIGNS:
  - a. INSTALL ADA STANDARD "ACCESSIBLE PARKING" SIGN. SIGN SHALL BE PLACED AT LEAST 60" ABOVE SURFACE. SEE DETAIL 8 / C0.1.
  - b. INSTALL ADA STANDARD "RESERVED PARKING" OVER "VAN ACCESSIBLE" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. SEE DETAIL 8 / C0.1.
- S06 LANDSCAPE: INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

UTILITY KEY NOTES

- U01 DRYWELL: SEE DETAIL 3 / C0.2.
  - a. *SEE SHEET C2.2*
  - b. *SEE SHEET C2.2*
  - c. *SEE SHEET C2.2*
  - d. *SEE SHEET C2.2*
  - e. *SEE SHEET C2.2*
  - f. *RIM ELEV =*
  - g. *RIM ELEV =*
- U02 UTILIZE EXISTING 2" WATER SERVICE; EXTEND SERVICE TO PROPOSED BUILDING. RESET EXISTING VAULT LID TO PROPOSED FINISH GRADE. REPLACE DAMAGED METER VAULTS, AND INSTALL TRAFFIC RATED VAULTS AND LIDS WHERE LOCATED IN PROPOSED DRIVEWAYS.
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PURPOSE: ISSUE FOR DESIGN REVIEW REVISION (12/22/2022)		
REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING

PROFESSIONAL ENGINEER LICENSED 12618 STATE OF IDAHO JANAMISHA STAHLHEBER

02/02/2023

PRELIMINARY NOT FOR CONSTRUCTION

SITE GRADING AND UTILITY PLAN BUILDINGS 24-27

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP- IDAHO, LLC

22059
PROJECT NUMBER

C2.3

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

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
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- FD 1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
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- 1' Contour Interval
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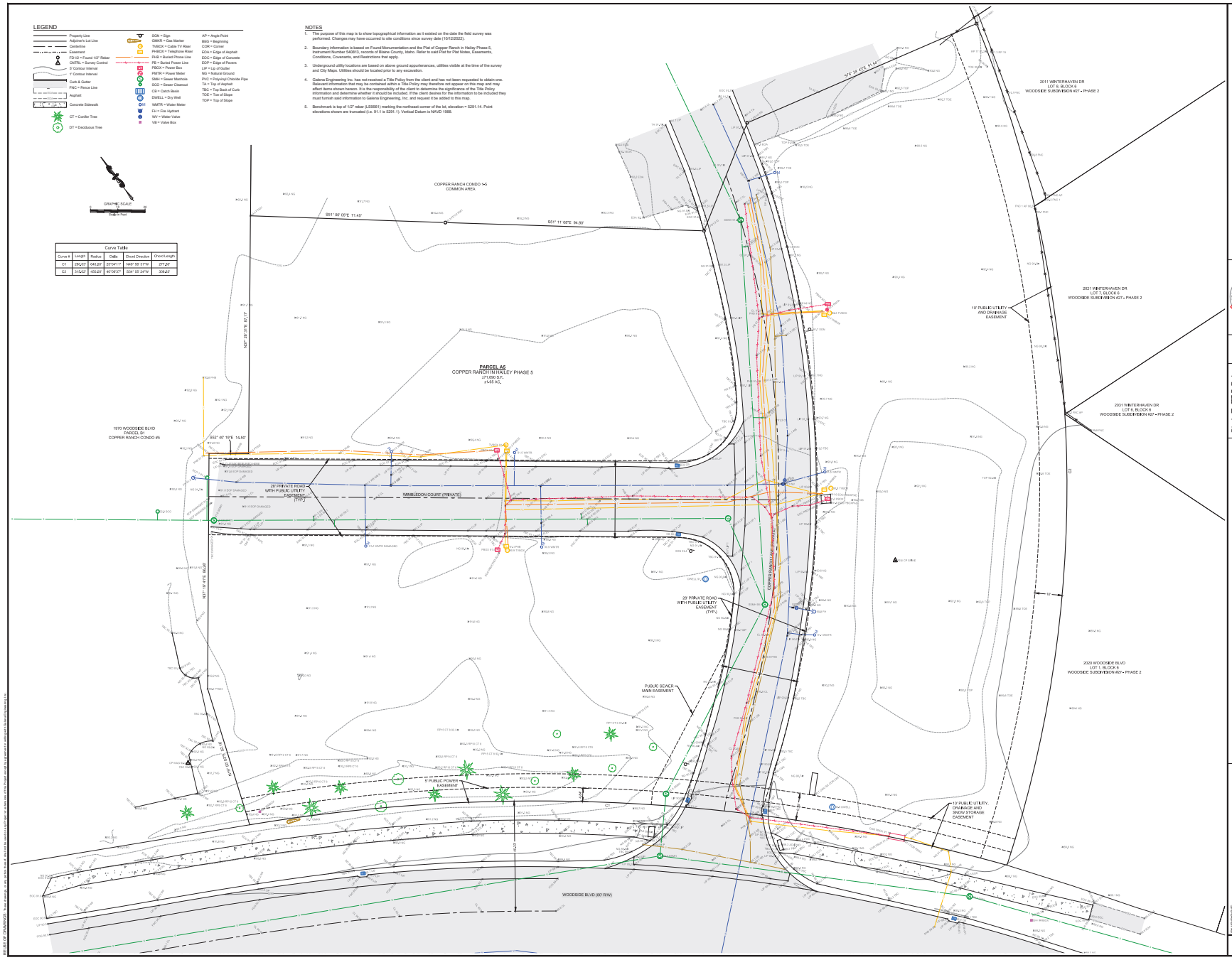
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box
- AP = Angle Point
- BEG = Beginning
- COR = Corner
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- EOP = Edge of Pavers
- LIP = Lip of Gutter
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TOE = Toe of Slope
- TOP = Top of Slope

GRAPHIC SCALE
0 10 20
Scale in Feet

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/12/2022).
2. Boundary information is based on Found Monumentation and the Plat of Copper Ranch in Hailey Phase 5, Instrument Number 540813, records of Blaine County, Idaho. Refer to said Plat for Plat Notes, Easements, Conditions, Covenants, and Restrictions that apply.
3. Underground utility locations are based on above ground appurtenances, utilities visible at the time of the survey and City Maps. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and to determine which items, if any, should be shown on this map. If items are found to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of 1/2" rebar (LS5551) marking the northeast corner of the lot, elevation = 5291.14. Point elevations shown are truncated (i.e. 91.1 is 5291.1). Vertical Datum is NAVD 1988.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	285.03'	643.20'	25°24'11"	N48° 59' 31"W	277.60'
C2	315.52'	458.20'	40°08'31"	S34° 53' 24"W	309.42'



A TOPOGRAPHIC MAP SHOWING PARCEL A5, COPPER RANCH IN HAILEY PHASE 5

LOCATED WITHIN THE SW1/4 OF SECTION 11, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

RELEASE FOR REVIEW
Date and time of plot: 10/12/2022 9:42 AM
Drawing name: C:\Users\galena\Galena Engineering Dropbox\Projects\Copper Ranch Phase 5\Survey\Copper Ranch Phase 5 Topo.dwg

PROFESSIONAL LAND SURVEYOR
MICHAEL E. SCHMIDT
PLS 5551
STATE OF IDAHO
RESTRICTED TO THIS PLAN ONLY

DESIGNED BY: EDJ / MS
DRAWN BY: MS
CHECKED BY:

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

PURPOSE	BY
NO. DATE	REVISIONS

TOPO

RELEASE OF DRAWINGS: These drawings, or any portion thereof, shall not be released or used for any purpose other than as approved by Galena Engineering, Inc.

AQUA 400 SQUARE LX
UP + DOWN SCONCE

ALW

PROJECT

Job COPPER RANCH

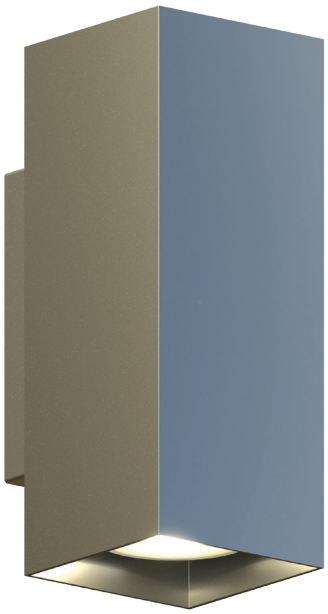
Type

Part #

Notes

SPECIFICATIONS

Source	Two Xicato XTM LED modules - up to 3000 source lumens each
CCT	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Integral / premium drivers must be remote mounted
Dimming	0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
Input Voltage	100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
Power	Up to 88 watts max, depending on LED module / driver
Reflector	8°, 13°, 20°, 40°, 60°, 83° & optical accesories
Materials	Tamper resistant design, stainless steel hardware, metal reflectors
Finish	Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
Weight	14.6 lb. [6.6 kg]
Location	Listed for Wet location, tested to IP66 per IEC 60529
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L70 Life	> 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available
Modifications	Any modification or customization is possible - consult factory



LED · INDOOR OUTDOOR · WET LOCATION · IP66 · DIMMABLE · LIGHTSOURCE BY XICATO® · TITLE 24 COMPLIANT · ETL LISTED Intertek

ORDERING LOGIC

Model -	Driver Location	# of Circuits	Dimming
K4SU -			-
K4SU	**N**=Integrated **R**=Remote	**1**=1 **2**=2	**N**=None **P**=Phase, 10% **V**=0-10V, 10%

premium drivers (REMOTE location only):
Z1=eldoLED 0-10V, 0%
Z2=eldoLED DALI, 0%
Z3=eldoLED DMX, 0%
Z4=Lutron Hi-Lume™ LDE1, 0-10V, 0%
Z5=Lutron Hi-Lume™ LTEA, Phase, 1%
Z6=Lutron 5-Series™ LDE5, 0-10V, 5%

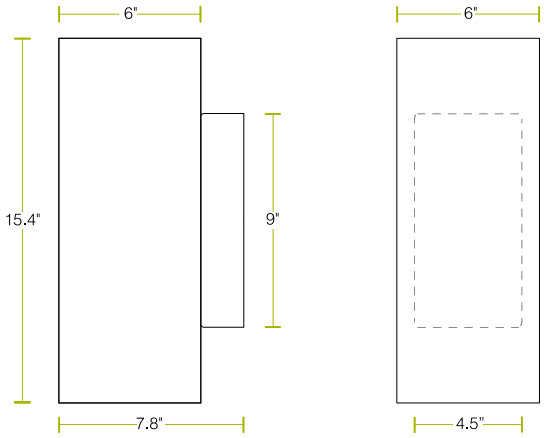
Up					Optical Accessory -
	Output	CRI	CCT	Reflector	
-	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**8**=8˚	**NN**=None **DF*** **LS*** **WW*** **FT*** **see pg 3*
	OR				
	07=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm **30**=3000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**13**=13˚ **20**=20˚ **40**=40˚ **60**=60˚ **83**=83˚	

Down					Optical Accessory -	Shell Color
	Output	CRI	CCT	Reflector		
-	**07**=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**8**=8˚	**NN**=None **HL*** **DF*** **LS*** **WW*** **FT*** **see pg 3*	**XX**=v2 color *see pg 4* **ZZ**=Custom add **+MF** for Marine Finish
	OR					
	07=700 lm **10**=965 lm **13**=1300 lm **20**=2000 lm **30**=3000 lm* **available in 83 CRI only*	**83**=83 **98**=98	**27**=2700K **30**=3000K **35**=3500K **40**=4000K	**13**=13˚ **20**=20˚ **40**=40˚ **60**=60˚ **83**=83˚		

Example Part Number: **K4SU-N1V-13832710NN-208304060NN-L1**
K AQUA **4**00 **S**quare LX **U**p+Down Sconce **- IN**tegrated Driver, **1** Circuit, 0-10**V** Dim **-** Up: **13**00lm, **83**CRI, **27**00K, **10**° **-** Down: **20**00lm, **83**CRI, **40**00K, **60**° **- L1** Gloss White

AQUA 400 SQUARE LX
UP + DOWN SCONCE

DIMENSIONS



Canopy fits standard 3.5" and 4" round and octagonal junction boxes

Not to scale, dimensions are nominal
Go to www.v2LightingGroup.com for CAD drawings

LED OPTIONS

Reflector Option	LED Specifications					
	LES[1]	L70[2]	CRI	Lumens[3,4]	Wattage[5]	Efficacy[6] (lm/W)
8°	9mm	> 33,000 hours	Ra = 83 ±3	720	7.4	97
				965	10.9	89
				1300	15.6	83
				2000	30.2	66
			Ra = 98	700	10.6	66
			R9 ≥ 90	930	15.2	61
			R15 ≥ 95	1300	23.6	55
13°, 20°, 40°, 60°, 83°	19mm	> 55,000 hours	Ra = 83 ±3	720	4.5	160
				965	6.6	146
				1300	9.5	137
				2000	15.2	131
				3000	25.7	117
			Ra = 98 R9 ≥ 90 R15 ≥ 95	720	6.3	114
				965	9.2	104
				1300	13.3	98
				2000	20	100

[1] LES: Light Emitting Surface diameter
[2] 70% lumen maintenance based on IESNA LM-80-08 and TM-21
[3] ±10%
[4] Typical source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
[5] Typical luminaire wattage including LED driver = LED wattage x 1.2
[6] Higher efficacies may be available via lower drive currents - consult factory

CONTROL OPTIONS

Driver Option	Odering Code	Description
Standard LED Drivers* (included in base price)	N	No dimming
	V	0-10V dimming to 10%
	P	Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	Z1	eldoLED, 0-10V dimming to 0%
	Z2	eldoLED, DALI dimming to 0%
	Z3	eldoLED, DMX dimming to 0%
	Z4	Lutron Hi-lume™, EcoSystem to 1% with Fade-to-Black (-LDE1)
	Z5	Lutron Hi-lume™, Forward phase dimming to 1% (-LTEA)
	Z6	Lutron 5-series, EcoSystem to 5% (-LDE5)

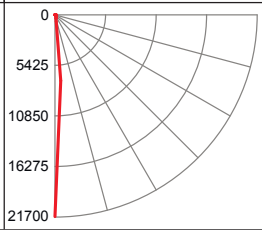
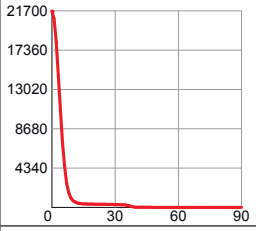
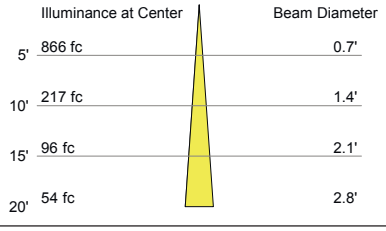
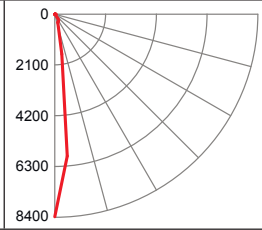
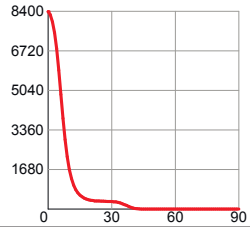
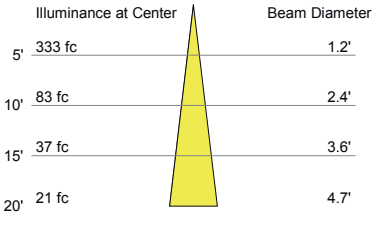
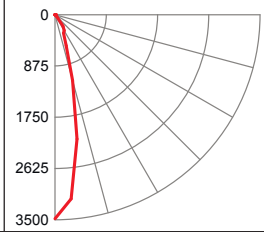
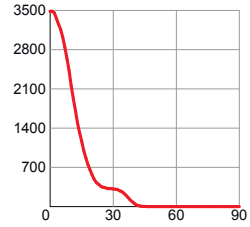
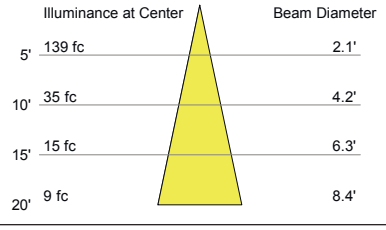
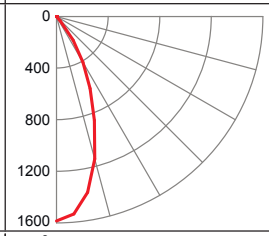
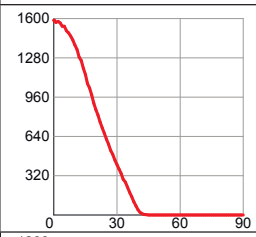
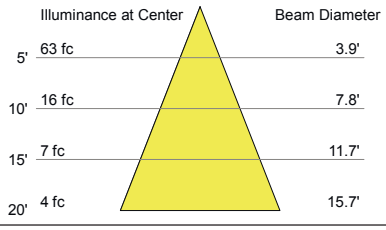
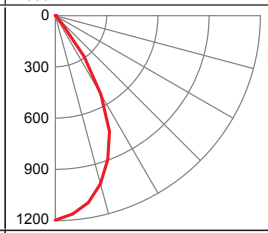
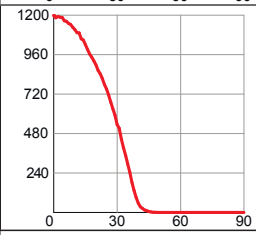
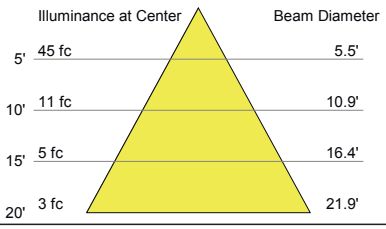
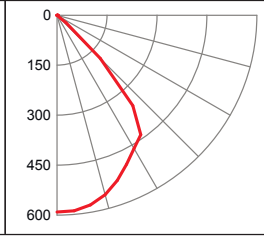
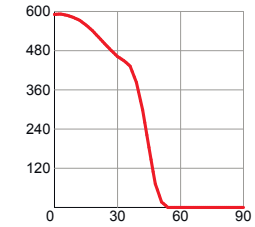
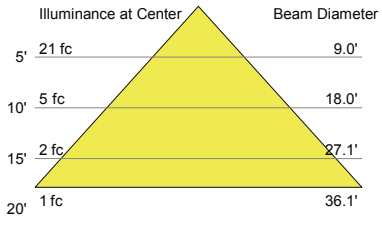
* Standard LED drivers are suitable for Wet Location
* Optional LED drivers are suitable for Damp Location remote mount only
* For EM applications:
  v2's Remote EM Solution is compatible with all LED options
  All LED drivers may be used with 3rd party inverter style systems

AQUA 400 SQUARE LX
UP + DOWN SCONCE

ALW

PHOTOMETRICS

LM-79-08 IES files available at www.v2LightingGroup.com/downloads

Beam Angle	Order Code	Polar Plot (cd) (1000lm)	Intensity Plot (cd) (1000lm)	Cone Diagram (1000lm)	Description
8°	**8**				CBCP = 21,654 cd Beam Angle = 8.0° Field Angle = 15.1° LOR = 91% BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max
13°	**13**				CBCP = 8,326 cd Beam Angle = 13.3° Field Angle = 25.8° LOR = 87 % BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max
20°	**20**				CBCP = 3,484 cd Beam Angle = 23.7° Field Angle = 50.3° LOR = 90 % BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max
40°	**40**				CBCP = 1,585 cd Beam Angle = 42.6° Field Angle = 73.3° LOR = 88 % BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max
60°	**60**				CBCP = 1,137cd Beam Angle = 57.6° Field Angle = 77.7° LOR = 87 % BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max
83°	**83**				CBCP = 533 cd Beam Angle = 83.4° Field Angle = 99.9° LOR = 77 % BUG = B1-U0-G0 Beam = full width @50% max Field = full width @10% max

Optical Accessories:
Use the code shown at right in the ordering logic on page 1

NN None
DF Diffuser Lens
LS Linear Spread Lens - spreads beam to left and right
HL Honeycomb Louver (available for down direction only)
WW Wall Wash Lens - tilts beam 20° towards wall
FT Forward Throw Lens - tilts beam 20° away from wall

AQUA 400 SQUARE LX
UP + DOWN SCONCE

COLOR OPTIONS

Basic Powder Coat

GW Gloss White

SW Satin White
AW Antimicrobial option

TW Textured Matte White

TB Textured Matte Black

Satin Anodized Effect Powder Coat

CS Clear Silver

OB Oil-Rubbed Bronze

DB Dark Bronze

SB Satin Black

Metallic Powder Coat

SG Silver Gray

CG Charcoal Gray

CU Copper

BR Brass

Gloss Powder Coat (80-95% Gloss)

GO Orange (RAL 2003)

GR Red (RAL 3020)

GM Magenta (RAL 4010)

GB Blue (RAL 5015)

Aluminum

BA Brushed Aluminum
Cost adder applies.

Special Order

RAL _ _ _ _
Most RAL Classic Colors (80-95% Gloss) are available for powder coat - consult ALW. Minimum setup fee applies.
See: alwusa.com/finishes for more information

CAT _ _ _ _
The complete range of powder coat colors from the Tiger Drylac and TCI catalogs are available - consult ALW. Minimum setup fee applies.

Custom

CCM _ _ _ _
Custom powder coat color matching is available - consult ALW.
Premium setup fee applies.

Printed or on-screen colors are only approximations - consult actual Color Chip Set before specifying

Note: An individual setup fee will apply to each unique Special Order/Custom Finish per purchase order.
(ex: RAL 5023 and RAL 2008 are specified for multiple line items on a purchase orer. 2x setup fees will apply)

Kay B. Geiger

1940 Copper Ranch Lane, Unit A

Hailey, Idaho 83333

(P.O. Box 895, Bellevue, ID 83313)

404-543-9145

February 14, 2023

Hailey Planning and Zoning Commission

Via email: planning@haileycityhall.org

RE: Design Review Application submitted by Lido Equities Group Idaho, LLC

Ladies and Gentlemen:

My name is Kay Geiger and I am an owner and resident in Copper Ranch. Below you will find my concerns and general observations related to this community and the upcoming completion of Phase 6:

1. Parking - Proposed building 19 (currently used for parking and snow storage) and all other overflow parking areas are full each night. Specifically, it should be noted that Unit C of each 5-unit building has no designated surface parking. All other units have a garage space plus a striped surface parking space. If the owner/tenant of unit C drives anything other than a compact car it becomes a problem. If the parking requirement was 2.5 per unit when this initial phases were built, how did this happen? If this was an oversight on the part of the City, then now is the time to rectify it.

   It should be noted that very few people in this community park in their garage space, as their vehicles are larger than the garage dimensions. It should be assumed that a 2-to-3-bedroom regardless of square footage can potentially have at least two driving adults. In fact, we have some units that have more than 2 adult residents/drivers. I would like to suggest that proposed building 19 become a designated parking area which is paved and properly maintained as such and that the parking minimum be kept at 2.5. The city standard of 1.5 states that is the

minimum required. Does this mean you can require more? I have attached a diagram which reflects the parking spots, garage, and surface, which are currently being used. Red is where residents are currently parking. Blue is the current snow storage and yellow are units that are or appear to be part time residents.

Dropping the parking requirement to 1.5 per unit will likely result in residents parking on the street and creating safety and fire hazards for all of us. While considering the plans for construction of Phase 6, I would again like to request that you do an onsite visit to assess our current parking situation.

2. Snow Storage – Snow is currently being stored on the empty Phase 6 lots and in overflow parking areas (including proposed Building 19 and the parking area along Copper Ranch Way). It is my understanding that snow storage will be between buildings in the new and existing phases upon completion of construction. I do not believe that the existing amount of snow currently onsite could possibly be properly stored between buildings.

3. Lido Equities has been in control of our executive board since 2004, the inception of the Copper Ranch Condominium development. Completion of Phase 6 will allow the owners to finally take control of a poorly managed executive board. There have been ongoing conflicts of interest, as it relates to the Gravity Fitness center and other matters. Board members have admitted to intentionally keeping dues low during the early years to make Copper Ranch a more desirable place to purchase. Unfortunately, this practice resulted in an inadequate capital reserve account, and a hefty special assessment. In addition, we were recently burdened with the expense of a new irrigation line on the north boundary line, as it was dug up by the excavation crew working on Lido Apartments. Since Lido Equities is still the active developer on Lido Apartments and Copper Ranch, how in the world can they justify charging the owners for a mistake make by them and their contractors (past and present). Please make sure a completion timeframe is assigned to this project so that we do not have to endure the ongoing control of our community by Lido Equities.

I ask that you make this upcoming meeting be more than a formality and respectfully request that you consider the issues that are and will affect our community.

Best Regards,

Kay B. Geiger

Jessica Parker

From: BJ DeMoura <bjdemoura@gmail.com>
Sent: Tuesday, February 14, 2023 1:45 PM
To: planning
Subject: Copper Ranch Phase 6

Thank you for the opportunity to comment on Phase 6 of Copper Ranch development.

I would ask three things of you. First to ensure we have adequate parking and second please make sure we have snow storage and lastly that the developers finish the landscaping from the last phase of development.

Regarding parking. I have concerns about the number of parking spaces. Including garage parking in the total number of parking spaces is not a good plan. The majority of current residents do not park in their garages. Most it seems are used for storage of garbage cans, bicycles, tools, extra furniture, Christmas decorations bulk storage etc. Also large vehicles will not fit in the single car garages. In addition one of the units will be located in what has become a makeshift parking lot. Most of the time there's at least 8-10 vehicles parked there overnight. We also have curbside parking at the end of Copper Ranch Lane adjacent to Lido's new apartment development. I believe this is a fire lane.

My second concern is for proper snow storage. The area currently being used is on both sides of Wimpleton Court. There will be new units built in this area. I would ask that enough area be set aside for easy access for snow removal equipment and away from parking areas. I currently have a mound of snow outside my front door in a parking place, as does my
neighbor across the way. This occurs every year regardless of the of snowfall. Two parking spaces are lost for most of the winter.

Lastly, I would suggest that the Lido Equities Group be required to finish landscaping the area behind Gravity Fitness and Tennis. It would be nice to have this weedy area turned into usable green space for our community, which I believe, was always the intention. Mr. Smith told me personally, in a telephone call, that this would done in 2022. Alas another promise not kept. I feel that this project should be the developer responsibility and should not be passed on the already heavily burdened HOA.

Thank You for your time and consideration.

Beverly DeMoura
Owner
1911 A Copper Ranch Lane
Hailey, Idaho

1 Curbside parking Copper Ranch Lane on a Sunday morning.

2 Makeshift parking. Taken at 10am on a weekday. Lot usually contains at least 8 to 10 cars overnight.

3 Some of the snow storage used this year. This is off Wimpleton Court.

STEVEN I. BRANDWEIN
P.O. Box 640
Hailey, Idaho 83333
Cell Phone: 208-721-0554
E-Mail: sbrandwein@verizon.net

February 7, 2023

VIA E-MAIL planning@haileycityhall.org

City of Hailey
Community Development Assistant
115 Main Street South
Hailey, Idaho 83333

Re: Hailey City Council Meeting on Monday, February 13, 2023

To Whom It May Concern:

I am in receipt of your Notice of Public Hearing set for Monday, February 13, 2023 at 5:30 P.M.

I would respectfully request that this correspondence be submitted to the City Council for consideration at the time of the public meeting.

This letter is directed to Item No. 3 relative to the proposed additional development at the Copper Ranch Condominiums in Woodside. Item No. 3 indicates that the developer is requesting a variance or reduction in allocated parking spaces from the current 2.5 parking spaces per unit to a request for 1.5 parking spaces per unit.

As an owner of a unit in the Copper Ranch Development, I believe that a reduction in allocated parking spaces from the current 2.5 to the proposed 1.5 is not only short sighted, but ultimately impacts all residents within the development.

Currently within the development there is a shortage of parking. The proposal to reduce allocated parking down to 1.5 spaces would only exacerbate the current problem and ultimately, in my opinion, impact overall quality of life within the development once all of the proposed buildings are completed and occupied.

While I fully understand the need for additionial housing within Hailey city limits and beyond, and while I voice no objection to the creation of additional housing, most specifically the proposed building Numbers 23, 24 and 26, I believe that the developer should be able to provide 2.5 parking spaces per unit so as not to inordinately impact the already difficult parking situation within the development.

I respectfully request that the City Council maintain the current requirement for 2.5 parking spaces per unit.

Respectfully,

Steven I. Brandwein

SIB/bh

February 13, 2023

To: City of Hailey Planning and Zoning Commission

From: Sue Ahern - Copper Ranch Owner

I have been an owner at Copper Ranch since April 2019. During my time here, there have been several concerns I have contacted the Board of Directors and Lido Equities (they are the same) about. I have attached those letters as well so the commission has a history of this development.

I regards to the proposed Phase 6, I am confused as to how the project can be reviewed BEFORE City Council reviews the changes to the original PUD. The commission cannot approve this project as submitted without the PUD changes in place. As far as the original PUD, there are aspects that were never met: swimming pool, bus pullout on Woodside Blvd, a Woodside central park and 2.5 spaces for parking per unit. How can we as a community trust that any new agreement will be enforced by the City? As cited in the attached letters, an abandoned foundation was left to deteriorate behind a dilapidated construction fence for years. It was removed only after many complaints from Copper Ranch owners. How can we as a community trust that this new phase will be completed in its entirety? Will the City set a completion deadline and will this deadline be enforced? Will the finished project be in substantial compliance to what was approved?

One of my other big concerns is parking. There is barely enough parking right now. The lot on Copper Ranch Lane that is currently used for parking of at least 20 vehicles will be replaced by a building. I know the current usage because I live directly across the street. Many of these vehicles are trucks that don't fit into the small garages. This is a truck community. It is my understanding that the proposed garages are no bigger. Lido Equities as well as the commission need to do a site visit to truly understand what reality is. The facts on the ground are different than what's proposed. There are also parking spaces being utilized for snow storage now, minimizing parking again. The original intent may have been to provide 2.5 spaces but that was never followed through with and effects residents in a negative way. The new proposal is for 1.5 spaces per unit. Again, it meets the city criteria, but it's not reality. Where are those 20 vehicles mentioned earlier going to go? Lido needs to face reality and be less greedy and eliminate the proposed building where the lot is now, that will solve a lot of the issue and would show a good faith appreciation of the needs and wishes of the existing community.

A couple of other issues to bring to light to reinforce the concerns regarding the developer. When the first phases of Copper Ranch were constructed, one of the contractors Lido hired installed irrigation piping outside of the north property line. When construction began on the new apartments on the north side of Copper Ranch, also a Lido project, a contractor Lido hired dug up this piping. Lido used Copper Ranch capital reserves to do the repairs. **What??** That seems criminal to me, using Copper Ranch funds for Lido's mistake. Oh yeh, they are the board too so they can make those decisions without owners knowing they are stealing from them. It seems to me, either the initial contractor who installed the irrigation should be responsible or Lido. Why in the world is the Copper Ranch HOA responsible for this? The HOA needs to be reimbursed for the repair. This is typical behavior of this developer and is very concerning to the Copper Ranch owners.

My other issue is quality of construction. In my unit alone, the walls, counters, cabinets and doorways aren't square. The plumbing is not vented properly so the bathroom sink does not drain efficiently. The stair treads do not go to the wall, there is at least a one inch gap. Please refer to my other letters for more construction quality concerns. My hope is that the City requires removal of the one building where the parking lot is and remains vigilant during the construction process to avoid past concerns.

Thank you for taking the time to read this and the other letters I have attached. This developer needs to be held accountable and be responsible to Copper Ranch owners and the Hailey community as a whole.

Sincerely,

Sue Ahern

November 2, 2021

Copper Ranch Board of Directors
c/o Terra Group
PO Box 610
Ketchum, ID 83340

To The Board of Directors:

Please respond to the following at the November 4th Zoom meeting:

How can the Board determine the amount of a special assessment when no bids have been received for any of the proposed projects? Why would the Board suggest to procure a loan and start paying interest on that loan in January when work wouldn't be able to start until spring at the earliest. Shouldn't the lack of building materials and the increased cost of these materials be evaluated to determine what a sensible time frame would be for these projects. The assessment under consideration is due to inferior/faulty materials and poor building practices during construction of the project. The board needs to insist that the Declarant be responsible for the cost of these repairs and the assessment be abandoned.

Why is the Board still controlled by the Declarant? When were/are elections for new Board members voted on by the Homeowners. There is a conflict of interest between the Board and the Declarant as they are one in the same. The Declarant needs to step down and allow the homeowners to choose a Board that will actually represent their best interests.

Why has the Declarant abandoned the footings for an additional building? It has been sitting behind delipidated construction fencing for years. The building needs to be completed or this site needs to be restored to its original state. The Declarant is proposing a new development north of Copper Ranch, will you leave that incomplete/abandoned as well?

As I have discussed with you at the last annual meeting, I expressed my concern regarding mandatory dues paid to Gravity. I still believe that it is illegal for members of an HOA pay for an amenity that isn't owned by the HOA. Gravity should absolutely offer a special rate to use the facility for those who want to use it, but the Board should not make it mandatory for all. As owners of the Gravity building, there is another conflict of interest in mandating dues by all homeowners There are rumors that Gravity is struggling. How about Lido Equities, the owner of the building, reduce the rent to help them get caught up from Covid? Why has the Declarant made no attempt to make the space around the exterior of the building the least bit attractive.

Many owners believe the dryer vent company did not properly clean the vents. It has been reported that he sat in his car most of the week and did not even go in most of the units. If he did, he didn't move the dryer to get behind it. Not only is this gross negligence it is a fire hazard. I would like my dryer vent to be inspected to be sure it is not hazardous.

I would like to see more transparency and integrity from the Board in addressing the many issues that have arisen.

Sincerely,

Sue Ahern

Sue Ahern 1930 E

November 9, 2021

To Carol and Copper Ranch Board,

Under the current special assessment options the Owners are bearing the total cost to reconstruct roofs, repair and replace siding, repair faulty plumbing, address drainage issues, repair crumbling curbing and repair front entries et al. These have all deteriorated well before their life expectancy. All were constructed under Lido Equities Group management authority as the developer. We could debate the specific ways in which the roofs and other items listed were not adequately constructed in the first instance, but I think it is indisputable that the original construction was faulty. Rick gave specific examples at the meeting. It is clear we are not reconstructing all of the roofs because they are 15-18 years old, but because they were not constructed correctly during initial construction. Repairs began early on in the community. Instead of requiring the developer and contractors involved in the project to pay for the faulty construction, capital reserves were used. This constitutes one of many conflicts of interest between the Board and Lido Equities. Why should Lido Equities have to lay out money when they can, as Board members, dip into the capital reserves?

The Board needs to determine an amount Lido Equities Group must contribute to the reconstruction costs of the roofs, siding repair and replacement and the other projects listed. This would of course reduce each Owner's contribution under any scenario and would go a long way to show that the Board and Lido Equities do in fact support the Copper Ranch community and have our best interests in mind, as was emphasized **many** times during the meeting. It would also help alleviate concerns about a conflict of interest with the Board's initial decision not to seek any contribution from Lido Equities Group or have a new election and show that the owners and Lido Equities Group are true partners. The financial impact for individual Unit Owners to bear the total reconstruction costs is certainly greater than it would be on Lido Equities Group to provide some level of contribution. This is especially true given Lido Equities Group has continued to control the Board for the past 15 years and still plans to move forward with Phase 6. Lido Equities Group must contribute to correcting the original roof, siding deficiencies and the other projects in Phases 1-5, before moving to construction of Phase 6.

Please also address the following:

- Send all of the owners the Quickbooks report showing a complete detailed breakdown of all capital expenditures. Please include vendors and invoice amounts. We need to be able to account for where the hundreds of thousands of dollars of capital reserves actually went. This is to assure that owners did not bear the brunt of costs that they should not have and that clearly would fall under Lido Equities Group responsibilities.

- Have my dryer vent inspected and cleaned at your expense. It was not done by the vendor who was hired to do so. Do not hire this negligent vendor in the future.

- Send a copy of the inspection report that was conducted of the footings in the abandoned building site to assure transparency moving forward.

- Provide the minutes of the last meeting held on November 4, 2021. Include all owner attendees and their email addresses.

- Provide a statement from Aspen Roofing as to the condition of the replaced roof at building 821 regarding gaps in the plywood and lack of tar paper. Again, to insure transparency moving forward.

No action should take place regarding any funding options until owner concerns are addressed.

Thank You,

Sue Ahern
1930 E

November 18, 2020

To the Board of Directors for Copper Ranch:

I am strongly against the forced payments of membership fees to Gravity Health Club. I believe it is illegal to make members of a Homeowners Association pay for an amenity the association **does not own.** If Gravity wants to offer a discount to Copper Ranch owners, then the owners can individually make that decision to join at the discounted rate offered. I have a membership at another gym that I had when I purchased my unit , so I had already paid for that membership and am forced to pay for the Gravity membership that I don't want nor will I use.

The illegal membership fee also had a major effect on my financing when I was going through the purchasing process for my unit. The financial institution said exactly what I have been saying, that it is illegal. They asked that the Board of Directors submit a letter stating that individuals that have any kind of health concerns would be exempt from the mandatory fees. The Board refused to write the letter in a timely manner which resulted in my closing to be delayed by 30 days, really unacceptable at any level.

This amendment to the CC&R's requiring all owners pay this membership fee is just fishy to me. It doesn't add up except that there may be some sort of relationship/agreement between this Board and the Gravity owners that Copper Ranch owners are unaware of. Again, unacceptable at any level.

Sincerely,

Susan Ahern

Sue Ahern
1930 E

Return to Agenda

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

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner
Robyn Davis, Community Development Director

Overview: Consideration of a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions.

Hearing: February 21, 2023

Applicant: City of Hailey

Notice: Notice for the public hearing was mailed to public agencies on January 31, 2023 and published in the Idaho Mountain Express on February 1, 2023.

Background: The Community Development Staff identified the modernization of Hailey's Municipal Code as a priority for 2022 and moving forward. The current language of the District Use Matrix identifies overlapping land uses. In some cases, the Matrix's lack of clear land use definitions neglects the priorities of the Comprehensive Plan, as well as the stated purposes of the Zoning Districts. By amending Title 17, Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040, Staff seeks to clarify and modernize the language, organization, and requirements of the District Use Matrix.

Staff is approaching this endeavor prudently. The amendments presented herein remain within the current scope of the land uses listed in the Matrix. Furthermore, they are limited to the Residential, Public or Semipublic, Commercial, and Accessory Uses categories of the Matrix. Bulk Requirements within the Matrix will be addressed during a subsequent hearing. Throughout this 'modernization' effort, Staff aims to maintain and uphold the distinct characteristics and features of each Zoning District. Row by row, Staff:

- combined repetitive land uses;
- refined the descriptive language to provide greater clarity, accommodate development trends, and better align with the Comprehensive Plan;
- added land uses that exist but are unaccounted; and
- minimally adjusted how uses are permitted or not as to better align with the distinct purposes of each Zoning District.

Staff first presented this effort to the Planning & Zoning Commission on December 5, 2022. The Commission provided three points of direction, on how to proceed:

1) The Commission recommended that Staff create subcategories that group similar land uses together. For example, multiple uses can be arranged together under the subcategory of "Food service":

Description (Excerpt)	Zones And Subdistricts												
	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Food service, Bars	N	N	N	N	N	C	N	P	N	N	P[14]	C[13]	C[15]
Food service, Catering services	N	N	N	N	C	P	C	C	P	P	N	P	P
Food service, Commercial breweries, and bakeries where no retail sales are conducted	N	N	N	N	N	N	N	N	N	N	N	P	P
Food service, Restaurants	N	N	N	N	C	C	N	P	N	N	P[14]	C[13]	C

Due to complications with redlining and demonstrating the proposed edits, Staff requests permission to alphabetize and subcategorize the Matrix in a later stage of the process of this application—in the Findings of Fact, Conclusions of Law, and Decision or for the first consideration before the City Council.

2) When Staff inquired about whether they should increase the function of footnotes to further reduce and simplify the number of rows and descriptions of each land use, the Commission discouraged an increased reliance on footnotes. Specifically, the Commission stated that footnotes are cumbersome and often overlooked by members of the public. As such, Staff minimized the use of footnotes in the Matrix.

3) The Commission requested that Staff annotate and color code the working draft Ordinance to explain the reasoning behind each edit. Each proposed edit is highlighted, where language is added or ~~stricken~~. The reasoning behind each edit is described and color-coded by the following set of annotations:
   - Accommodate unaccounted for uses
   - Align with Zoning District (ZD) purposes
   - Clarify and simplify language
   - Combine like uses
   - Consistent language
   - Distinguish between similar uses
   - Modernize language
   - Reflect desired and contemporary development trends
   - Reflect concurrent Text Amendment
   - Remove redundant language

Attachments:

i. Draft Ordinance
ii. Annotation Key
iii. The purposes of each Zoning District, combined in one document

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;
Land use decisions for the City of Hailey are paramount to implementing the goals of the Comprehensive Plan. As stated in Section 5: Land Use, Population and Growth Management:

> *"Land use is the one element of a Comprehensive Plan that ties the others together. Every other component of the Plan, from natural resources to housing to transportation, is influenced by land use."* (pg. 19)

Given the importance of land use decisions, Staff proposes that the language, organization, and requirements presented in the District Use Matrix be clear and effective— to support the community's understanding of permitted land uses and to facilitate the internal processes of Community Development. Staff amended the Matrix in accordance with the following Comprehensive Plan goals:

Section 3: Special Areas or Sites and Features
Goal 3.1: Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations
Goal 3.3: Protect the traditional character of the historic downtown and Main Street corridor

Section 5: Land Use, Population and Growth Management
Goal 5.1: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map (see page 29 for subpoints a-j for more information)

Section 11: Community Design
Goal 11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods

The Plan speaks to the "intrinsic suitability of lands" for a variety of uses, including housing, commerce, industry, recreation, and public facilities (page 19). When evaluating and editing the Matrix, Staff utilized the stated purpose of each Zoning District to ensure the suitability and appropriateness of each land use. Staff followed the intentions and goals of the Plan to preserve the City's green space, respect residential buffers, improve the organization of commercial uses, and streamline accessory uses.

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 proposed Amendments seek to modernize the language, organization, and requirements of the District Use Matrix. Purposely, Staff aims to better align the permitted land uses with the stated purposes of each Zoning District. In doing so, the proposed Text Amendments encourage greater adherence to Hailey's Official Zoning Map and the Land Use section of the Comprehensive Plan, both of which are designed for optimal and efficient use of public facilities and services. This proposed Text Amendment will encourage better use of public facilities and services, as they have been planned. It will not create excessive costs nor requirements.

3. The proposed uses are compatible with the surrounding area; and
The proposed Amendments uphold the features and characteristics of each Zoning District. Staff relied on the stated purposes of the Zoning Districts as a lens to ensure the suitability and compatibility of each land use edit. Altogether, the proposed Amendments encourage the community design that is described in Hailey's Comprehensive Plan and depicted in the Official Zoning and Land Use Maps.

4. The proposed amendment will promote the public health, safety, and general welfare.
By enhancing the clarity of the Matrix and organization of the land uses listed across Zoning Districts, the proposed Amendments stand to increase the efficiency of City operations and better align with the goals of Hailey's Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community.

Motion Language:
Approval: Motion to recommend approval by the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions.

Denial: Motion to deny recommendation of the proposed amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words and amending, consolidating, and reorganizing Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions.

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

ANNOTATION KEY

Each proposed edit to the District Use Matric is highlighted, where language is added or ~~stricken~~. The reasoning behind each edit is described and color-coded by the following set of annotations:

- Accommodate unaccounted for uses
- Align with Zoning District (ZD) purposes
- Clarify and simplify language
- Combine like uses
- Consistent language
- Distinguish between similar uses
- Modernize language
- Reflect desired and contemporary development trends
- Reflect concurrent Text Amendment
- Remove redundant language

HAILEY ORDINANCE NO. 23- __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING, CONSOLIDATING, AND REORGANIZING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.05 OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, SECTION 17.05.040, DISTRICT USE MATRIX; AND AMENDING RELATED DEFINITIONS IN TITLE 17: ZONING REGULATIONS, CHAPTER 17.02, SECTION 17.02.020 MEANING OF TERMS OR WORDS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the proposed additions will reduce confusion and contradictions in the Hailey Municipal Code; and

WHEREAS, the Hailey City Council has determined that the proposed amendments are appropriate and timely; and

WHEREAS, the text addition set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 17 Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows, and is highlighted for convenience:

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
	Residential:														
Align with ZD purposes Remove redundant language		~~Dwelling units within~~ ~~m~~Mixed use buildings	N	N	N	N	P	P	~~N~~ P	P[18]	~~N~~ P	~~N~~ P	N	P	P
		Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
		Multi-family dwellings	N	N	N	P	N	P	C	P[18]	N	N	N	N	N
		Single-family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
	Public or semipublic:														
		Churches	N	P	P	P	C	P	P	C	N	N	N	N	N
Combine like uses (see "Schools…")		~~Colleges, vocational and technical trade schools~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~
Combine like uses (see "Healthcare and social assistance")		Government offices, ~~and~~ public administration and social services, except correctional institutions	N	N	N	N	N	P	N	P	N	N	N	N	N
Combine like uses (see "Government offices…")		~~Healthcare and social assistance~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
		~~Municipal uses limited tow~~ Water storage and well facilities	C	N	N	N	N	N	N	N	N	N	N	N	N
		~~Nonmotorized recreational pathways~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
Combine like uses (see "Nonmotorized…")		Parks and pathways	P	P	P	P	P	P	P	P	P	P	P	P	P
Combine like uses (see "Parks…" and "Community center")		~~Public recreational or cultural areas~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Distinguish between similar uses (see "Government…")		~~Public service, public use and~~ ~~p~~ Public utility facilities	N	C	C	C	N	C	C	C	P	P	N	C	C
Combine like uses (see "Colleges…")		Schools, including ~~C~~colleges, vocational and technical trade schools ~~(refer to section~~	N	N	N	C	N	C	N	C	N	N	~~N~~ C	C	~~N~~ C

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
		~~17.11.040.03 of this title for specific criteria when reviewing schools)~~													
Accommodate unaccounted for uses Align with ZD purposes		Semipublic uses	N	N	N	C	C	P	C	P	N	N	~~N~~ C	N	~~N~~ C
	Telecommunications:														
Consistent language ("A" to "P")		PWSFs and WCFs, mounted on any proposed freestanding tower, upon the issuance of wireless permit in accordance with the provision of chapter 17.08, article B of this title ~~(lattice towers are prohibited)~~	N	N	N	N	N	C	N	C	C	C	C	C	C
Consistent language ("A" to "P")		PWSFs or WCFs, attached to street poles or mounted on existing buildings or structures, upon the issuance of a wireless permit in accordance with the provisions of chapter 17.08, article B of this title ~~(freestanding and lattice towers are prohibited)~~	C	C	C	C	C	P	C	P	P	P	~~P, A~~	~~P, A~~	~~P, A~~
	Commercial:														
		Administrative and support services	N	N	N	N	N	N	N	P	N	N	N	N	N
Accommodate unaccounted for uses		Airport and related uses	N	N	N	N	N	N	N	N	N	N	P	N	N
Clarify and simplify language Distinguish between similar uses		Artist studios with associated gallery	N	N	N	N	N	P	N	P	N	N	N	P	P

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Clarify and simplify language Consistent language Distinguish between similar uses		Artist studios~~, which have~~ with no associated gallery	N	N	N	N	N	~~N~~ P	N	N	N	N	N	P	P
		Auto dealerships	N	N	N	N	N	N	N	C	P	N	N	N	N
Accommodate unaccounted for uses Modernize language		Automotive ~~mobile~~ rental companies	N	N	N	N	N	N	N	N	~~N~~ P	N	P	N	N
Align with ZD purposes		Automobile towing	N	N	N	N	N	N	N	N	~~N~~ C	N	N	N	P
		Automotive repair and maintenance	N	N	N	N	N	N	N	C	P	N	N	N	P
		Bars	N	N	N	N	N	C	N	P	N	N	P[14]	C[13]	C[15]
		Bed and breakfast inn	N	N	N	C	N	P	C	P	N	N	N	N	N
Align with ZD purposes		Boarding and rooming houses	N	N	N	C	N	P	~~N~~ C	P	N	N	N	N	N
		Broadcasting firms, media offices, and related uses	N	N	N	N	N	N	N	P	N	~~N~~ P	N	~~N~~ P	N
Reflect desired and contemporary development trends		~~Business parks~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~
Combine like uses (See "Broadcasting firms…")		~~Cable television firms~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~
Combine like uses (See "Automotive…")		~~Car rental companies~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Align with ZD purposes		Catering services	N	N	N	N	C	P	~~N~~ C	~~P~~ C	P	P	N	~~N~~ P	~~N~~ P
Accommodate unaccounted for uses Clarify and simplify language		Commercial ~~brewery, bakery, or~~ food ~~catering~~ preparation where no retail sales are conducted	N	N	N	N	N	N	N	N	N	N	N	P	P
Clarify and simplify language Combine like uses		Community ~~event~~ center	N	N	N	C[17]	C[17]	N	N	N	N	N	N	N	N
Modernize language		~~Computer software development,~~													

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Combine like uses (See "Technological development…")		~~manufacturing and service firms~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~
Combine like uses (See "Construction materials…")		~~Construction and building material sales (except hardware stores)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Combine like uses (See "Offices")		~~Construction contractors~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Combine like uses Align with ZD purposes		Construction materials, heavy equipment rentals and storage, building supply sales and services ~~and materials rental, storage, sales and services, excluding hardware stores~~	N	N	N	N	N	N	N	N	~~N~~ P	N	N	~~N~~ P	P
Combine like uses (See "Construction materials…", "Automotive…", and "Construction trade contractors…")		~~Construction equipment rental, storage, sales and service~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~
Combine like uses		~~Construction trade contractors, excluding excavation and landscaping companies~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~
Combine like uses Align with ZD purposes		Construction landscaping, and snow removal contractors with exterior or heavy equipment storage ~~trade contractors, including excavation companies~~ with exterior storage	N	N	N	N	N	N	N	N	~~N~~ P	N	N	~~N~~ P	P
Combine like uses		~~Construction trade contractors' offices with no exterior storage~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~P~~
Combine like uses (See "Airport…")		~~Control tower (air traffic)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~
Align with ZD purposes		Convenience stores, less than	N	N	N	N	C[17]	~~C~~ P	N	~~N~~ P	N	N	N	N	N

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
		1,000 square feet													
Combine like uses (See "Convenience stores…" and "Retail trade…")		~~Convenience stores, in conjunction with gasoline stations that have no more than 1,800 square feet of gross floor area. Drive- through service windows are not allowed~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~
Clarify and simplify language Combine like uses (see "Daycare centers…")		Daycare centers (13~~+ more~~ to 18 children)	N	N	N	C	P	P	C	P	N	N	N	C	N
Combine like uses (see "Daycare centers…")		~~Daycare centers provided no more than 18 children will be cared for at any one time~~	~~N~~	~~N~~	~~N~~	~~C~~	~~P~~	~~P~~	~~C~~	~~P~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~
		Daycare facilities (up to 12 children)	N	C	C	P	P	P	P	P	N	N	N	C	N
		Daycare homes (6 or less children)	N	P	P	P	P	P	P	P	N	N	N	C	N
Reflect concurrent Text Amendment		~~Employee housing for golf courses or recreational facilities~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Modernize language		Fabrication and repair of building materials and components~~, including log homes~~	N	N	N	N	N	N	N	N	~~N~~ P	~~N~~ P	N	N	P
Combine like uses (See "Retail trade…")		~~Farm supply and equestrian tack and feed stores~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~
Combine like uses (See "Construction materials…", "Construction trade contractors", and "Retail trade…")		~~Fencing supplies and installation~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~
Combine like uses (See "Offices")		~~Finance and insurance firms~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Combine like uses (See "Construction materials…" and "Retail trade…") Modernize language		~~Firewood production and storage~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~
Combine like uses (See "Airport…")		~~Flight schools, provided regularly scheduled commercial passenger aircraft services are operated at the airport~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~
Combine like uses (See "Construction materials…" and "Retail trade…")		~~Floor covering stores~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Remove redundant language		Food service	N	N	N	N	C~~[17]~~	C	N	P	N	N	P[14]	C[13]	C[13]~~,[15]~~
Align with ZD purposes		Gasoline stations	N	N	N	N	N	N	N	P	P	N	N	N	~~N~~ C[25]
Remove redundant language		~~Gasoline stations and automotive repair and maintenance~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~
Remove redundant language Modernize language		~~Gasoline stations, including card lock stations~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~
Combine like uses (See "Airport…")		~~Gift shops within terminal~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~
Combine like uses (See "Recreational…")		~~Golf course, public~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
		Guides and outfitters with no more than 20% of the floor area dedicated to retail sales	N	N	N	N	N	N	N	N	N	N	N	P	N
Distinguish between similar uses		Hardware stores	N	N	N	N	N	C	N	P	P	N	N	N	N
Align with ZD purposes		Health and fitness facility	N	N	N	N	N	P	~~C~~ P	P	P	~~C~~ P	N	~~C~~ P	C
Combine like uses (See "Airport…")		~~Helicopter areas, provided regularly scheduled commercial passenger aircraft services are~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
		~~operated at the airport~~													
		Home occupations	N	P	P	P	P	P	P	P	N	N	N	N	N
		Hotels or motels	N	N	N	N	N	P	N	P	N	N	C	C	N
Align with ZD purposes		Hybrid production facilities	N	N	N	N	N	N	N	C	~~N~~ P	N	N	P	~~N~~ P
Combine like uses (See "Laundry…")		~~Industrial laundry/dry cleaning service and distribution establishments~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~P~~
Combine like uses (See "Skilled trades")		~~Interior decorating and design that have no more than 20% of the gross floor area dedicated to on site retail sales~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~
Combine like uses (See "Offices and "Skilled trades")		~~Investigation and security services~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~
Combine like uses (See "Offices and "Skilled trades")		~~Landscape design and installation firms, and landscape nurseries~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~P~~
Combine like uses (See "Landscaping…", "Offices", and "Skilled trades")		~~Landscape design, installation and maintenance firms~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Align with ZD purposes		~~Laundromat, dry cleaning, and l~~ Laundry services	N	N	N	N	C	N	N	P	~~N~~ P	N	N	~~C~~ P	P
		Light manufacturing	N	N	N	N	N	N	N	N	P	P	N	N	P
Distinguish between similar uses Align with ZD purposes		Medical services ~~and personal care stores~~	N	N	N	N	N	C	N	~~N~~ P	N	N	N	~~N~~ C	N
		~~Mercantile (wholesale and retail)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~[17]	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
		~~Mixed-use buildings~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~	~~P~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~
		~~Motor vehicles and parts dealers, service, rental and leasing~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~P~~
		~~Nurseries, greenhouse and floriculture production, and l~~ Landscaping services ~~sales~~	N	N	N	N	N	~~N~~ P	N	N	P	N	N	N	~~N~~ P

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Align with ZD purposes		Outpatient animal ~~services~~ and veterinarian services	N	N	N	N	N	~~N~~ P	N	~~C~~ P	N	N	N	N	N
Align with ZD purposes		Parcel delivery terminal	N	N	N	N	N	N	N	C	C	C	~~N~~ P	N	P
Clarify and simplify language		Parking ~~facilities~~ lots and structures	N	N	N	N	N	N	N	C	N	N	P	N	P
		Performing arts center	N	N	N	N	N	P	N	P	P	N	N	N	N
Combine like uses (See "Nurseries…" and removal of "Agricultural uses…" subsection)		Peri-urban agriculture and horticulture	C	C	C	C	P	P	C	P	N	N	N	N	N
Remove redundant language		Peri-urban retreat center	N	N	N	C[~~17~~]	C[~~17~~]	N	N	N	N	N	N	N	N
Clarify and simplify language Remove redundant language		Personal services ~~where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required~~	N	N	N	N	C[~~17~~]	P	C	P	N	N	N	C	N
Distinguish between similar uses		Pet boarding	N	N	N	N	N	C	N	C	N	N	N	N	N
Combine like uses (See "Artist…", "Broadcasting…", "Offices", and "Skilled trades")		~~Photography studios and photo processing~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~	~~N~~	~~P~~	~~N~~
Modernize language Reflect desired and contemporary development trends		Printing ~~and publishing firms~~ and related services	N	N	N	N	N	N	N	~~N~~ P	P	P	N	P	P
Combine like uses Modernize language		~~Processing and sales of firewood~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Clarify and simplify language		~~Professional and general o~~ Offices	N	N	N	N	C[~~17~~]	P	P	P	P	P	N	P	N
Combine like uses (See "Broadcasting…" and "Offices")		~~Radio and television recording studios and stations~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~
Combine like uses (See "Offices")		~~Real estate and property management companies~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Combine like uses (See "Broadcasting…" and "Offices")		~~Recording studios (audio or video) and broadcasting studios~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Clarify and simplify language		Recreation facility, ~~commercial,~~ indoor	N	N	N	N	C ~~N~~	P	N	P	N	N	N	N	N
Clarify and simplify language		Recreation facility, ~~commercial,~~ outdoor	N	N	N	N	C ~~N~~	C	N	C	N	N	N	N	N
Combine like uses		~~Recreation facility, public~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
Combine like uses		~~Recreation facility, residential~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~
Combine like uses (See "Technological…")		~~Research and development facilities~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~P~~	~~N~~	~~P~~	~~N~~
		Residential care facility	N	P	P	P	P	P	P	P	N	N	N	N	N
Clarify and simplify language Align with ZD purposes		Retail trade ~~limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and nonstore retail (mail order and vending machines)~~	N	N	N	N	~~N~~ C	~~N~~ P	~~N~~ P	~~N~~ P	~~N~~ P	~~N~~ P	N	P	~~N~~ P
Combine like uses (See "Construction materials…")		~~Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~N~~	~~N~~
Combine like uses (See "Offices" and "Skilled trades")		~~Services to buildings (janitorial/maintenance) and property management companies~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~P~~	~~P~~
Combine like uses (See "Artist…", "Offices", and "Skilled trades")		~~Sign studios and manufacturers~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Combine like uses (See "Construction trade contractors…")		~~Snow removal contractors~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~
Clarify and simplify language		~~Structures and/or buildings integral to a golf course such as clubhouses, maintenance, buildings, and restrooms~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Combine like uses (See "Artist…")		~~Studio, artist~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~C~~	~~C~~
Distinguish between similar uses		Skilled trades	N	N	N	N	N	N	N	N	P	P	N	C	P
Modernize language		Technological development, manufacturing, and service	N	N	N	N	N	N	N	N	N	P	N	P	P
Clarify and simplify language		T~~ruck t~~ransportation~~, bus, taxi and limousine~~ services~~, and couriers~~	N	N	N	N	N	N	N	N	P	N	~~N~~ P	N	P
Combine like uses (See "Animal services…" and "Outpatient…")		~~Veterinarians, pet grooming, and training with no outdoor kenneling~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~C~~	~~P~~	~~N~~	~~C~~	~~P~~
Align with ZD purposes		Warehouse and storage facilities	N	N	N	N	N	N	N	N	P	N	N	N	~~N~~ P
Combine like uses (See "Warehouse…") Remove redundant language		~~Warehouse and storage facilities, including self-storage facilities and exterior storage facilities~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~
Align with ZD purposes Combine like uses (See "Wholesale…")		Wholesale trade and distributors	N	N	N	N	N	C	N	N	~~N~~ P	~~P~~ N	N	~~N~~ P	~~N~~ P
Combine like uses (See "Wholesale…") Remove redundant language		~~Wholesale distributors or wholesale distributors with incidental and subordinate retail sales~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Combine like uses (See "Wholesale…")		~~Wholesale trade~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~P~~	~~N~~	~~N~~	~~P~~	~~P~~

ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
Align with ZD purposes Reflect desired and contemporary development trends (See "Peri-urban agriculture" under the "Public or semipublic" and "Accessory Uses" categories)	~~Agricultural uses:~~														
		~~Horses, a maximum of 2 horses per acre on lots of 1 acre minimum size~~	~~N~~	~~C~~	~~C~~	~~C~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
		~~Urban agriculture (chickens only)~~	~~N~~	~~P~~	~~P~~	~~P~~	~~N~~	~~A~~	~~N~~	~~A~~	~~N~~	~~N~~	~~N~~	~~A~~	~~N~~
		~~Urban agriculture (other than chickens)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~N~~	~~P~~	~~P~~
	Accessory uses:														
Consistent language ("A" to "P")	Fuel tanks	Aboveground fuel tank for public use ~~flammable and combustible liquid tanks utilized by a public use~~	N	C	C	C	N	C	C	~~A~~ P	~~A~~ P	C	A	~~A~~ P	~~A~~ P
		Aboveground fuel tank for private or commercial use	N	N	N	N	N	P	N	P	P	N	P	P	P
Consistent language ("A" to "P")	Accessory dwelling unit (ADU)	1 accessory dwelling unit accessory to a single-family dwelling unit or to a nonresidential principal building. Primary vehicular access to any ADU shall be from a City Street or alley. All accessory dwelling units shall have adequate water and sewer services installed to meet City standards	N	~~A~~ P[23]	~~A~~ P[23]	~~A~~ P[23]	~~A~~ P[23]	~~A~~ P[23]	~~A~~ P[23]	~~A~~ P[23]	N	N	N	~~A~~ P[23]	~~A~~ P[23]
Reflect concurrent Text Amendment		Freestanding solar panels, subject to the maximum ~~building~~ height ~~for the applicable district~~ of ten feet (10') from record	N	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P

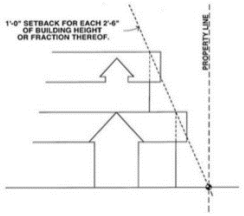
ANNOTATIONS	**Category**	**Description (Excerpt)**	**Zones And Subdistricts**												
			RGB	**LR-1**	**LR-2**	**GR**	**NB**	**LB**	**TN**	**B**	**LI**	**TI**	**A**	**SCI-SO**	**SCI-I**
	Alternative energy systems	grade													
		Roof mounted and freestanding small scale wind energy system	N	N	N	N	N	N	N	C	C	N	C	C	C
Consistent language ("A" to "P") Reflect concurrent Text Amendment		Roof mounted solar panels, subject to five feet (5') above the maximum building height for the applicable district[25]	N	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P
Consistent language ("A" to "P")	Garages		N	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P
Combine like uses (See "Peri-urban agriculture")	~~Greenhouse/ private~~	~~A greenhouse for private use~~	~~N~~	~~A~~	~~A~~	~~A~~	~~N~~	~~A~~	~~A~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~
Reflect desired and contemporary development trends	Peri urban agriculture	Greenhouses	N	~~A~~ P	~~A~~ P	~~A~~ P	N	~~A~~ P	~~A~~ P	N	N	N	N	N	N
		Horses, a maximum of 2 horses per acre on lots of 1-acre minimum size	N	C	C	C	N	N	N	N	N	N	N	N	N
		Chickens	N	P	P	P	P	P	P	N	N	N	N	N	N
Combine like uses (See "Storage buildings")	Storage	~~Shipping containers utilized for storage, must be shielded from view with fencing and/or landscaping and shall require a building permit~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~A~~	~~N~~	~~N~~	~~N~~	~~C~~
Clarify and simplify language Combine like uses Consistent language ("A" to "P")		Storage buildings ~~with a gross floor area of greater than 120 square feet~~	C	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P	~~A~~ P

ANNOTATIONS	Category	Description (Excerpt)	Zones And Subdistricts												
			RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Combine like uses (See "Storage buildings")		~~Storage buildings with a gross floor area less than 120 square feet~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~
Consistent language ("A" to "P")	Swimming pool		N	~~A~~ P	~~A~~ P	~~A~~ P	N	N	N	N	N	N	N	N	N
	Temporary structures	Temporary structures for use of no more than 12 months[16]	C	C	C	C	C	C	C	C	C	C	C	C	C

Notes:
1. Must be accessory to the primary use and contained within the walls of the primary structure.
2. Indicates use may be allowed where State or Federal law preempts local zoning.
3. The setback from the adjacent property shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section 17.04B.050 of this title for more explanation.
4. Riparian setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a 100 foot wide riparian setback from the mean high water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the riparian setback are allowed, provided however, that all plantings conform to the criteria for evaluation in subsection 17.04J.040B4e of this title. Where the application of the 100 foot riparian setback and other applicable setbacks will result in a building site of 1,000 square feet or less, the riparian setback may be reduced to such an extent that the building site is 1,000 square feet; provided however, the riparian setback shall not be less than 50 feet.
5. In GR and TN Zones, townhouse sublots shall have an aggregate density of no more than 10 lots per acre.
6. Townhouse sublots shall conform to the standards established in the IFC.
7. In the TO Zone, ~~T~~ townhouse units shall be allowed 0 setbacks ~~from the lot lines created by a townhouse sublot and~~, with an exception for the setbacks on the property line between ~~the separation of the building containing~~ two (2) townhouse units ~~in a townhouse development parcel~~. The separation between two (2) townhouse units shall be whichever is greater, but not less than ~~not less than~~ 6 feet, as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or, the minimum distance required by the IBC and IFC. ~~, whichever is greater.~~
8. In NB Zone, townhouse sublots shall have an aggregate density of no more than 15 lots per acre.
9. In LB and B Zones, townhouse sublots shall have an aggregate density of no more than 20 lots per acre.

10. In TN Zone, 40 percent lot coverage will be allowed where at least 75 percent of required parking spaces are enclosed within a structure.
11. In LI and TI Zones, the side and rear yard setbacks shall be 25 feet where the subject property is located adjacent to the following Zones: RGB, GR, or TN.
12. Subject to FAA regulations and 14 CFR, chapter 1, subchapter E, part 77, objects affecting navigable airspace, as amended.
13. Drive-through restaurants not permitted.
14. Only within terminals.
15. Attached to hotel/motel.
16. Temporary structures which have an approved conditional use permit may operate seasonally for multiple years~~, but for no more than 12 months in any year~~, so long as the size and location of the temporary structure conforms with the approved conditional use permit or conditions thereof.
~~17. Subject to the conditional use standards set forth in section 17.11.040.04 of this title.~~
17. ~~18.~~ Multifamily and dwelling units within mixed use buildings incorporating small residential units require a conditional use permit in chapter 17.11 of this title and shall comply with chapter 17.04, article Q of this title.
18. ~~19.~~ See also subsections 17.07.010F and G of this title.
19. ~~20.~~ See also subsections 17.07.010F and G of this title.
20. ~~21.~~ For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).
21. ~~22.~~ For buildings located within the Special Flood Hazard Area, and within the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings located within the Special Flood Hazard Area, and within the General Residential (GR) Zone District, buildings shall in no case exceed a building height of 35 feet from record grade.
22. ~~23.~~ Accessory Dwelling Units (ADUs) are subject to Administrative Design Review or Design Review, depending on the zoning district and/or applicable overlay zones, and Supplementary Regulations. See chapters 17.06, Design Review and 17.08, Article D, for regulations.
23. ~~24.~~ Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (21/2') of wall height (see section 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.
24. Subject to review and/or consultation with the Airport Director for all new roof-mounted solar located within the proposed and specified Airport Influence Area.
25. May be approved through a conditional use permit if the use is in conjunction with a use that is permitted by-right.

Diagram 1



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

Section 2. Title 17 Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020 Meaning of Terms or Words is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows and is highlighted for convenience:

MEDICAL SERVICE: A service provided by a healthcare professional or organization, to treat and prevent any illness or condition associated with the human body; such as psychotherapy, chiropractic therapy, acupuncture, in-patient or out-patient surgery, dentistry, nutrition counseling, dermatology, obstetrics, gynecology, and midwifery.

PET BOARDING: A facility where a personal pet is cared for an overnight stay or longer, away from home. This may include dog hotel, dog kennel, or dog resort. Usually, people choose to board their personal pets when they travel.

SEMIPUBLIC USE: The use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization, such as ~~P~~ private colleges, hospitals, safe houses, and learning centers. ~~and other facilities of an educational, charitable or philanthropic nonprofit nature.~~

SOCIAL SERVICE: A service that promotes wellness and assists people to cope with or overcome challenges in everyday lives, such as job training and food assistance.

Section 3.
Severability Clause: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4.
Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5.
Effective Date: This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2023.

_____
Martha Burke, Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

City of Hailey – Zoning Districts

AIRPORT (A)
PURPOSE:
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.

BUSINESS (B)
PURPOSE:
The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses.

GENERAL RESIDENTIAL (GR)
PURPOSE:
The purpose of the GR district is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. (Ord. 1191, 2015)

LIGHT INDUSTRIAL (LI)
PURPOSE:
The purpose of the LI district is to provide areas for light industrial operations and limited related (or associated) retail sales. "Limited related retail sales" is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (e.g., the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community.

LIMITED BUSINESS (LB)
PURPOSE:
The purpose of the LB district is to provide areas for a wide range of residential uses, restricted business uses and medical facilities. The LB district is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

LIMITED RESIDENTIAL (LR-1 & LR-2)
PURPOSE:
A. Within the LR zoning district, there are two (2) subdistricts, LR-1 and LR-2 subdistricts. The following provisions are identical for both LR-1 and LR-2, except the minimum lot size.
B. The purpose of the LR district is to provide areas for stable, low density, single-family residential development and a limited number of other uses compatible with a residential neighborhood.

NEIGHBORHOOD BUSINESS (NB)
PURPOSE:
The purpose of the NB district is to provide areas for neighborhood service centers, increase convenience to neighborhood residents and promote other forms of multi-modal transportation and circulation. The uses in the NB district shall be limited commercial uses that will be clearly subordinate to, and support the residential nature of, the area.

RECREATION GREEN BELT (RGB)
PURPOSE:
The purpose of the recreational green belt district shall be to provide areas for public recreation and/or to create and preserve open and/or green space areas for aesthetic and public use. All uses within the RGB district shall be compatible with the protection of natural and scenic resources for the benefit of present and future generations.

SERVICE COMMERCIAL INDISTRIAL – INDUSTRIAL (SCI-I)
PURPOSE:
The purpose of the industrial subdistrict of the SCI district is to provide a location for the production, sales and storage of bulky goods and associated wholesale and retail sales, offices and parking. The subdistrict is also to provide a location for light manufacturing and other light industrial types of uses. The intent of the district is to provide a location for those uses that dedicate a substantial portion of their area (more than 50 percent) to exterior storage and/or staging areas, and relatively little area to interior showrooms, offices or retail space. The district is intended to include those uses that, by reason of their impact or perceived impact on neighboring uses, are not appropriate in the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection 17.01.050B of this title, as amended.

SERVICE COMMERCIAL INDUSTRIAL – SALES AND OFFICE (SCI-SO)
PURPOSE:
The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection 17.01.050B of this title, as amended.

TECHNOLOGICAL INDUSTRY (TI)
PURPOSE:
The purpose of the TI district is to provide a permanent, year-round employment base, including research and development, technological industries, uses related to the building, maintenance and construction professions, and limited light industry.

TRANSITIONAL (TN)
PURPOSE:
The purpose of the TN district is to provide a buffer zone between residential and business areas within the townsite overly district. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential character of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area, and requiring adequate on-site parking. The term "transitional" does not imply that the properties within the district will be transitioning from residential to business zoning.

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