### City of Hailey

115 MAIN STREET SOUTH

HAILEY, IDAHO 83333

COMMUNITY DEVELOPMENT DEPARTMENT

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

(208) 788-9815

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 4, 2021
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <a href="https://www.gotomeet.me/CityofHaileyPZ">https://www.gotomeet.me/CityofHaileyPZ</a>
Via One-touch dial in by phone: <a href="tel:+15713173122">tel:+15713173122</a>,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**

- **CA1** Adoption of the Meeting Minutes from the December 7, 2020 PZ Hearing. **ACTION ITEM.**
- CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Amatopia, LLC, represented by Galena Engineering, where HAILEY FR SWSE SEC 9 & FR NWNE SEC 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet. A private road, Parcel A, will service the proposed lots, and Parcels B and C will be dedicated as open space to benefit the subdivision. A portion of this parcel is located within the Townsite Overlay (TO) and all of this parcel is located within General Residential (GR) Zoning District. **ACTION ITEM**

### **Public Hearing**

- Consideration of a Design Review Application by Butterfly, LLC, represented by B.Y.L.A. Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is 943 square feet. A detached 1,485 square foot two bay garage is also proposed. This project is located at Lots 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**
- PH 2 Consideration of a Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) within the Light Industrial (LI) Zoning District. ACTION ITEM.

### **New Business**

NB 1 Election of Chair and Vice Chair. 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: January 19, 2021
  - DR Pre App: Airport Inn

# Return to Agenda

## City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT 115 MAIN STREET SOUTH

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

(208) 788-9815

# Meeting Minutes HAILEY PLANNING & ZONING COMMISSION Monday, December 7, 2020 Virtual Meeting 5:30 p.m.

From your computer, tablet or smartphone: <a href="https://www.gotomeet.me/CityofHaileyPZ">https://www.gotomeet.me/CityofHaileyPZ</a>
Via One-touch dial in by phone: <a href="tel:+15713173122">tel:+15713173122</a>,506287589#

Dial in by phone: United States: +1 (571) 317-3122 Access Code: 506-287-589

### **Present**

HAILEY, IDAHO 83333

**Commission:** Richard Pogue, Dan Smith, Janet Fugate, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Jessie Parker

5:30:43 PM Chair Fugate called to order.

<u>5:30:52 PM</u> **Public Comment for items not on the agenda.** No Comment.

### 5:31:34 PM Consent Agenda

- CA 1 Adoption of the Meeting Minutes from the November 16, 2020 PZ Hearing. ACTION ITEM.
- CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Travis and Amanda Catanzaro, represented by Chip Maguire of M.O.D.E., LLC, for a residential remodel to an existing home, a new 728 square foot garage addition and a new 728 square foot accessory dwelling unit, to be located above the garage. This project is located at 516 North 2<sup>nd</sup> Ave (Lots 16-17, N 15' of 18, Block 62, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM
- Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit submitted by UPS for a temporary expansion of the existing building, 610 square feet, which would allow five (5) additional trucks and one temporary restroom facility, 60 square feet, be located at 111 North River Street (Lots 1-7, Block 31, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Hailey Townsite Overlay (TO) Zoning Districts. ACTION ITEM.
- 5:31:49 PM Scanlon motioned to approve CA 1, CA 2 and CA 3. Pogue seconded. All in Favor.

#### **Public Hearing**

- Engineering, where HAILEY FR SWSE SEC 9 & FR NWNE SEC 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet. A private road, Parcel A, will service the proposed lots, and Parcels B and C will be dedicated as open space to benefit the subdivision. A portion of this parcel is located within the Townsite Overlay (TO) and all of this parcel is located within General Residential (GR) Zoning District. ACTION ITEM
- 5:33:17 PM Davis turned floor over to the applicant team. Susan Scovill, introduced herself and the applicant team. Scovill explained there will be 5 residences on the lot with a shared vegetable garden. Scovill explained point is to get people in homes at a lower rate than market rate. Scovill summarized meeting with neighbors and how the project was designed to have minimum impact the neighbors. Scovill summarized energy conservation. Samantha Stahlnecker with Galena Engineering described the location of the project. Stahlnecker explained access with be a dead-end road that would be

accessed off of River Street. Stahlnecker noted the landscape buffer for the adjacent properties. Stahlnecker explained because of shape of the parcel, does not allow for park so applicant team is requesting to pay a park in lieu fee instead. Stahlnecker went on to discuss the private road section. 5:38:34 PM Stahlnecker discussed the utilities location, stating they will have a dead-end water system connecting into River Street and ending at the dead-end of their road. Stahlnecker confirmed will work with the City to finalize the water system. Stahlnecker explained that they will have a private lift system to connecting to the sewer off River street. 5:39:59 PM Ben Young with BYLA explained intent of the subdivision is a lighter touch on the land that will have less of impact than other plans could have had. Young noted existing Evergreen and Aspen trees. Young explained with road location, will lose some trees but looking at replacing those with Evergreens. Young discussed other trees to be added. Young explained believe the snow can be placed within the existing groves of Aspens, discussing other snow storage areas on the project site. 5:43:42 PM Stahlnecker stated she discussed conditions 12, 13 and 14 proposed by staff, Stahlnecker request that the Commission allow the applicant to submit a construction management plan in lieu and combine conditions 12 and 13. Stahlnecker explained goal is to show the intent of the developer wanting to maintain as much of the existing landscaping as possible while working with a goal of having a good final product.

- <u>5:45:31 PM</u> Pogue asked what the estimated square footage size for homes to be built on the lots. Scovill stated they are working for 12-1600 square feet with 2 car garages. Pogue asked if going smaller than what is permitted. Scovill confirmed. Horowitz noted that there is a minimum lot coverage.
- 5:47:02 PM Smith has no questions at this point.
- 5:47:16 PM Stone asked if there is a stop sign where Maple hits the main road. Davis explained there is a stop sign proposed on the west side. Stone asked if this is proposed as part of the project or city project. Davis confirmed as part of the project. Stone asked if the proposed road is 12 feet wide. Stahlnecker explained 12' will be asphalt and remaining will be gravel. Stone asked if the City is satisfied with a Park in Lieu fee. Horowitz explained it is, explaining otherwise end up with a small park that the city is unable to maintain.
- 5:49:39 PM Scanlon asked where the lift station will be located Stahlnecker explained at the bottom North, West side of the road. Scanlon asked I had a build out for this subdivision. Scovill stated not at this time. Scanlon asked there will be a design review committee or build any type of house that they want. Scovill explained they could build what they want. Stahlnecker explained there will be CC&Rs.
- 5:51:19 PM Chair Fugate asked if understood correctly that putting partially fabricated homes on the site. Chair Fugate asked for clarification. Scovill explained no matter the design, would like the houses produced offsite. Chair Fugate asked if there will be a requirement to do that. Scovill stated they are building it. Chair Fugate asked if they would be building to the owner specification and place it onsite. Scovill confirmed.
- **<u>5:53:13 PM</u>** Chair Fugate opened public comment.
- 5:54:25 PM Paula O'Meara, lives to the south of this subdivision in a 3-house subdivision. Their fire lane is larger than what is proposed for this subdivision and their fire lane was the minimum requirement. She would like to have the Fire Chief review this. O'Meara is concerned about the snow storage. O'Meara would like to have some blocking from the new neighborhood. O'Meara did not hear parking places, assuming 2 car garage and 2 spaces outside, that they require four parking spaces. O'Meara would like to understand concept of connecting water to their subdivision.

- 5:58:18 PM Carter Cox, owns two properties that abut this subdivision and did not hear anything about the meeting referenced above earlier, they only received the notice. Cox asked if the CC&Rs would be finalized before the approval of this subdivision. Cox is aware that wildlife is often in this area and wanders if access/movement around the property for wildlife was considered. Cox stated part of the snow storage is up against their property and is wandering how the liabilities are addressed if damage is done to surrounding properties.
- 6:00:10 PM John O'Meara, own properties to the south. O'Meara stated heard two comments 1st that the homes are going to be small designed and placed by developer and other was that it would be left up to the home owners to finish the interiors. O'Meara asked if could end up with a half-completed subdivision. O'Meara asked if the landscape would be completed before the homes are put on the marker to protect them from unfinished properties.
- 6:01:34 PM Carol Melkasian, southwest of the project, stated met with the developer on November 17, 2020 and was told the houses would be three stories high. Melkasian stated they are all single-story homes and the new homes would be looking right in their backyard. Melkasian stated there would be no privacy and seems that it is a bit in excess.
- <u>6:03:03 PM</u> Susan Lidstone, road going down Maple is really narrow with a sharp turn around and if planning on putting snow storage right next to the house does not know how it would work. Lidstone does not understand where the snow is going to go if the plow goes down that road.
- 6:04:24 PM Ryan Thompson, Arbor Heights Subdivision, concerned about the park in lieu curious if there was ever any analysis completed and how that went and how it would impact River Street.

  Thompson noted that River Street is a lot busier than the other projects, and is concerned about parking on River Street in general. Thompson is concerned of the grade of the road going into the subdivision. Thompson explained that is a steep road and being a past firefighter and engineer and it is tough to make that corner. Thompson requested to hear from the Fire Chief that the corner is approved for their equipment.

### 6:07:27 PM Chair Fugate closed public comment.

6:07:41 PM Stahlnecker clarified the process going through right now- not proposing any buildings at this time, property is zoned as General Residential and those zoning requirements will be applicable. Stahlnecker explained only thing applying for is the preliminary plat for the 5 lots. Stahlnecker stated the CC&Rs will not be ready until the plat is recorded. Stahlnecker explained the proposed road is 26 ft wide, 12 ft is paved remaining is gravel but all 26 ft will be plowed. Stahlnecker explained the grade has been designed to the fire code and believes the Fire Marshall has reviewed the plan. Stahlnecker stated the snow storage is based off the City requirements. Stahlnecker does not have answer regarding liability. Stahlnecker stated providing required parking onsite. Stahlnecker explained water main connection and how it will be looped through the proposed lots. Young explained as the lots are developed, will do landscape as they go. Young stated there could be a condition where they do add more landscape to the south side of the property. Young will need to check with the team as to what would be appropriate for additional landscaping. Young explained the snow could be blown instead of plowed, that per city code have to identify areas for snow storage. Scovill explained they do not want to crowd or damage anyone's fences. Scovill explained they tried to reach every neighbor they could for the meeting with the neighbors. Scovill confirmed will work with the neighbors regarding the landscaping. Scovill stated the permitted building height is 35 ft and they are below 30 ft, nowhere near what is allowed. Stahlnecker explained the landscaping in the City Right of Way will be completed prior to recordation. Scovill explained plan to

have zero scaping, lowest impact possible. Scovill explained the exterior will be completed, but if owner would prefer to hold off finishing a bedroom or such that is something they will accommodate. 6:16:37 PM Davis explained the Fire Chief has reviewed these plans and determined that the grade and surface material are sufficient. Davis explained each lot is required to have a total of 4 parking spaces per unit and the applicant has provided this. Davis stated will require the 2 guest parking spaces as a plat note. Horowitz explained the zoning does permit a building height limit of 35 feet. Horowitz explained park in lieu payment, clarifying that is regarding a park not parking. Horowitz explained process of park in lieu fee. Horowitz used Lupine Subdivision park in lieu fee as an example, stating those funds are now being used in park being built in south Woodside. Horowitz stated property owners are required to keep their snow on their property, if there is a legal issue that is not something the City would not get involved. Chair Fugate thanked Horowitz and asked if she had any input on the wildlife question. Horowitz explained that the City does not designate wildlife corridors and unsure of requirements could put in place of this plat. Horowitz noted they have not received any comments from Idaho Fish and Game. 6:22:04 PM Horowitz explained CC&Rs are private contracts, it is not something that is enforced by the City. Horowitz also noted that a design review is not required for this property. Chair Fugate is wandering what it means to have a house that is not complete on the interior. Horowitz explained the items required to be completed before the plat can be recorded. Horowitz summarized permit process and that no one would be permitted to live in the homes until everything has been completed.

- 6:25:03 PM Pogue stated Horowitz summed up his major concern of houses being partially finished. Pogue recommends they think about a 30 ft height requirement, does not see need for three story homes in this area. Pogue stated it seems the Fire Chief has signed off on the project and that he would be interested in what the Tree Committee comes back with. Pogue compliments the owners for keeping the trees they can. 6:26:32 PM Pogue thinks the Park Committee should accept the in-lieu payment for the project. 6:27:43 PM Davis explained this project will not go in front of the Tree Committee as it is a private road, just the Park Committee.
- 6:28:28 PM Smith is acquainted with the O'Meara's and Cox, merely acquaintances. Smith is happy to see the loop in the water system. Smith asked if will have a 10 ft easement for the water line. Stahlnecker confirmed. Smith asked what type of preconstruction system are they anticipating. Scovill stated full timber. Smith encourages applicant to take the comments tonight and try to incorporate them as they can. Smith supports Pogue's comment regarding the Park in Lieu fee. Smith explained he thinks helping to provide additional landscaping would be appreciated by the neighbors. Smith summarized regarding wildlife; they are going to do what they want to do. Smith complimented applicant team for creative development for the odd shape of this property.
- 6:33:02 PM Stone is concerned that the asphalt is only 12 ft wide. Stone asked how we know the full 26 ft will be plowed. Stone is not comfortable with plan to travel on dirt is with two tires in the dirt. Stone asked if will have opportunity to address materials and building height at a future time. Horowitz explained no, a design review is not required. Stone agrees with Richard regarding limiting the height. Stone asked if the Fire Marshall definitely took into consideration the grade and turn. Staff confirmed. Stone complimented staff and applicant team. Stone agrees this is not an appropriate place for a park.
- <u>6:36:36 PM</u> Scanlon agrees with everything that has been said by the commissioners and neighbors. Scanlon agrees there is no place for park on the project site. Scanlon appreciates the infill. Scanlon shares Stone's concern regarding the width of the pavement. Scanlon encourages applicant to use full width of pavement. Scanlon understands concerns regarding height but not sure if can dictate different

than what is permitted by code. Scanlon stated it looks like the applicant is following all code and ordinances in place.

- 6:39:31 PM Chair Fugate stated the energy conservation goals are admired and appreciated. Chair Fugate also appreciates the effort to contact the neighbors prior to the meeting and all the neighbors who made comments tonight. Chair Fugate asked Horowitz to address conditions 12, 13 and 14. Horowitz confirmed staff discussed that construction mitigation plan could work and that they were comfortable in combining conditions 12 & 13. Chair Fugate asked Horowitz what options they have regarding the heights. Horowitz does not know of a standard that would allow them, but if they do, they can proceed. Horowitz explained increase of number of three-story homes in Hailey. Horowitz noted that 26 ft of asphalt is a lot of pavement and that she thinks if the Fire Chief willing to accept a narrower asphalt configuration it could be better for the environment. Horowitz explained the Fire Department will keep track that the road is plowed and that it will be watched very carefully. Chair Fugate thanked Horowitz, explaining that was a concern of hers. Chair Fugate summarized that it does not seem they have any grounds to require a lower height requirement. Chair Fugate agrees with the Park in Lieu fee, she believes the parking is covered and meets the requirements.
- <u>6:45:37 PM</u> Horowitz thanked all neighbors for attending today. Horowitz asked neighbors their input where they would like to see the park in lieu funds spent.
- 6:46:50 PM Chair Fugate summarized that does not see a way to lower the building height requirements and the Fire Chief will ensure the road is plowed. Chair Fugate asked Scovill about the possibility to lower the height. Scovill explained they will do their best not go to the maximum height and that there will be no fences except around the vegetable garden. Stone explained the road concern is not about the fire truck but the people who eventually live in these houses with 2-3 cars there's going to be more commuting in and out than expected. To Stone, if the road is 12 ft wide that is a one-way road. Chair Fugate suggested signage at the corner. Stone suggested widening at least the curve. Stahlnecker and Scovill said they can look into. Scovill would prefer to go all gravel instead of paving 12 ft. Staff and Commission discussed option of going with all gravel if permitted by Fire. Stahlnecker offered to consider all gravel or widening the pavement to 18 ft if not able to go with all gravel. Stone is good with the option. Scanlon believes should go with a minimum of 20ft paved. Smith agrees with Scanlon, that the gravel will end up on River Street. Smith believes an 18 ft to 20 ft wide paved area would be better. Smith stated from a standpoint of trying to maintain a nice clean surface for the neighborhood and people utilizing River Street, believes need to look at something wider. 6:57:41

  PM Pogue believes they would be remised if didn't ask for a wider road, recommending 20 ft.
- 6:58:27 PM Horowitz asked to go back to the building height, asking if possible, compromise of maximum height of 32 for lots boarding the LR zones. Stone asked what the maximum height in LR is. Horowitz stated it is 30ft. Chair Fugate asked Scovill if she would agree with the building height proposal. Scovill agreed. Stahlnecker confirmed Lots 4 & 5 will have maximum building height of 32 ft and Lots 1-3 will have maximum building height of 35 ft. Chair Fugate asked if Commissioners are good with that, all are in favor.
- 7:04:08 PM Chair Fugate agrees with other commissioners regarding widening the asphalt, recommending 18-20 ft. Scovill stated they would consider 16 ft. Chair Fugate asked commissioners if prefer 18 or 20. Pogue 18 ft. Smith 18 ft. Stone 18ft. Scanlon-18ft. All commissioners agreed to 18 ft.
- <u>7:06:13 PM</u> Stone asked for clarification on 12 & 13 conditions. Stone stated it doesn't seem that anyone is working hard to take over Aspens. Davis explained she has a new condition, combining 12 and 13 into a new condition 12. Davis read the new condition 12 Applicant shall submit construction

management plan depicting fencing and/or other protective material that preserve and protect the existing landscape during construction as shown on the landscape plan. Davis moved on to new condition 13 – Private road shall be constructed of a drivable that is 18 ft asphalt. Staff and Commissioner asked Stahlnecker for clarification on condition 14 request. Stahlnecker believes snow storage can be accommodated in the Aspen Trees and is proposing to remove condition 14. Chair Fugate is comfortable with removing condition 14. Stone does not know how snow is plowed into trees. Staff, Applicant and Commissioners continued to discuss snow storage options. Horowitz suggested revised condition 14 to read as Additional snow storage areas shall be designated to account for existing vegetation within snow storage areas. 7:15:33 PM Davis read new condition 16, The maximum building heights for Lots 4 and 5 shall be limited to 32 ft. Applicant is comfortable with changes. Smith thanked everyone attending in person and virtually. Chair Fugate seconded that.

7:18:53 PM Stone motioned to approve the Preliminary Plat Application by Amatopia, LLC, represented by Galena Engineering, wherein Tax Lot 7816, Section 9 & 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet, finding that the application meets all City Standards, and that Conditions (1) through (16) are met. Scanlon 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: January 4, 2021
  - DR: The Roost

Horowitz summarized upcoming projects.

7:22:37 PM Smith motioned to adjourn. Pogue seconded. All in Favor.

# Return to Agenda

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 7, 2020, the Hailey Planning and Zoning Commission approved a Preliminary Plat Application by Amatopia, LLC, represented by Galena Engineering, where Tax Lot 7816, Section 9 & 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet. A private road, Parcel A, will service the proposed lots, and Parcels B and C will be dedicated as open space to benefit the subdivision. A portion of this parcel is located within the Townsite Overlay (TO) and all of this parcel is located within General Residential (GR) Zoning District.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on November 18, 2020 and mailed to property owners on November 17, 2020.

**Background and Application:** Consideration of a Preliminary Plat Application by Amatopia, LLC, represented by Galena Engineering, where Tax Lot 7816, Section 9 & 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet.

This parcel is unique in that only one access point exists and additional access to the site is unachievable due to development of the surrounding parcels and topography of the site.

A private road, Parcel A, will service the proposed lots, and Parcels B and C will be dedicated as open space to benefit the subdivision. The Applicant Team is proposing to pay in-lieu fees for the sidewalk, street trees and bike path along the property frontage (River Street), as well as in-lieu fees for the required park/open space, as outlined in the Hailey Municipal Code.

City Staff and the Commission supported the Applicant's proposal to develop Parcel A as a private street with only one access to the subdivision (more than one access is unachievable). Although said street does not provide access to other abutting neighborhoods, properties and/or arterial streets, the proposed subdivision will appear to be fully integrated into adjacent neighborhoods.

Upon their review and based on public comment at the December 7, 2020 public hearing, the Planning and Zoning Commission recommended for approval to the City Council the Preliminary Plat Application for Amatopia Subdivision, which includes new and/or edits to the Conditions of Approval:

- 1. Asphalt width of private road, Amatopia Way. The street (Parcel A) is proposed to be a private street, 36' in width. The proposed roadway width from edge of asphalt to edge of asphalt is 12'-wide with 7'-wide shoulders, which totals a 26'-wide roadway. The Commission discussed the grade change from the entrance off of River Street to proposed Lot 1, specifically, the Commission shared concerns that the asphalt width of 12' would not be adequate to serve the proposed subdivision. The Commission and Applicant agreed to a proposed roadway width from edge of asphalt to edge of asphalt of 18' in width.
- 2. Snow storage and landscape areas. The Commission discussed the concerns of snow storage within landscaped areas, and subsequently, the potential damage to these areas caused by storing snow. The Commission suggested and the Applicant agreed to either relocate the proposed snow storage areas from existing landscaping areas or account for the existing vegetation within the proposed snow storage areas, as vegetation impacts the amount of snow that can be stored onsite, and snow storage areas may degrade existing landscaping areas over time.

Additionally, to preserve and protect the existing landscaping throughout the construction process, the Commission found and the Applicant agreed to submit a Construction Management Plan that depicts fencing and/or other protective material around any and all existing landscaping proposed to be retained.

3. Maximum Building Height. The proposed subdivision is tucked between developed properties and is zoned General Residential (GR). Within the GR Zoning District, the maximum building height allowed is 35' in height. The developed subdivisions to the south and southwest are zoned Limited Residential (LR-1), and the maximum building height within this district is 30' in height. The Commission discussed whether the maximum building height of the GR Zoning District would negatively impact, or tower over, the surrounding neighborhoods. To reduce these impacts, the Commission and Applicant agreed to reduce the maximum building height on proposed Lot 4 and proposed Lot 5 to 32' in height. All other proposed lots (Lots 1-3) shall comply with regulations as outlined in the GR Zoning District, or have a maximum building height of 35' in height.

**Procedural History:** The project is to be known as Amatopia Subdivision and is located primarily in the General Residential (GR) Zoning District, with a portion of the parcel located in the Townsite Overlay (TO) Zoning District.

The Application was submitted on October 22, 2020 and certified complete on November 9, 2020. A public hearing before the Planning and Zoning Commission was held on December 7, 2020, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

	Standards of Evaluation for a Subdivision						
Co	omplia	ant		Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
$\boxtimes$			17.06.050	Complete Application			
			Department Comments	Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.			
	•		•	Life/Safety: No comments			
				<ul> <li>Water and Wastewater: The Water Division recommends that the following be resolved and/or completed prior to final design:         <ul> <li>The Applicant shall install insulating material (blue board insulation or similar material) to the water service of proposed Lot 1. This has been made a Condition of Approval.</li> <li>The Applicant shall consider construction of a looped water main system. Said system would prevent both the proposed dead end, as well as an existing dead end on the property to the south (see conceptual water main alignment, in red, in image below). The Applicant shall also contact the adjoining property owners and/or Homeowner's Association (to the south) regarding such system and possible connection.</li> </ul> </li> </ul>			

	The Applicant has agreed to construct a looped water system and will work with the Public Works Department to create a system acceptable and compliant with City Standards. This has been made a Condition of Approval.  The Wastewater Division recommends that the following be resolved and/or completed prior to final design:  The City shall have the opportunity, via public easements, to maintain sewer main lines, if necessary; however, the City shall have no obligation to do so.  The service line to proposed Lot 1 shall be perpendicular to the main line.  This has been made a Condition of Approval.  Building: No comments
	Streets: The Streets Division recommends that the following be resolved and/or completed prior to final design:  - Submit a Street Signage Plan  - Submit a Traffic Control and Construction Staging Plan  - Drywell and other construction details shall be provided a final design  The recommendations above have been made Conditions of Approval.  City Arborist: The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations, will be
Incomplete	brought to the Council for review.  Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.  Please refer to the specific standards as noted herein.
16.04.020: Streets:	

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		permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
	Staff Comments	It appears that the proposed street, Parcel A, intersects with River Street at an 85-degree angle. Per the Applicant, this degree is proposed to retain as much vegetation along the southern property boundary as possible. The Public Works Department will review this again at final design, but initially, has no concerns with the Applicant's proposal at this time.
		The Commission found the Applicant's request appropriate, and that this standard has been met.
	Е.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
	Staff Comments	The street (Parcel A) within the subdivision is proposed as a private street. In some locations, radii proposed for the private street are larger than 500', less in other locations.
		Deflections and curve radii will be further analyzed by the City Engineer at final design. The Applicant is requesting that, Pursuant Section 16.05.010:  Minimum Improvements Required, the City Engineer and City Council will allow for larger radii to act similar to that of straight streets with slight curvature.
		The Commission found the Applicant's request appropriate, and that this standard has been met.
	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
	Staff Comments	The private street, Parcel A, proposed is 36' in width, which is consistent with Title 18.
	G.	The Commission found that this standard has been met.  Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
	Staff Comments	The proposed street (Parcel A) is proposed to be a private street, 36' in width. The proposed roadway width from edge of asphalt to edge of asphalt is 12'-wide with 7'-wide shoulders, which totals a 26'-wide roadway. The Commission discussed the grade change from the entrance off of River Street to proposed Lot 1, specifically, the Commission shared concerns that the asphalt width of 12' would not be adequate to serve the proposed subdivision. The Commission found that the proposed roadway width from

$\boxtimes$				edge of asphalt to edge of asphalt of 18'-wide to be appropriate. This has
				been made a Condition of Approval.
$\square$				The Commission found that this standard has been met.
<u> </u>			H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not
				generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1%
				(total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No
				excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of
				where the excess grade decreases to a 2% slope.
		-	Staff	The private road, Parcel A, is proposed to have a grade of seven (7) percent
			Comments	for approximately 60'. No additional excess grade is proposed.
				,, ,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
				The Commission found that this standard has been met.
$\boxtimes$	П	П	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of
		_		adequate size and number to contain any runoff within the streets in the
				subdivision in conformance with the applicable Federal, State and local regulations.
				The developer shall provide copies of state permits for shallow injection wells
				(drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES
				General Permit for Storm water Discharge from Construction Activity" for all
				construction activity affecting more than one acre.
		•	Staff	Drywells are proposed along all public streets and appear to be spaced
			Comments	adequately to accommodate runoff. The Applicant will also complete an EPA
				NPDES General Permit for Stormwater Discharge from Construction Activity
				prior to the commencement of construction.
				The Commission found that this standard has been met.
$\boxtimes$			J.	Signage: The developer shall provide and install all street and traffic control signs in
		-	C+#	
				Condition of Approval.
				The Commission found that this standard has been met
	$\neg$		К.	
				for public use, except as provided herein. New street names (public and private)
				shall not be the same or similar to any other street names used in Blaine County.
			Staff	The proposed street name, Amatopia Way, has been approved by City Staff
			comments	and by Blaine County. The proposed subdivision name has also been
				approved by the Blaine County Assessor.
$\vdash$				
$\boxtimes$			L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling
1				are allowed at the sole discretion of the Council, except that no Arterial or Major
		ļ		
			Comments L.	shall not be the same or similar to any other street names used in Blaine Cour The proposed street name, Amatopia Way, has been approved by City S and by Blaine County. The proposed subdivision name has also been approved by the Blaine County Assessor.  The Commission found that this standard has been met.  Private Streets:  Private streets may be allowed (a) to serve a maximum of five (5) residential dv units, (b) within Planned Unit Developments, or (c) within commercial develop in the Business, Limited Business, Neighborhood Business, Light Indu Technological Industry, and Service Commercial Industrial districts. Private streets

				minimum total width of 36 feet, shall be constructed to all other applicable City
				Standards including paving, and shall be maintained by an owner's association.
			Staff	The proposed private street, Parcel A (Amatopia Way) will serve five (5)
			Comments	residential dwelling units. Parcel A is 36' in width and will be maintained by
				the Homeowners Association. Please refer to Section 16.04.020 (A) for
				further details.
				The Commission found that this standard has been met.
		$\boxtimes$	L. 2.	Private streets, wherever possible, shall provide interconnection with other public
			Staff	streets and private streets.  N/A. Due to development of the surrounding area and topography, the
			Comments	
				private street, Parcel A, connects to River Street only. Additional access
				and/or secondary access is unachievable.
				The Commission found that this standard has been met
			L. 3.	The Commission found that this standard has been met.  The area designated for private streets shall be platted as a separate parcel
$\boxtimes$	ΙШ		L. 3.	according to subsection 16.04.060C below. The plat shall clearly indicate that the
				parcel is unbuildable except for public vehicular and public pedestrian access and
				ingress/egress, utilities or as otherwise specified on the plat.
			Staff	The proposed private street, Parcel A (Amatopia Way) will serve five (5)
			Comments	residential dwelling units. Parcel A is 36' in width and will be maintained by
				the Homeowners Association. It shall be noted on that plat that Parcel A be
				unbuildable except for vehicular access and public pedestrian access, and
				ingress/egress, and utilities. This has been made a Condition of Approval.
				ingress, egress, and admites this has been made a contained by approval
				The Commission found that this standard has been met.
$\boxtimes$			L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue",
				"Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not
			Staff	be named.
			Comments	The proposed private street will serve five (5) dwelling units. The proposed
				street name, Amatopia Way, has been approved by City Staff and by Blaine
				County. The proposed subdivision name has also been approved by the
				Blaine County Assessor.
	+-	_	1	The Commission found that this standard has been met.
$\boxtimes$	ΙШ		L. 5.	Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage
				easement representing not less than twenty-five percent (25%) of the improved
				area of the private street. Private street snow storage easements shall not be
				combined with, or encumber, required on-site snow storage areas.
			Staff	It appears that the private street has adequate and unencumbered snow
			Comments	storage areas, which represents no less than 25% of the improved area of
				the private street.
				That said, the Commission discussed the need to either relocate the proposed
				snow storage areas from existing landscaping areas or account for the
				existing vegetation within the proposed snow storage areas, as vegetation
				impacts the amount of snow that can be stored onsite, and snow storage
				areas may degrade existing landscaping areas over time. This has been
				made a Condition of Approval.
1	1	I		made a condition of Approval.

			The Commission found that this standard has been met.
		L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
		Staff	The subdivision is proposing a 36'-wide private street (Parcel A), to be known
		Comments	as Amatopia Way. The Applicant shall provide two (2) additional guest parking spaces for each lot. These spaces may be located: a) within the residential lot (e.g., between the garage and the roadway); b) as parallel spaces within the street parcel or easement adjacent to the travel lanes; c) in a designated guest parking area; or d) as a combination thereof. This will be reviewed for compliance upon submittal of individual Building Permits. This has been made a Condition of Approval.
			The Commission found that this standard has been met.
		M.	Driveways:
		M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
		Staff Comments	At this time, the Applicant is proposing that each dwelling unit have one (1) driveway access. No shared driveways are proposed. Driveways will meet City Standards and further details will be provided at the time of Building Permit submittal.  The Commission found that this standard has been met.
$\boxtimes$	П	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the
			following minimum roadway widths:  a) Accessing one residential unit: twelve feet (12')  b) Accessing two residential units: sixteen feet (16')  No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
		Staff Comments	No driveway materials are proposed at this time, but shall conform to this standard.
			The Commission found that this standard has been met.
$\boxtimes$		M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
		Staff	It appears that no driveway exceeds 150' in length. More details are needed
		Comments	with regard to proposed driveways. Please refer to Section 16.04.020(M) for further details.

				The Commission found that this standard has been met.
$\boxtimes$			M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained
				by an owner's association, or in accordance with a plat note.
			Staff Comments	At this time, the Applicant is proposing that each dwelling unit have one (1)
			Comments	driveway access. No shared driveways are proposed. Driveways will meet City
				Standards and further details will be provided at the time of Building Permit submittal.
				The Commission found that this standard has been met.
$\boxtimes$			M. 5.	The area designated for a driveway serving more than one dwelling unit shall be
				platted as a separate unbuildable parcel, or as a dedicated driveway easement.  Easements and parcels shall clearly indicate the beneficiary of the easement or
				parcel and that the property is unbuildable except for ingress/egress, utilities or as
				otherwise specified on the plat. A building envelope may be required in order to
				provide for adequate building setback.
			Staff Comments	Please refer to Section 16.04.020(M) for further details. The Commission found
				that this standard has been met.
$\boxtimes$			M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall
				be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			Staff	Driveways will not impact existing infrastructure and appear compatible with
			Comments	existing and planned residential units. Please refer to Section 16.04.020(M)
				for further details.
				The Commission found that this standard has been met.
		$\boxtimes$	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff	The proposed private street, Parcel A, is 36' in with and complies with the IFC
			Comments	Requirements for fire access to interior lots. No parking access lanes are
				proposed.
				F -F
	<u> </u>			The Commission found that this standard has been met.
$\boxtimes$			0.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other
				applicable codes and ordinances.
			Staff	The proposed private street, Parcel A, is 36' in width (drivable surface that is
			Comments	26' in width, with 12' of asphalt and 14' of gravel (7'-wide shoulders)) and
				complies with the IFC Requirements for fire access to interior lots.
				That said, the Commission discussed the grade change from the entrance off
				of River Street to proposed Lot 1, specifically, the Commission shared
				concerns that the asphalt width of 12' would not be adequate to serve the
				proposed subdivision. The Commission found that the proposed roadway
				width from edge of asphalt to edge of asphalt of 18'-wide to be appropriate.
				This has been made a Condition of Approval.
	<u> </u>			The Commission found that this standard has been met.
16.04	4.030	: Side	walks and [	Orainage Improvements

Co	omplia	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Sidewalks and drainage improvements are required in all zoning districts and shall
$\boxtimes$			'"	be located and constructed according to applicable City standards, except as
				otherwise provided herein.
			Staff	The Applicant is requesting to pay an in-lieu fee for the required sidewalks
			Comments	along the property frontage (River Street).
				along the property frontage (river street).
				The Commission found that any sidewalk in-lieu fees be applied toward the
				River Street design, which includes the construction or installation of
				-
				sidewalks, bike path, street trees, and curb and gutter. Two cost estimates to determine the final amount of the River Street design in-lieu payment
				(sidewalk, bike path, street trees, and curb and gutter) shall be provided.
				Pursuant Section 16.05.010 of the Hailey Municipal Code, the Applicant shall
				pay the in-lieu payment prior to City Council review of Final Plat. This has
				been made a Condition of Approval.
				The Commission found that this standard has been met.
			B.	The length of sidewalks and drainage improvements constructed shall be equal to
$\boxtimes$			]	the length of the subject property line(s) adjacent to any public street or private
				street.
			Staff	Please refer to Section 16.04.030(A) for further details. The Commission
			Comments	found that this standard has been met.
$\boxtimes$	П	П	C.	New sidewalks shall be planned to provide pedestrian connections to any existing
				and future sidewalks adjacent to the site.
			Staff	Please refer to Section 16.04.030(A) for further details. The Commission
			Comments	found that this standard has been met.
		$\boxtimes$	D.	Sites located adjacent to a public street or private street that are not currently
				through streets, regardless whether the street may provide a connection to future
				streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff	N/A. Please refer to Section 16.04.030(A) for further details and/or
			Comments	comments noted by City Staff. The Commission found that this standard has
				been met.
		$\boxtimes$	E.	The requirement for sidewalk and drainage improvements are not required for any
-				lot line adjustment.
			Staff Comments	N/A. The Commission found that this standard has been met.
16.04	4.040	: Alley	s and Easer	nents
	omplia	-		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
		$\boxtimes$	A. 1.	Alleys shall be provided in all Business District and Limited Business District
-				developments where feasible.
			Staff	N/A, as no alleys are proposed. The Commission found that this standard has
			Comments	been met.
		$\boxtimes$	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff	N/A, as no alleys are proposed. The Commission found that this standard has
	<u>L</u>	<u></u>	Comments	been met.
			A. 3.	All alleys shall be dedicated to the public or provide for public access.

		Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
	$\boxtimes$	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
		Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
		A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
		Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
	$\boxtimes$	A. 6.	Dead-end alleys shall not be allowed.
		Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
	$\boxtimes$	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
		Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.  Easements. Easements, defined as the use of land not having all the rights of
$\boxtimes$		B.	ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
$\boxtimes$		B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
		Staff Comments	Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:  1. A 10'-wide Public Utility Easement along all property frontages.  2. A Drainage Easement on proposed Lot 4.  3. A 20'-wide Access Easement on proposed Lots 1 and 2 (to benefit Lots 1 and 2 for future driveway).  4. Snow Storage Easements, which have been delineated on Civil Plans. Please refer to Section 16.04.040 (B)3 for further details.  The Commission found that this standard has been met.
	$\boxtimes$	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage

				or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River.  Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			Staff	N/A, as no natural resource, riparian area, hazardous area or other
			Comments	limitation requires an easement for the proposed subdivision. The
				Commission found that this standard has been met.
			B. 3.	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			Staff Comments	Snow storage easements have been delineated on the Civil Plans. The site
			Comments	plan proposed approximately 15,520 square feet of hardscape (private road,
				parking and pedestrian areas). 25% of this (3,880 square feet) is required for snow storage. 3,888 square feet of snow storage is shown.
	4.050 omplia	: Block	City Code 16.04.050	The Commission found that this standard has been met. That said, the Commission discussed the need to either relocate the proposed snow storage areas from existing landscaping areas or account for the existing vegetation within the proposed snow storage areas, as vegetation impacts the amount of snow that can be stored onsite, and snow storage areas may degrade existing landscaping areas over time. This has been made a Condition of Approval.  The Commission found that this standard has been met.  Standards and Staff Comments  City Standards and Staff Comments  Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			Staff	All proposed blocks are shown on the Preliminary Plat. The Commission
			Comments	found that this standard has been met.
16.04	1.060	: Lots		
Co	mplia	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
		$\boxtimes$	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum
				standards for lots in the District in which the subdivision is planned. The City will
				generally not approve single-family residential lots larger than one-half (1/2) acre
				(21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half
				(1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included
				as a plat note. District regulations are found in the Zoning Chapter.
		$\boxtimes$	A.	If lots are more than double the minimum size required for the zoning district, the
				Developer may be required to arrange lots in anticipation of future re-subdivision

			and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
		Staff Comments	N/A, as no proposed lots are more than double the minimum size required for the zoning district (General Residential).
			The proposed subdivision is tucked between developed properties and is zoned General Residential (GR). Within the GR Zoning District, the maximum building height allowed is 35' in height. The developed subdivisions to the south and southwest are zoned Limited Residential (LR-1), and the maximum building height within this district is 30' in height. The Commission discussed whether the maximum building height of the GR Zoning District would
			negatively impact, or tower over, the surrounding neighborhoods. To reduce these impacts, the Commission found the maximum building height on proposed Lot 4 and proposed Lot 5 to be 32' in height. This has been made a Condition of Approval.
			The Commission found that this standard has been met.
		В.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel
		Ct off	provided must be landscaped to provide a buffer between the street and the lot(s).
		Staff Comments	N/A, as no double frontage lots are proposed. The Commission found that this standard has been met.
$\boxtimes$		C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly
		Staff Comments	designated as such on the plat.  Open space is delineated (Parcels B and C); no unbuildable lots are proposed.  The Commission found that this standard has been met.
		D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where
		Staff Comments	parcels do not have street access, such as parcels adjacent to the ITD right-of-way.  N/A, as no flag lots are proposed. The Commission found that this standard has been met.
$\boxtimes$		E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
		Staff Comments	It appears that all proposed lots have adequate street frontage off of the proposed private street, Amatopia Way. All proposed lots have lot widths greater than 50'.
			The Commission found that this standard has been met.

Amatopia Subdivision Preliminary Plat
Tax Lot 7816, Section 9 & 16, T2N, R 18E (235 West Maple Street)
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16.04.070	: Orde	Staff Comments	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.  N/A, as only a small portion (private street) is located within the Townsite Overlay (TO) Zone District. The Commission found that this standard has been met.
Complia	nt		Standards and Staff Comments
Yes No	N/A	City Code	City Standards and Staff Comments
	$\boxtimes$	Α.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
		Staff Comments	N/A, as no phasing is proposed. The Commission found that this standard has been met.
		B. Staff	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
		Comments	N/A, as no phasing is proposed; therefore, no Phasing Agreement is required.  The Commission found that this standard has been met.
		Staff Comments	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:  a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements on property frontages. d) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance. a) Provision of on-site or off-site street or intersection improvements. N/A b) Provision of other off-site improvements. To reduce the consumption of and impact to municipal services, City Staff suggests that the following irrigation restrictions be applied: i. For lots less than or equal to 8,500 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf. ii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

Amatopia Subdivision Preliminary Plat
Tax Lot 7816, Section 9 & 16, T2N, R 18E (235 West Maple Street)
Hailey Planning and Zoning Commission
Findings of Fact – January 4, 2021
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Yes		N/A	City Code	City Standards and Staff Comments
	mplia	-		Standards and Staff Comments
16.04	1.090	: Cuts,	Fills, Gradi	ng and Drainage
			Comments	proposed. The Commission found that this standard has been met.
			Staff	N/A, as it appears no perimeter walls, gates or landscape berms are
			_	previously existing (original) grade.
				also not allow any perimeter landscape berm more than 3' higher than the
				This regulation does not prohibit fences on or around individual lots. The City shall
				includes any type of perimeter wall or gate that restricts access to the subdivision.
		$\boxtimes$	16.04.080	The City of Hailey shall not approve any residential subdivision application that
Yes	No	N/A	City Code	City Standards and Staff Comments
	mplia			Standards and Staff Comments
16.04	1.080	: Perir	neter Walls	, Gates and Berms
			Comments	found that this standard has been met.
			Staff	N/A, as no contiguous parcel is owned by the Applicant. The Commission
				included in the subdivision.
				The commission and council may require that any or all contiguous parcels be
				<ol> <li>Development shall avoid easements and hazardous or sensitive natural resource areas.</li> </ol>
				6. Grading and drainage shall be appropriate to the Contiguous Parcels.
				5. Park land shall be most appropriately located on the Contiguous Parcels.
				designed in the most effective layout feasible.
				4. Other utilities including power, telephone, cable, and gas shall be
				<ol> <li>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</li> </ol>
				space, public lands, or other destinations.  3. Water main lines and sewer main lines shall be designed in the most
				ways and provide an interconnected system to streets, parks and green
				2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle
				pedestrian traffic.
				system and shall be adequate to accommodate anticipated vehicular and
				criteria and make appropriate findings of fact:  1. Streets, whether public or private, shall provide an interconnected
				approved. The Commission and Council shall evaluate the following basic site
				the contiguous parcels, an area development plan shall be submitted and
		$\boxtimes$	D.	When the developer of contiguous parcels proposes to subdivide any portion of
				The Commission found that this standard has been met.
				ongoing maintenance of Amatopia Subdivision.
				(as outlined in the draft CC & Rs) will be established to address
				g) Provisions for ongoing maintenance. A Homeowner's Association
				north, south, east and west) have all been developed.
				to improve flooding conditions onsite. Adjacent properties (to the
				and/or incorporation of roads, swales and drywells are anticipated
				f) Construction of flood control canals or devices. The construction
				proposed will be developed as part of the subdivision.
				e) Provision of public service facilities. All public utilities and services
				requesting to pay in-lieu fees for parks and/or green space. Please refer to Section 16.04.110 for further details.
				d) Dedication or provision of parks or green space. The Applicant is
				N/A
				c) Dedications and/or public improvements on property frontages.

		Staff Comments	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.  The site is unique in topography. No floodplain exists and the parcel is currently vacant.  Per the Applicant, the proposed grading is designed to provide adequate vehicular and emergency vehicle access while minimizing the impact to the existing topography.  The Commission found that this standard has been met.
	$\boxtimes$	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
		Staff Comments	At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.  The Commission found that this standard has been met.
		A. 2.  Staff Comments	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:  a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.  Preliminary grading, drainage, landscaping, street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein.  The Commission found that this standard has been met.
		В.	Design Standards: The proposed subdivision shall conform to the following design standards:
		Staff Comments	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.  The proposed road grading has been designed for minimal cuts and fills. Any and all excess material removed for the road base will be disposed of onsite where possible.  The Commission found that this standard has been met.
	$\boxtimes$	B. 2. Staff Comments	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.  N/A, as none exist onsite.

			Staff Comments	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.  Erosion control and re-vegetation shall be included in final design.  The Commission found that this standard has been met.
$\boxtimes$			B. 4.	Where cuts, fills or other excavation are necessary, the following development
				standards shall apply:
			Staff Comments	<ul> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</li> <li>Proposed grading appears to meet standards; further review shall take place during final design.</li> </ul>
				The Commission found that this standard has been met.
			Staff Comments	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.  A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design.
				Additionally, the Applicant will complete all applicable EPA permitting prior
				to construction.
46.63				The Commission found that this standard has been met.
			lay Districts	
	mplia		<u> </u>	Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			Α.	Flood Hazard Overlay District:
		$\boxtimes$	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.

			Staff	N/A, as the proposed subdivision is not located within the Flood Hazard
			Comments	Overlay District. The Commission found that this standard has been met.
		$\boxtimes$	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have
				designated building envelopes outside the Flood Hazard Overlay District to the
			CI. II	extent possible.
			Staff Comments	N/A, as the proposed subdivision is not located within the Flood Hazard
	-			Overlay District. The Commission found that this standard has been met.
	Ш	$\boxtimes$	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have
			Staff	designated building envelopes.  N/A, as the proposed subdivision is not located adjacent to the Big Wood
			Comments	River or its tributaries. The Commission found that this standard has been
				met.
		$\boxtimes$	В.	Hillside Overlay District:
				-
Ш	Ш	$\boxtimes$	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			Staff	N/A, as the proposed subdivision is not located within the Hillside Overlay
			Comments	District. The Commission found that this standard has been met.
			B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated
		$\boxtimes$	J. 2.	building envelopes outside the Hillside Overlay District shall have designated
			Staff	N/A, as the proposed subdivision is not located within the Hillside Overlay
			Comments	District. The Commission found that this standard has been met.
$\boxtimes$			В. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is
				required before any development occurs.
			Staff	The Applicant shall obtain a Site Alteration Permit prior to any development
			Comments	occurring. This has been made a Condition of Approval. The Commission
				found that this standard has been met.
16.04	4.110	: Park	s, Pathways	and Other Green Spaces
Co	omplia	nt		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
E 41	110	,		Darks and Dathways: Unlace athornica provided ayon; subdivision shall set aside a
			Α.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or
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			Staff Comments	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.
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			Staff Comments	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.  Parks:  The developer of any subdivision, or any part thereof, consisting of three (3) or
			Staff Comments  A. 1.	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.  Parks:  The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential
			Staff Comments  A. 1.	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.  Parks:  The developer of any subdivision, or any part thereof, consisting of three (3) or
			Staff Comments  A. 1.	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.  Parks:  The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the
			Staff Comments  A. 1.	Park and/or Pathway(s) in accordance with standards set forth herein.  The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.  Parks:  The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general

	P = x multiplied by .0277
	"P" is the Parks contribution in acres
	"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.
Staff Comments	Mathematical calculations of this formula for the submitted plat result in the following requirements:
	<b>Project Buildout with Number of Units:</b> Project Buildout: 5 x .0277 = .138 acres (6,011 square feet)
	The Applicant is proposing to pay in-lieu fees for the required park space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.
	The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.
	Additionally, the Applicant is proposing to retain several patches of existing trees, as shown on the Planting Plan, as well as incorporate a variety of new trees throughout the subdivision. The proposed trees are as follows (see image below):
	<ul> <li>Seven (7) Autumn Blaze Maple Trees</li> <li>Three (3) Douglas Fir Trees at 12" caliper</li> </ul>
	<ul> <li>Three (3) Spruce Trees at 16" caliper</li> <li>Five (5) Subalpine Fir Trees between 8" and 12" caliper</li> </ul>

			The Commission further discussed the need to either relocate the proposed snow storage areas from existing landscaping areas or account for the existing vegetation within the proposed snow storage areas, as vegetation impacts the amount of snow that can be stored onsite, and snow storage areas may degrade existing landscaping areas over time.  Additionally, to preserve and protect the existing landscaping throughout the construction process, the Commission found that the submittal of a Construction Management Plan that depicts fencing and/or other protective material around any and all existing landscaping proposed to be retained to be appropriate.
			The above have been made a Conditions of Approval.
			The Commission found that this standard has been met.
		A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
		Staff	N/A, as the subdivision is located within the General Residential (GR) Zone
		Comments	District. The Commission found that this standard has been met.
П	$\boxtimes$	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide
		Staff	pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
		Comments	N/A, as no paths are located on the property to be subdivided or on City property adjacent to the proposed project. The Commission found that this standard has been met.
		В.	<ul> <li>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <ul> <li>a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</li> <li>b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</li> <li>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</li> <li>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</li> </ul> </li> </ul>

		Ctaff	N/A TI C
		Staff Comments	N/A. The Commission found that this standard has been met.
		C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
		Staff Comments	The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.  The Commission found that this standard has been met.
		D.	Minimum Requirements:
$\boxtimes$		D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
		Staff Comments	The Applicant is proposing Parcel C as private green space to benefit the subdivision. The parcel will be maintained by the Homeowners Association, which will be drafted in the CC & Rs.
		D. 2. Staff Comments	The Commission found that this standard has been met.  Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.  N/A, as no neighborhood park is proposed as this time. That said, the Applicant is proposing to pay in-lieu fees for the park/open space. The Commission found that this standard has been met.
		D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.  N/A, as no mini park is proposed at this time. The Commission found that
		Comments	this standard has been met.
		D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
		Staff Comments	N/A, as no park/cultural space is proposed at this time. The Commission found that this standard has been met.
	$\boxtimes$	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board.

		Staff Comments	Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.  N/A, as no pathways are proposed at this time. The Commission found that this standard has been met.
		E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
		E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
		Staff Comments	Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.
$\boxtimes$		E. 2.	Shall provide safe and convenient access, including ADA standards.
		Staff Comments	Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.
		Staff Comments	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.  No gates or restricted access are proposed. Parcels B and C are proposed as open space to benefit the subdivision.
			The Commission found that this standard has been met.
	$\boxtimes$	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
		Staff Comments	N/A, as the Applicant is requesting to pay in-lieu fees to satisfy the requirement for a park/open space. The Commission found that this standard has been met.
	$\boxtimes$	E. 5. Staff	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.  N/A, as the Applicant is requesting to pay in-lieu fees to satisfy the
		Comments	requirement for a park/open space. The Commission found that this standard has been met.
		E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
		Staff Comments	N/A, as the Applicant is requesting to pay in-lieu fees to satisfy the requirement for a park/open space. The Commission found that this standard has been met.

	$\boxtimes$	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
	$\boxtimes$	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
		Staff Comments	N/A, as no pathways are proposed and the Applicant is requesting to pay in- lieu fees for sidewalks along the property frontage (River Street).
	$\boxtimes$	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
		Staff Comments	N/A, as no pathways are proposed and the Applicant is requesting to pay in- lieu fees for sidewalks along the property frontage (River Street). The Commission found that this standard has been met.
		G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
$\boxtimes$		G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
		Staff Comments	Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.
		G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
		Staff Comments	N/A. Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.
	$\boxtimes$	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
		Staff Comments	N/A, as minimal private green space is proposed (Parcels B and C only).  These parcels will be developed to benefit the subdivision.  The Commission found that this standard has been met.
$\boxtimes$		G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
		Staff Comments	Draft C.C. & Rs will be submitted. Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.
			The Commission found that this standard has been met.
		Н.	In-Lieu Contributions:
$\boxtimes$		Н. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
		Staff Comments	The Applicant is proposing to pay in-lieu fees for the required park and/or open space. City Staff and the Commission are supportive of the Applicant's proposal to pay in-lieu fees. That said, the Commission would like to see any and all in-lieu fees be apportioned to an area or park near the proposed subdivision.  The Parks and Lands Board is scheduled to meet and discuss the project on December 16, 2020. Any and all recommendations will be brought to the Council for review.

				The Commission found that this standard has been met.
			H. 2.  Staff Comments	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.  The location identified to be appraised is the subject project for the proposed subdivision, comprising of proposed Lots 1 – 5, Block, Amatopia Subdivision (Tax Lot 7816, Section 9 & 16, T2N, R 18E). The Applicant shall have the parcel (1.4 acres) appraised. In-lieu fees will be assessed based on appraisal. This has been made a Condition of Approval.
				The Commission found that this standard has been met.
			н. з.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	The Applicant shall submit a list of costs for park improvements, which includes, but is not limited to, acquisition, construction and all related costs. This shall be submitted for approval by the Parks and Lands Board prior to their meeting on December 16, 2020. This has been made a Condition of Approval.
				The Commission found that this standard has been met.
			H. 4.  Staff Comments	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.  All fees paid in-lieu of park dedication will be segregated by the City Treasurer, as required.  The Commission found that this standard has been met.
16.05	5: lm	prover	ments Requi	ired:
	mplia	•		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to
				construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.

		1	l	
			Staff Comments	The Applicant intends to construct all necessary infrastructure, if the project is approved.
				That said, the Applicant is requesting the allowance of an alternative to Section 16.04.020: Streets, which includes intersection road centerline minimum radii. Please refer to Section 16.04.020 for further details.
				The Commission found the Applicant's request appropriate, and that this standard has been met.
$\boxtimes$			Α.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the preconstruction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			Staff Comments	This standard will be met.
			В.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			Staff Comments	This standard will be met.
$\boxtimes$			C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			Staff Comments	This standard will be met.
16.05	5.020	: Stree		ks, Lighting, Landscaping
			16.05.020 Staff	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chipseal streets and alleys within one year of construction.  All public infrastructure shall meet City specifications. No street lights are
			Comments	proposed at this time.  The Commission found the Applicant's request appropriate, and that this standard has been met.
			A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)

Staff Comments	Any and all proposed street cuts shall be per this standard and shall be
	approved by the Streets Division prior to construction.
	All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings,
	Specifications and Procedures. This has been made a Condition of Approval.
	The Commission found that this standard has been met.
В.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
Staff Comments	Street names and signage are proposed. All proposed street names have been reviewed and approved by the City and the Assessor's Office. A Street Signage Plan will be needed. This has been made a Condition of Approval.
C.	The Commission found that this standard has been met.  Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.
Staff Comments	N/A, as no street lights are shown and/or proposed. The Commission found that this standard has been met.
er Connectio	ons
16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer
	connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
Staff Comments	Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.  Other recommendations and/or comments made by the Wastewater Division include:  - The City shall have the opportunity, via public easements, to maintain sewer main lines, if necessary; however, the City shall have no obligation to do so.  - The service line to proposed Lot 1 shall be perpendicular to the main line.  This has been made a Condition of Approval.  The Commission found that this standard has been met.
	Staff Comments er Connection 16.05.030

4.0.0						
16.05.040: Water Connections						
			Staff Comments	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.  Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be		
				approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.  Other recommendations and/or comments made by the Water Division		
				<ul> <li>include:         <ul> <li>The Applicant shall install insulating material (blue board insulation or similar material) to the water service of proposed Lot 1. This has been made a Condition of Approval.</li> <li>The Applicant shall consider construction of a looped water main system. Said system would prevent both the proposed dead end, as well as an existing dead end on the property to the south (see conceptual water main alignment, in red, in image below). The Applicant shall also contact the adjoining property owners and/or Homeowner's Association (to the south) regarding such system and possible connection.</li> </ul> </li> </ul>		

				The Applicant has agreed to construct a looped water system and will work with the Public Works Department to create a system acceptable and compliant with City Standards. This has been made a Condition of Approval.  The Commission found that this standard has been met.
		$\boxtimes$	В.	Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating
				material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and
				the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A, as this project is not within the Townsite Overlay (TO) District. The
				Commission found that this standard has been met.
16.05	5.050	: Draii	nage	
$\boxtimes$			16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number
				to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)
			Staff	Drainage details have been submitted. Review of drainage calculations will
			Comments	take place during final design. Design appears to be sufficient for anticipated
				runoff.
				The Commission found the Applicant's request appropriate, and that this
				standard has been met.
16.05	5.060	: Utili	ties	
$\boxtimes$			16.05.060	Utilities: The developer shall construct each and every individual service
				connection and all necessary trunk lines, and/or conduits for those improvements,
				for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			Staff	Utilities will be constructed and installed underground. Additional utility
			Comments	company comment and engineering details will be required at final design.

		1	1	T	
				The Commission found the Applicant's request appropriate, and that this	
				standard has been met.	
16.05	5.070	: Park	s, Green Spa	ace	
$\boxtimes$			16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.	
			Staff Comments	Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.	
16 0	5 080	)· Insta	llation to Sr		
16.05.080: Installation to Specifications; Inspections					
$\boxtimes$			16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized	
				representative. The minimum construction requirements shall meet City Standards	
				or the Department of Environmental Quality (DEQ) standards, whichever is the	
				more stringent.	
			Staff	An inspection schedule will be established for any/all components at final	
			Comments	design. All infrastructure must meet City of Hailey specifications and will be	
				further evaluated in greater detail at final design. The inspection process of	
				the proposed public improvements shall include materials testing to ensure	
				the compliance with the Hailey Municipal Code.	
				, , ,	
				The City will need to select an inspector, to be paid for by the Applicant, for	
				all water, sewer, and roadway infrastructure during construction.	
				The Commission found the Applicant's request appropriate, and that this	
				standard has been met.	
16.05	5.090	: Com	pletion; Insp	pections; Acceptance	
$\boxtimes$	ΤП		A.	Installation of all infrastructure improvements must be completed by the	
				developer and inspected and accepted by the City prior to signature of the plat by	
				City representatives, or according to a phasing agreement. A post-construction	
				conference shall be requested by the developer and/or contractor and conducted	
				with the developer and/or contractor, the City engineer, and appropriate City	
			C: "	departments to determine a punch list of items for final acceptance.	
			Staff Comments	This standard shall be met.	
		$\boxtimes$	B.	The developer may, in lieu of actual construction, provide to the City security	
				pursuant to Section 3.3.7, for all infrastructure improvements to be completed by	
				developer after the final plat has been signed by City representatives. (Ord. 1191,	
				2015)	
			Staff	N/A, as completion of all major infrastructure by the Developer is preferred	
			Comments	over bonding. The Commission found that this standard has been met.	
16.05	5.100	: As B	uilt Plans an	d Specifications	
$\boxtimes$			16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any	
ات:				improvements installed by the developer, three (3) sets of "as-built plans and	
				specifications" certified by the developer's engineer shall be filed with the City	
			o. "	engineer. (Ord. 1191, 2015)	
			Staff Comments	As built drawings will be required. This standard will be met.	
	1	l	Comments	1	

Amatopia Subdivision Preliminary Plat Tax Lot 7816, Section 9 & 16, T2N, R 18E (235 West Maple Street) Hailey Planning and Zoning Commission Findings of Fact – January 4, 2021 Page | 30

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

The following are suggested Conditions of Approval for Amatopia Subdivision:

#### **General Conditions:**

- 1) All Fire Department and Building Department requirements shall be met.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 7) Prior to construction, the Applicant shall submit the following:
  - i. A Site Alteration Permit
  - ii. A Storm Water Pollution Prevention Plan (SWPPP)
  - iii. An Erosion Control Plan

### Streets and Right-of-Ways:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
  - i. The Applicant shall submit a Street Signage Plan at final design.
  - ii. The Applicant shall submit a Traffic Control Plan and Construction Staging Plan at final design.
  - iii. Two cost estimates to determine the final amount of the River Street design in-lieu payment (sidewalk, bike path, street trees, curb and gutter) shall be provided. Pursuant Section 16.05.010 of the Hailey Municipal Code, the Applicant shall pay the in-lieu payment prior to City Council review of Final Plat.
  - iv. Drywell and other construction details shall be provided at final design.
  - v. Plat Note No. 3 shall be modified to read, "Parcel A shall be dedicated as a private road parcel to be owned and maintained by the Homeowner's Association. Parcel A shall be unbuildable except for vehicular access and public pedestrian access, and ingress/egress, and utilities".
  - vi. The Applicant shall provide two (2) additional guest parking spaces for each lot. These spaces may be located: a) within the residential lot (e.g., between the garage and the roadway); b) as parallel spaces within the street parcel or easement adjacent to the travel lanes; c) in a designated guest parking area; or d) as a

Amatopia Subdivision Preliminary Plat
Tax Lot 7816, Section 9 & 16, T2N, R 18E (235 West Maple Street)
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combination thereof. This will be reviewed for compliance upon submittal of individual Building Permits.

#### Water and Wastewater:

- 9) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
  - i. The installation of insulating material (blue board insulation or similar material) to the water service of proposed Lot 1.
  - ii. The construction of a looped water main system. Said system would prevent both the proposed dead end, as well as an existing dead end on the property to the south. The Applicant shall also contact the adjoining property owners and/or Homeowner's Association (to the south) regarding such system and possible connection.
  - iii. The City shall have the opportunity, via public easements, to maintain sewer main lines, if necessary; however, the City shall have no obligation to do so.
  - iv. The service line to proposed Lot 1 shall be perpendicular to the main line.

#### Parks and Open Space:

- 10) The Applicant shall have the parcel (1.4 acres) appraised as required by Section 16.04.110 of the Hailey Municipal Code, the in-lieu fees shall be paid prior to recordation of the Final Plat.
- 11) The Applicant shall submit a list of costs for park improvements, which includes, but is not limited to, acquisition, construction and all related costs. This shall be submitted for approval by the Parks and Lands Board prior to their meeting on December 16, 2020.

#### Other:

- 12) The Applicant shall submit a Construction Management Plan depicting fencing and/or other protective material that preserves and protects the existing landscaping from damage during the construction process, as shown on the Planting Plan.
- 13) Additional snow storage areas shall be designated and shall account for the existing vegetation within snow storage areas.
- 14) The following shall be added as a plat note:

"The following turf landscape restrictions apply:

- i. For lots less than or equal to 8,500 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
- ii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
- iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent".
- 15) The private road shall be constructed of an asphalt surface that is 18' in width.

Amatopia Subdivision Preliminary Plat Tax Lot 7816, Section 9 & 16, T2N, R 18E (235 West Maple Street) Hailey Planning and Zoning Commission Findings of Fact – January 4, 2021 Page | 32

16) The maxim	num building height for Lo	ot 4 and Lot 5 shall be limited to 32° in height.
Signed this	day of	_, 2021.
Janet Fugate, Plani	ning & Zoning Commission	n Chair
Attest:		
 Jessie Parker, Com	 munity Development Ass	sistant

# Return to Agenda



#### STAFF REPORT

# Hailey Planning and Zoning Commission Regular Meeting of January 4, 2021

**To:** Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

**Overview:** Consideration of a Design Review Application by Butterfly, LLC, represented by BYLA

Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is approximately 943 square feet. A detached 1,485 square foot garage

is also proposed.

Hearing: January 4, 2021

Applicant: Butterfly, LLC, represented by Chase Gouley of Ben Young Landscape Architects (BYLA)

**Location:** 1911 Lear Lane (Lot 2D, Block 3, Airport West Subdivision #2)

**Zoning**: SCI – Industrial (SCI-I) Zoning District

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 16, 2020 and mailed to property owners within 300 feet on December 16, 2020.

**Application:** The Applicant is proposing a new mixed-use development consisting of two (2) live-work units, each unit is approximately 943 square feet in size. A detached 1,485 square foot garage (two bay) is also proposed. The Applicant is proposing to construct the kitchen, bath and entry patio on the first floor, and bedroom and bathroom on the second floor. a Granary, shed, silo and four (4) storage/garage units. Access will be off of Mercure Lane and Lear Lane, both private streets.

**Procedural History:** The Design Review Application was submitted on December 1, 2020 and certified complete on December 17, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on January 4, 2021, via Go To Meeting and in the Hailey City Council Chambers.

	General Requirements for all Design Review Applications						
C	omplia	nt	Standards and Staff Comments				
Yes	No	N/A	City Code	City Standards and Staff Comments			
$\boxtimes$			17.06.050	Complete Application			
			Department	Engineering: No concerns			
			Comments	Life/Safety: No concerns			
				Water and Sewer: No concerns			

				Building: No concerns	
				Streets: No concerns	
				Landscaping: No concerns	
$\boxtimes$			17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.	
			Staff Comments	No signage is proposed at this time. If signage is proposed, a Sign Permit Application shall be submitted and approved, and all signage shall conform to City Regulations.	
$\boxtimes$			17.09.040 On- site Parking Req.	See Section 17.09.040 for applicable code.	
			Staff Comments	The Hailey Municipal Code requires one and a half (1.5) parking spaces per unit for mixed-use developments. Two (2) live-work units are proposed; therefore, three (3) onsite parking spaces are required. The site plan shows a total of six (6) onsite parking spaces: a two-bay garage and four (4) parking spaces, one (1) of which is designated as ADA.	
	<u> </u>		17.08C.040	Parking requirements for the proposed project are met.	
			Outdoor Lighting Standards	<ul> <li>17.08C.040 General Standards</li> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol> <li>Overlighting;</li> <li>Energy waste;</li> <li>Glare;</li> <li>Light Trespass;</li> <li>Skyglow.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ul>	
				Staff Comments	The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached.

	Bulk Requirements  Staff Comments	Zoning District: SCI-Industrial (SCI-I)  Maximum Height: 35' Setbacks:  • Front yard: 10' • Side yards: 10' • Rear yard: 10' • Lot Coverage: 70%  Maximum Building Height: 35' Proposed Building Height for Garage: 17' Proposed Building Height for Live-Work Units: 23'-7"  Proposed Setbacks:  • Front Yard (Lear Lane): 41'-4" • Side Yard (Merlin Loop): 10'-5" • Side Yard (Mercure Lane): 13' • Rear Yard (West): 10'  Proposed Lot Coverage: • 1,685 square feet (Proposed Footprint of Live-Work Units + Garage) / 13,839 square foot lot = 13%  All setback, building height, and lot coverage requirements have been met.
	17.06.070(A)1 Required Street Improvements Required Staff Comments	No sidewalk exists along the eastern side of Merlin Loop, which includes the property frontage of the project. The Applicant is proposing to remove the existing turf within the public right-of-way and replace it with native grasses. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths. These pathways meander through the site,

				connecting one building to another. That said, a sidewalk in-lieu fee should be discussed for the property frontage of Merlin Loop. This has been made a Condition of Approval.
		$\boxtimes$	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.
De	esign	Revie	w Requiremo	ents for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey
			17.06.080(A)	1, items (a) thru (n)
	ompli			Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
			17.06.080(A) 1a	<ul> <li>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</li> </ul>
			Staff Comments	The buildings align nicely with the lot lines and maximize western and southern sun exposure. Exterior spaces surround the proposed buildings, creating open and usable areas for residents. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths. These pathways meander through the site, connecting one building to another, and connecting the buildings to the private streets, Lear Lane and Mercure Lane, and provide safe access to and from the buildings.
			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	With the exception of three (3) street trees within the public right-of-way, no plant material or landscaping currently exists onsite. A Landscape Plan has been prepared (Sheets L3.0), which provides a Plant Material List for proposed landscaping. The Plant Material List includes:  - 2 Douglas Fir Trees at 16' to 18' in size  - 8 Tor Birch Leaf Spirea at 5 gallons each  - 800 square feet of assorted perennials

			TOTAL  WAND COMPANY  WAND COMP
$\boxtimes$		17.06.080(A)	c. Site circulation shall be designed so pedestrians have safe access to and
		1c Staff	through the site and to building.  Site circulation has been designed to keep vehicular access to Lear Lane and
		Comments	Mercure Lane, and parking onsite. Circulation of the site includes construction of a
			five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths.
			These pathways meander through the site, connecting one building to another,
		17.06.080(A)	<ul> <li>and connecting the buildings to the private streets, Lear Lane and Mercure Lane.</li> <li>Building services including loading areas, trash storage/pickup areas and utility</li> </ul>
		Staff Comments	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.  No loading areas are proposed and/or needed. Trash bins and recycling are located along the west side of the garage bays, and will be screened by a perforated aluminum screen.

			17.06.080(A)	e. Where alleys exist, or are planned, they shall be utilized for building services.
$\boxtimes$			1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	The garage bays and trash/recycling enclosure are located off of the private
				street, Mercure Lane.
			17.06.080(A) 1f	<ul> <li>f. Vending machines located on the exterior of a building shall not be visible from any street.</li> </ul>
			Staff Comments	N/A, as none are proposed or existing.
			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.)
				<ul> <li>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</li> <li>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</li> </ul>
			Staff	from the sidewalk adjacent to the street.
			Comments	The onsite parking areas are located off of the private streets, Mercure Lane and Lear Lane. Parallel parking is located in front of the live-work units and off of Lear Lane. The garage bays and two (2) additional onsite parking spaces are located off of Mercure Lane. The entrance of each unit is clearly visible and parking does not
			47.00.000(4)	dominate the building frontage.
			17.06.080(A) 1h	<ul> <li>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.</li> </ul>
			Staff	Four (4) parking spaces (two bay garage and two onsite spaces) can be accessed
			Comments	off of Mercure. Two (2) parallel spaces, one of which is an accessible space, can be
	+		47.06.000(4)	accessed off of Lear Lane.
			17.06.080(A) 1i	<ol> <li>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.</li> </ol>
			Staff Comments	The site plan proposes 2,963 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (740 square feet) is required; 1,013 square feet
				of snow storage is proposed. The snow storage areas also appear to be
				accessible to all types of snow removal vehicles and are not less than 25% of
			17.06.080(A)	the improved parking, vehicle and pedestrian areas. j. Snow storage areas shall not be less than 25% of the improved parking and
			1j	vehicle and pedestrian circulation areas.
			Staff Comments	Please refer to Section 17.06.080(A) 1i for further details.
$\boxtimes$			17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	The proposed snow storage area is greater than 10'-wide.
		$\boxtimes$	17.06.080(A) 1l	<ol> <li>Hauling of snow from downtown areas is permissible where other options are not practical.</li> </ol>
			Staff Comments	N/A, as this parcel is not located downtown.
			17.06.080(A) 1m	<ul> <li>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.</li> </ul>
			Staff Comments	Snow storage areas do not impede parking or pedestrian areas.

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$\boxtimes$			17.06.080(A) 1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.		
			Staff Comments	Snow storage areas are shown in native grass landscaped areas.		
2. Buil	ding [	Design	: 17.06.080(/	A) 2, items (a) thru (m)		
Compliant		Standards and Staff Comments				
Yes			City Code City Standards and Staff Comments			
$\boxtimes$			17.06.080(A) 2a	<ul> <li>The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</li> </ul>		
			Staff	The live-work units, or Homeworks, incorporate unique designs and will be		
			Comments	complementary to the surrounding buildings and area. The garage is designed to		
				be compatible with The Granary and Lightworks projects, located to the north and		
				east of the subject parcel.		
		$\boxtimes$	17.06.080(A) 2b	b. Standardized corporate building designs are prohibited.		
			Staff Comments	N/A, as no standardized corporate design will be utilized.		
$\boxtimes$			17.06.080(A) 2c	c. At ground level, building design shall emphasize human scale, be		
			Staff	pedestrian oriented and encourage human activity and interaction.		
			Comments	The buildings feature large entry windows and doors, a front patio, and balcony to help break up the mass of the buildings and encourage human interaction.		
				help break up the mass of the ballangs and encourage numan interaction.		
				Additionally, the live-work units are located on the same parcel, approximately		
				eleven (11) feet apart. Native grasses and gravel pathways surround the units to		
				further encourage human activity and interaction.		
$\boxtimes$		П	17.06.080(A)	d. The front façade of buildings shall face the street and may include design		
			2d	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	Various design features are shown on the front façade and around the proposed		
			Comments	buildings: horizontal wooden siding, large windows in black, and balconies with		
				simple detailing. The natural colors of the wood tones will harmonize with the		
				existing structures. Furthermore, the proposed buildings will complement the		
				existing nearby structures of Lightworks and the Granary. Materials and design		
				features have been chosen to create a cohesive design among the three		
				developments.		
				SIDING PRECEDENT SIDING COLOR WINDOW PRECEDENT WINDOW COLOR WOOD FENCE PRECEDENT ROOF BALLAST		
		$\boxtimes$	17.06.080(A) 2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.		
			Staff Comments	N/A, as there are no plans for future additions or renovations.		
$\boxtimes$			17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.		
			Staff	A variety of materials are proposed: the proposed buildings will be sided with		
			Comments	horizontal wood siding in natural hues. All exterior doors and windows to be a		

			metal finish brushed in black. Please refer to the Materials Sample Board, colored
			elevations and elevation sheets for exact materials and locations.
		17.06.080(A) 2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
		Staff Comments	The proposed exterior colors and materials are compatible with the surrounding area. The natural colors of the wood tones will harmonize with the existing structures. Furthermore, the proposed buildings will complement the existing nearby structures of Lightworks and the Granary. Materials and design features have been chosen to create a cohesive design among the three developments.
$\boxtimes$		17.06.080(A) 2h	h. Flat-roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
		Staff Comments	The proposed live-work units incorporate flat roofs and are two (2) stories in height. The garage, though single story, also incorporates a flat roof. Each unit incorporates a balcony, front patio, and large entry windows.
		17.06.080(A) 2i	<ul> <li>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: <ol> <li>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 thirty (30) degrees of true south.</li> <li>ii) South facing windows with eave coverage. At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</li> <li>iii) Double glazed windows.</li> <li>iv) Windows with Low Emissivity glazing.</li> <li>v) Earth berming against exterior walls</li> <li>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ol></li></ul>
		Staff Comments	The buildings proposed minimize energy consumption by incorporating the following throughout the project: - South facing windows are shown on the proposed mixed-use buildings.

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			- All windows will be double glazed or with low emissivity glazing Solar panels are also proposed on the south wall of the proposed garage/storage building.
$\boxtimes$		17.06.080(A) 2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
		Staff Comments	The roof design incorporates snow rails to retain snow. Additionally, the roof has been designed for water to drip into gutters that are then piped into onsite drywells.  A  ROOF SNAME BUD DIAME GOINT TO DOWN STOUT MICHAEL BUTTER & A USHINAN SCHEEN, MICHAEL STOUT MICHAEL BUTTER & A USHINAN SCHEEN, MICHAEL BUTTER & MICHAEL BUTTE
$\boxtimes$		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	Gutters are shown on the proposed buildings. Gutters drain to onsite drywells, which are located in landscape areas. Please reference Section 17.06.080(A)2j for further details.

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			2l through facilities shall have a minimum roof pitch of three to twelve be consistent with the colors, material and architectural design used principal building(s).	
			Staff Comments	N/A, as none are proposed.
		$\boxtimes$	17.06.080(A) 2m	<ul> <li>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.</li> </ul>
			Staff Comments	N/A, as no signage is proposed at this time.
3. Acc	essory	/ Struc	tures, Fence	s and Equipment/Utilities: 17.06.080(A) 3, items (a) thru (i)
Co	mplian	t		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.080(A) 3a	<ul> <li>Accessory structures shall be designed to be compatible with the principal building(s).</li> </ul>
			Staff Comments	The garage/storage buildings are accessory, and are designed with similar materials, which are compatible with the principal buildings.
$\boxtimes$			17.06.080(A)	b. Accessory structures shall be located at the rear of the property.
			3b	a. Accessory structures may be considered in a location other than the
				rear on sites determined to have characteristics that prevent location at the rear of the site.
			Staff Comments	The proposed garage is located off of the private drive, Mercure Lane. It is tucked behind the proposed live-work units and surrounding by landscaping.
$\boxtimes$			17.06.080(A) 3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff	Screening walls are proposed at the project entrance (Lear Lane and Merlin Loop
			Comments	and at the corner of Lear Lane and Mercure Lane. Reclaimed wood will be utilized
				and screening height will be approximately six (6)) feet in height.
$\boxtimes$			17.06.080(A) 3d	<ul> <li>Walls and fencing shall not dominate the buildings or the landscape.</li> <li>Planting should be integrated with fencing in order to soften the visual impact.</li> </ul>
			Staff Comments	The proposed screening walls are compatible with the proposed buildings, and other surrounding buildings, and do not dominate the site features (i.e., landscaping, buildings, etc.).
			17.06.080(A) 3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	N/A, as no roof projects or roof-mounted mechanical equipment are proposed.
			17.06.080(A) 3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	N/A, as no hardware associated with alternative energy sources are proposed.
		$\boxtimes$	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	N/A, as no ground-mounted mechanical equipment are shown or proposed at this time.
$\boxtimes$			17.06.080(A) 3h	h. All service lines into the subject property shall be installed underground.
			Staff Comments	All services and utilities will be installed underground.
		$\boxtimes$	17.06.080(A) 3i	i. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	N/A, as no appurtenances are proposed at this time.
4. Land	dscapi	ing: 17	'.06.080(A) 4	l, items (a) thru (n)
Coi	mplian	it		Standards and Staff Comments
Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.080(A) 4a	<ul> <li>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.</li> </ul>
			Staff Comments	Plant materials proposed are native to the area and are intended to complement the surrounding landscaping of Lightworks and the Granary. The native palette includes:
				- 2 Douglas Fir Trees at 16' to 18' in size
				- 8 Tor Birch Leaf Spirea at 5 gallons each
				- 800 square feet of assorted perennials
				- 8,300 square feet of native grasses
$\boxtimes$			17.06.080(A) 4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	The proposed plant species are native and hardy to the Zone 4 environment.
			17.06.080(A) 4c	c. At a minimum, a temporary irrigation system that fully operates for at least two (2) complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	Existing trees and plant material will be irrigated throughout the construction process. All proposed plant material will be irrigated once installed. No Irrigation Plan has been submitted; however, the Applicant can further describe, if necessary.
			17.06.080(A) 4d  Staff Comments	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) shall be at least three-inch (3") caliper, and twenty percent (20%) shall be at least two- and one-half inch (2½") caliper and a maximum of twenty percent (20%) of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.  The Landscape Plan has been thoughtfully integrated into the hardscape and the building design. The parcel is located within the SCI-I Zone District; however, for
				further details on said plan, please reference Section 17.06.080(A)1b.
			17.06.080(A) 4e	<ul> <li>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.</li> </ul>

			Staff Comments	N/A, as permanent landscaping is proposed.
		$\boxtimes$	17.06.080(A) 4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	N/A, as the parcel is located within the SCI-I Zone District.
			17.06.080(A) 4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
				Storm water runoff will be retained onsite and directed toward landscape areas.
		17.06.080(A) 4h	<ul> <li>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).</li> </ul>	
			Staff Comments	The proposed landscaping will be maintained to ensure the project appears in a healthy, clean condition. Although no Maintenance Plan has been submitted, the Applicant can further describe, if necessary.
		$\boxtimes$	17.06.080(A) 4i Staff	<ul> <li>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</li> <li>N/A, as no retaining walls are proposed.</li> </ul>
		$\boxtimes$	Comments 17.06.080(A) 4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	N/A, as no retaining walls are proposed.
			17.06.080(A) 4k	<ul> <li>Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4") or terraced with a three foot (3') horizontal separation of walls.</li> </ul>
			Staff Comments	N/A, as no retaining walls are proposed.
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐				
			Staff Comments	N/A, as no retaining walls are proposed.
			17.06.080(A) 4m	<ul> <li>m. Retaining walls over twenty-four inches (24") high may require railings or planting buffers for safety.</li> </ul>
			Staff Comments	N/A, as no retaining walls are proposed.
			17.06.080(A) 4n	<ul> <li>n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen (16) inches wide.</li> </ul>
			Staff Comments	N/A, as no retaining walls are proposed.
		Non-R		ditional Design Review Requirements for all Buildings located within the LI, SCI, TI or A Zoning Districts
1. Site	e Plan	ning:	17.06.080(0	C) 1, items (a) thru (c)
Co	ompliar			Standards and Staff Comments
Yes	Yes No N/A City Code City Standards and Staff Comments			

			17.06.080(C) 1a	vehicular circulation and access, parking, and drainage.			
	Staff Comments			The adjoining parcels, Lightworks and the Granary, have been considered when			
			Comments	planning Homeworks. The proposed exterior colors and materials are compatible			
				with the surrounding area. The natural colors of the wood tones will harmonize			
				with the existing structures. Materials and design features have been chosen to			
				create a cohesive design among the three developments. Vehicular circulation,			
				access and parking all complement the surrounding uses.			
$\boxtimes$			17.06.080(C) 1b	b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements			
			10	are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.			
			Staff	Site circulation has been designed to keep vehicular access to Lear Lane and			
			Comments	Mercure Lane, and parking onsite. Circulation of the site includes construction of a			
				•			
				five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths.  These pathways meander through the site, connecting one building to another,			
				and connecting the buildings to the private streets, Lear Lane and Mercure Lane.			
				Additionally, the adjoining parcels utilize Lear Lane and Mercure Lane as ingress,			
				egress and parking, which have been thoughtfully designed to facility the ease of			
				vehicular movement between properties.			
$\boxtimes$		П	17.06.080(C)	c. Vehicle circulation, parking and loading shall not block pedestrian access ways.			
			1c				
			Staff Comments	No pedestrian access ways are blocked by vehicular circulation, parking and			
			Comments	loading.			
1. Acc							
	cessor	y Use	s: 17.04L.03	30.03 (D), items (1) thru (5)			
	cessor ompliar		s: 17.04L.03	30.03 (D), items (1) thru (5)  Standards and Staff Comments			
			s: 17.04L.03				
Co	ompliar	nt		Standards and Staff Comments			
Yes	ompliar No	nt	City Code 17.04L.030.0	Standards and Staff Comments  City Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal			
Yes	ompliar No	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0	Standards and Staff Comments  City Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1 Staff Comments	Standards and Staff Comments  City Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2	Standards and Staff Comments  City Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2	Standards and Staff Comments  City Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane)			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2 Staff Comments	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).			
Yes	ompliar   No 	nt	City Code 17.04L.030.0 3(D)1  Staff Comments 17.04L.030.0 3(D)2  Staff Comments	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).  3) Each ADU shall have designated ground floor storage space for the			
Yes	ompliar No	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2 Staff Comments	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).  3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and			
Yes	ompliar No	nt	City Code 17.04L.030.0 3(D)1 Staff Comments 17.04L.030.0 3(D)2 Staff Comments 17.04L.030.0 3(D)3	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).  3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and screened.			
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Yes 🖂	ompliar No	nt	City Code 17.04L.030.0 3(D)1  Staff Comments 17.04L.030.0 3(D)2  Staff Comments  17.04L.030.0 3(D)3  Staff Comments	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).  3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and screened.  Tenant storage space has been identified within the garage area. The space is covered and secure, and can be accessed via a separate door per space.			
Yes	ompliar No	nt	City Code 17.04L.030.0 3(D)1  Staff Comments 17.04L.030.0 3(D)2  Staff Comments  17.04L.030.0 3(D)3  Staff	Standards and Staff Comments  D. Accessory Dwelling Units (ADUs), provided the following criteria are met:  1) There shall not be more than one ADU per unit within a principal building.  There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.  2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.  The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).  3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and screened.  Tenant storage space has been identified within the garage area. The space is			

		Staff	This will be made a Condition of Approval.	
		Comments	2	
$\boxtimes$		17.04L.030.0	5) An ADU shall not be sold as a condominium or a separate legal parcel	
		3(D)5	from the principal building.	
		Staff	This will be made a Condition of Approval.	
		Comments	3 11	

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

Design Review: Homeworks 1911 Lear Lane (Lot 2D, Block 3, Airport West Subdivision #2) Hailey Planning Zoning Commission – January 4, 2021 Staff Report – Page 15 of 15

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to Section 17.08C.010 of the Hailey Municipal Code.
- f) The Applicant shall pay a sidewalk in-lieu fee for the property frontage of Merlin Loop. This payment shall be made prior to issuance of a Certificate of Occupancy.
- g) 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.
- h) 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.
- i) The residential units shall be owner or employee-occupied, and shall not be sold separately.
- j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- k) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.

## **Motion Language:**

**Approval:** Motion to approve the Design Review Application submitted by Butterfly, LLC, represented by BYLA Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is approximately 943 square feet. A detached 1,485 square foot garage is also proposed. The project is to be located in the SCI Industrial (SCI-I) Zoning District, 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 Hailey Municipal Code, Title 17 and Title 18, and City Standards, provided Conditions (a) through (k) are met.

<b>Denial:</b> Motion to deny the Design Review Application submitted by Butterfly, Landscape Architects, for a new mixed-use development consisting of two (2) is approximately 943 square feet. A detached 1,485 square foot garage is also	live-work units, each unit
to be located in the SCI Industrial (SCI-I) Zoning District, finding that Commission should cite which standards are not met and provide the reason standard is not met].	<del></del>
Continuation: Motion to continue the public hearing to [Comdate].	nmission should specify a

# **HOMEWORKS**

A SUSTAINABLE WORK/LIVE PROJECT

1911 LEAR LANE | HAILEY, ID | 83333

CITY OF HAILEY DESIGN REVIEW SET

#### **GENERAL NOTES**

1. <u>Design Intent</u>: These drawings represent the general design intent to be implemented on-site. Contractor shall be responsible for contacting the Landscape Architect for any additional clarification or details necessary to accommodate site conditions or architectural details.

2. Contractor Coordination: Each contractor shall coordinate and otherwise integrate work with that of others in and efficient and timely manner, so as to provide the owner with a well-constructed, easily maintainable project. Each Contractor shall notify others at least two working day in advance of completing, covering, or exposing work to be installed by others.

3. Contractor's Job Site Conditions: Contractor agrees to assume sole and complete responsibility for site conditions during construction, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the Landscape Architect harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the Landscape Architect

 Composite Base Sheet: The proposed improvement shown on these drawing are superimposed on a base sheet. This base sheet is compiled from the topographic survey, other architectural and/or Engineering documents, and other data as made available to the Landscape Architect. This base sheet information is shown in half tone on the plans. The Landscape Architect shall not be held liable for changes, inaccuracies, omissions, or other errors on these documents. The composite base sheet is provided as an aid only and the contractor shall be responsible for reviewing these documents and incorporating/integrating all construction as required to accommodate same.

The base sheet source for these drawings is: Lot 2E Airport West Subdivision Ph II\_TOPO, prepared by Galena Engineering, dated 18 October 2018)

5. Utilities: Prior to construction, the Contractor is responsible for contacting the Utility Companies involved and requesting a visual verification of the location of their underground facilities. Excavation is defined as being 18 or more inches in depth below the existing surface. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, location and

depths of such underground utilities. However, the consultant can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities, nor for the existence of other buried objects or utilities which are not shown on these drawings

6. <u>Tree Protection and Maintenance Requirements</u>: All trenching within the dripline of existing trees to remain, shall be by hand, with care taken not to cut or damage roots over 1-inch diameter. Trees to remain shall be fenced with temporary fencing, such as steel stakes (max. 5 feet O.C.) with wire mesh fabric (6x6 open), chainlink or similar, height to be 5 feet minimum.

7. The Contractor shall be responsible for the protection of all existing survey monuments or markers 8. The Contractor shall maintain all existing drainage and sewer facilities within the construction area

9. Shop Drawings: Contractor shall submit shop drawings, to Landscape Architect for review and sustom materials/details at least one week prior to ordering materials or beginning construction.



Sheet Description	Sheet No.
Landscape	
Cover	L1.0
Survey	L2.0
Project Overview	L3.0
Construction Management	L3.1
Grading Plan	L4.0
Landscape Schedule	L5.0
Architecture	
Homeworks Roof and Floor Plans	A2.0
Garage/Storage Roof and Floor Plans	A2.1
Homeworks Sections	A3.0
Garage/Storage Sections	A3.1
Homeworks Elevation Views	A6.0
Homeworks Elevations	A6.1
Garage/Storage Elevation Views	A6.2
Garage/Storage Elevations	A6.3

#### VICINITY MAP



#### SITE LOCATOR



#### GENERAL PROJECT INFO.

OWNER

PROPERTY ADDRESS

HAILEY, ID 83333

TAX ASSESSOR PARCEL NO. RPH040000302D0

LEGAL DESCRIPTION

AIRPORT WEST SLIR #2 LOT 2D BLK 3

ZONING SCI INDUSTRIAL (SCI-I)

BUILDING HEIGHT

GARAGE/STORAGE:

SETBACKS AND EASEMENTS

ORDINANCE SUMMARY

5' WIDE BUILDING SETBACK

MERCURE LANE:

26' WIDE ACCESS AND UTILITY EASEMENT

21' WIDE PARKING & STORM DRAINAGE EASEMENT

PROPOSED LOT COVERAGE
MIXED-USE PROPOSED FOOTPRINT #1: 471.42 SF

MIXED LISE DRODOSED ECOTORINT #2: 471 42 SE

TOTAL LOT COVERAGE: 13% ALLOWED: 70%

#### BUILDING CODE

HOMEWORKS

1, 2012 IBC. 2012 IRC (NOTE: 2015, IF ADOPTED)

2A. BUILDING OCCUPANCY (LOWER COMMERCIAL FLOORS): F-1 MODERATE FACTORY, F-2 LOW HAZARD FACTORY, B BUSINESS

2B. BUILDING OCCUPANCY (UPPER RESIDENTIAL FLOOR):

R-3 RESIDENTIAL

3. CONSTRUCTION TYPE: VB - NON RATED

4. STORIES: 2 STORIES 5. FOOTPRINT: 471 42 SE

6. TOTAL BLDG SF: 942.84

GARAGE/STORAGE UNITS

1 2012 IBC (NOTE: 2015 IE ADOPTED

2. BUILDING OCCUPANCY: S-1 STORAGE 3. CONSTRUCTION TYPE: VR - NON RATED

4. STORIES: 1 STORY

5. FOOTPRINT: 742.50 SF

#### TEAM CONTACTS

PROPERTY OWNER/CLIENT

PO BOX 1285 (208) 726-8088

LANDSCAPE ARCHITECT

BYLA LANDSCAPE ARCHIT 323 LEWIS STREET KETCHUM ID 83340

ARCHITECT

VITAL INK ARCHITECTURE JOLYON SAWREY 3930 WOODSIDE BLVD. HAILEY, ID 83333

CONTRACTOR/BUILDER

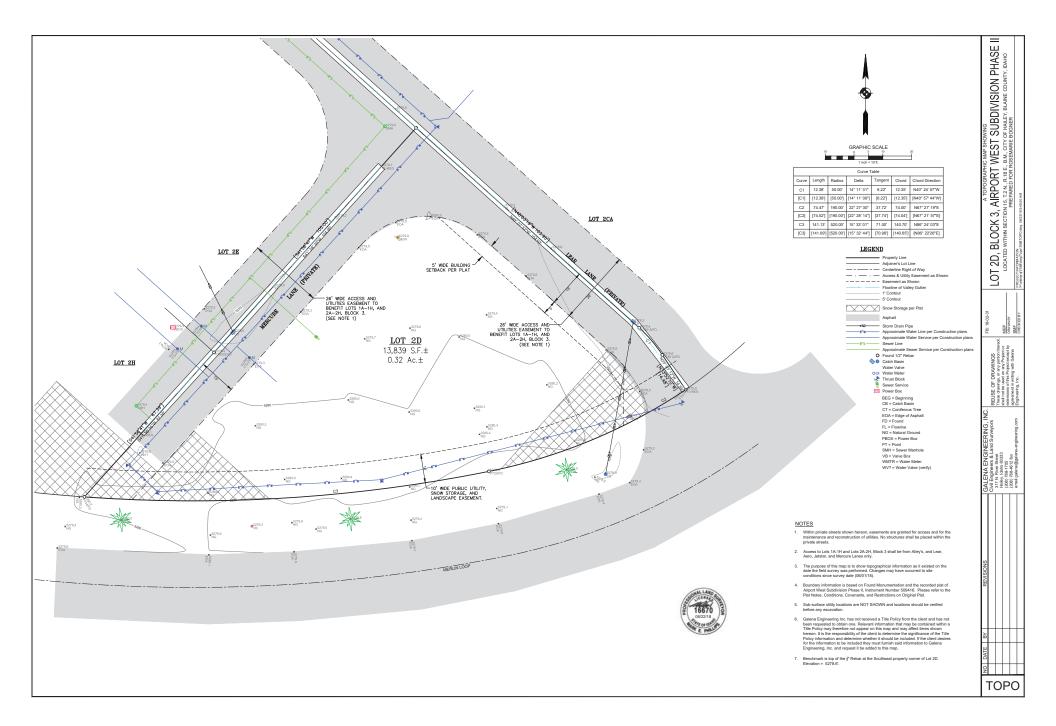
1911 LEAR LANE, HAILEY, ID 83333 SIGN REVIEW **OMEWORKS** ш 

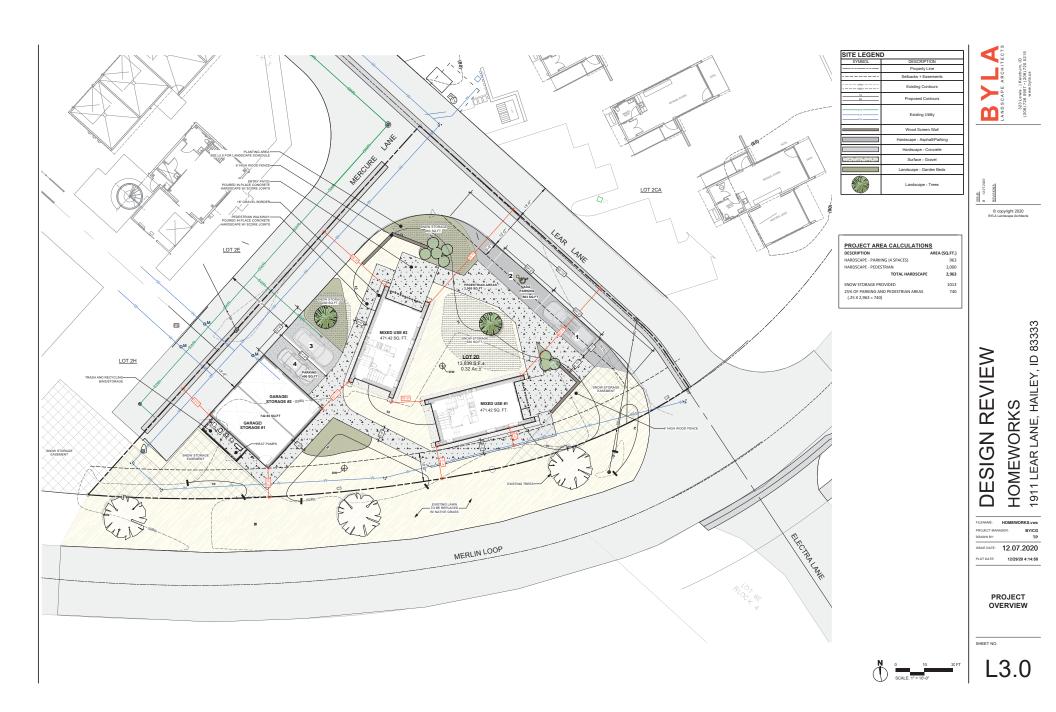
HOMEWORKS.vwx

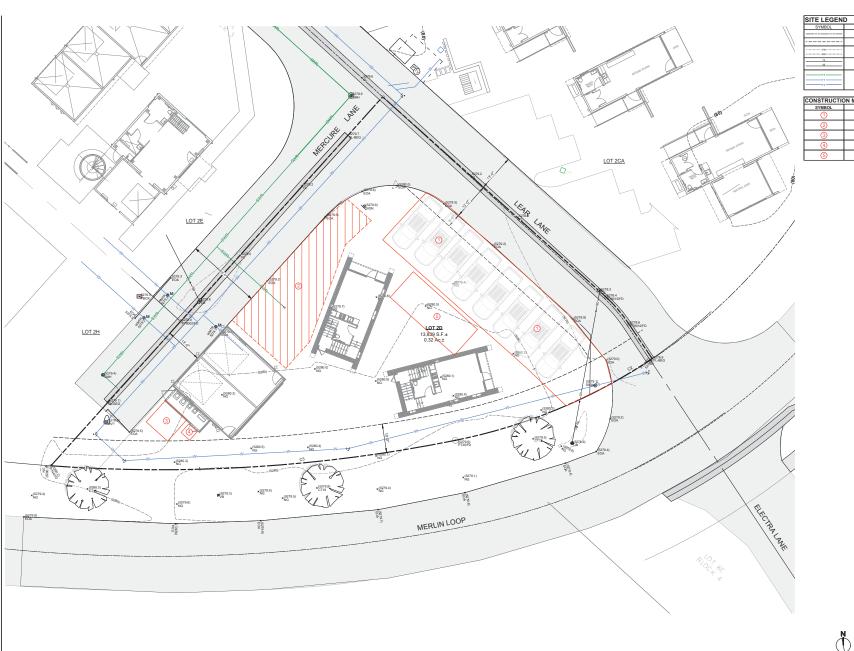
DRAWN BY ISSUE DATE: 12.07.2020

PLOT DATE: 12/29/20 4:14:57

COVER







SITE LEGEN	D				
SYMBOL	DESCRIPTION				
	Property Line				
	Setbacks + Easements				
	Existing Contours				
23	Proposed Contours				
	Existing Utility				

CONSTRUCTION MANAGEMENT KEY					
SYMBOL	DESCRIPTION				
1	Contractor Parking + Staging				
2	Materials / Staging				
3	Dumpsters				
4	Blue Rooms				
(5)	Job Trailer				





# DESIGN REVIEW HOMEWORKS 1911 LEAR LANE, HAILEY, ID 83333

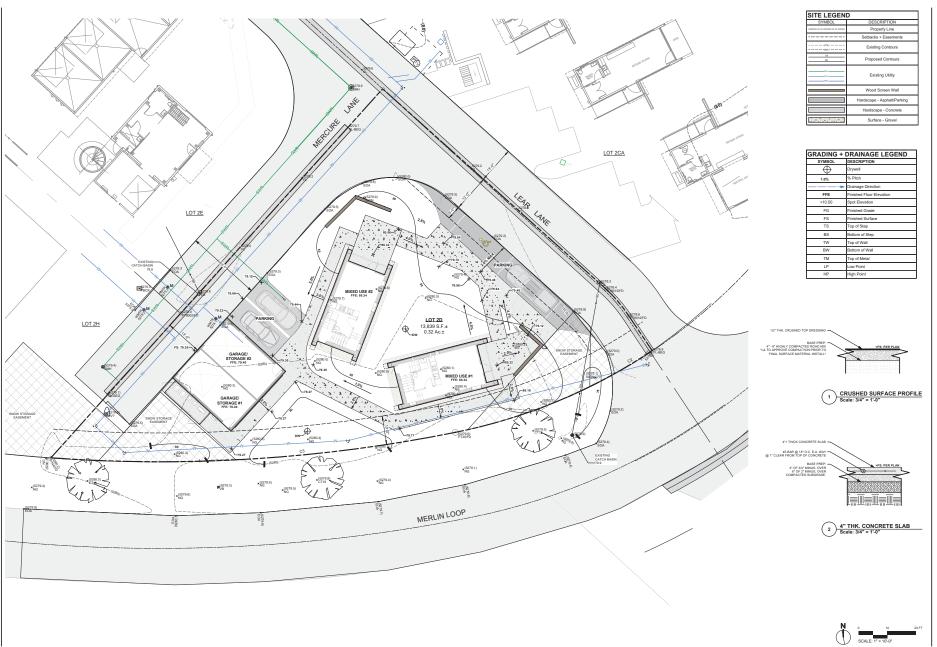
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PROJECT MANAGER: BYJCG
DRAWN BY: TP
ISSUE DATE: 12.07.2020

PLOT DATE: 12.07.2020
PLOT DATE: 12/29/20 4:14:58

CONSTRUCTION MANAGEMENT

SHEET NO.

L3.1



BYLLA LANDSCAPE ARCHITECTS 333 Lawis | Ketchun | ID (208)726 5007 - (208)720 0215



DESIGN REVIEW
HOMEWORKS
1911 LEAR LANE, HOLEY, ID 83333

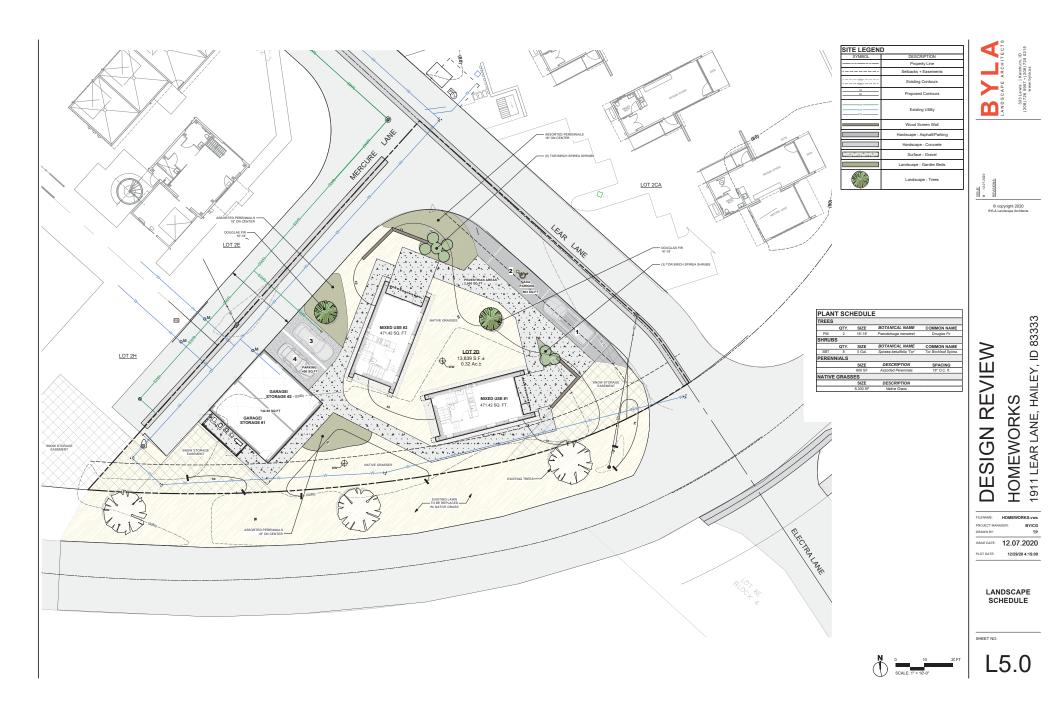
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PROJECT MANAGER: BY/CG
DRAWN BY: TP
ISSUE DATE: 12.07.2020

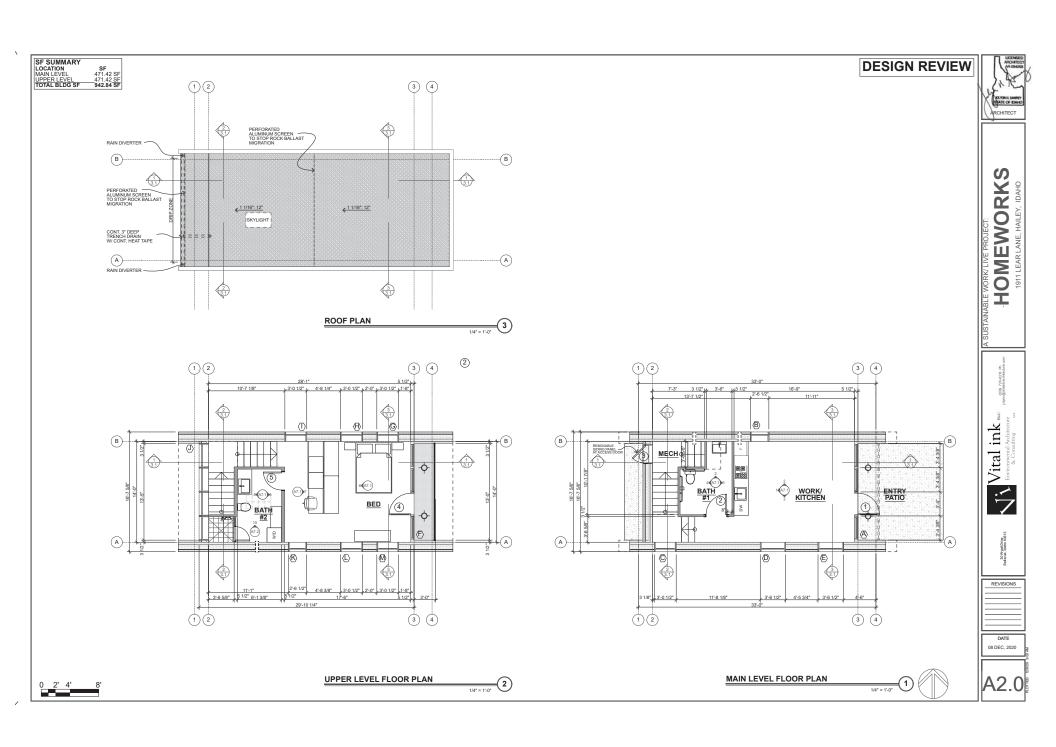
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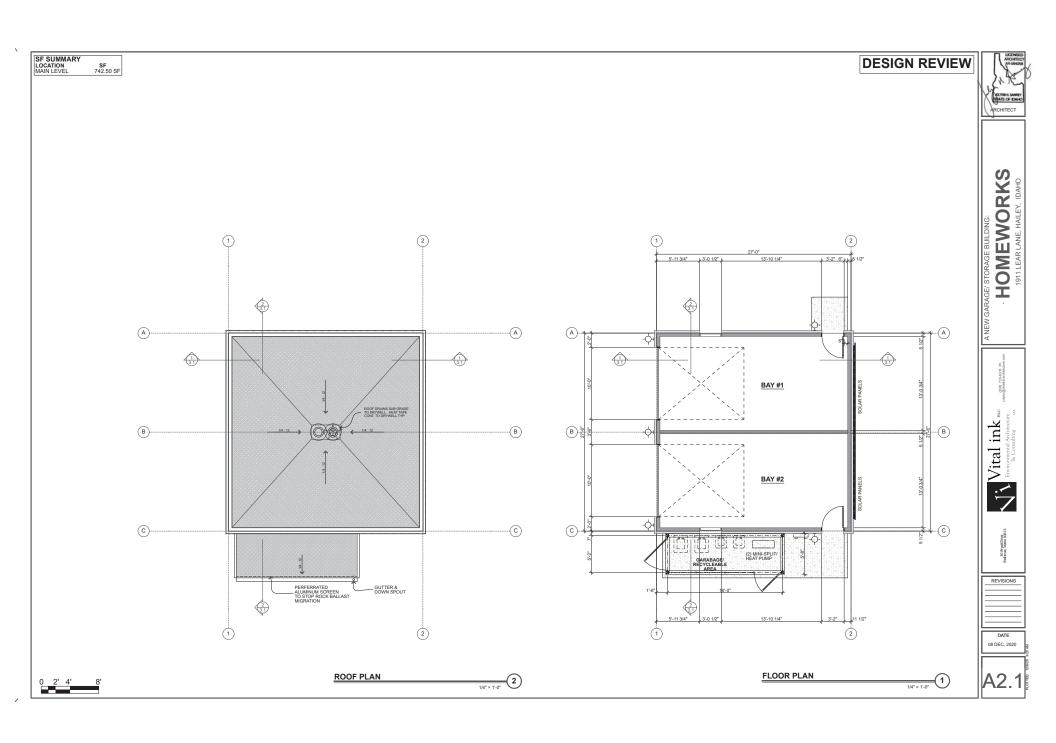
GRADING PLAN

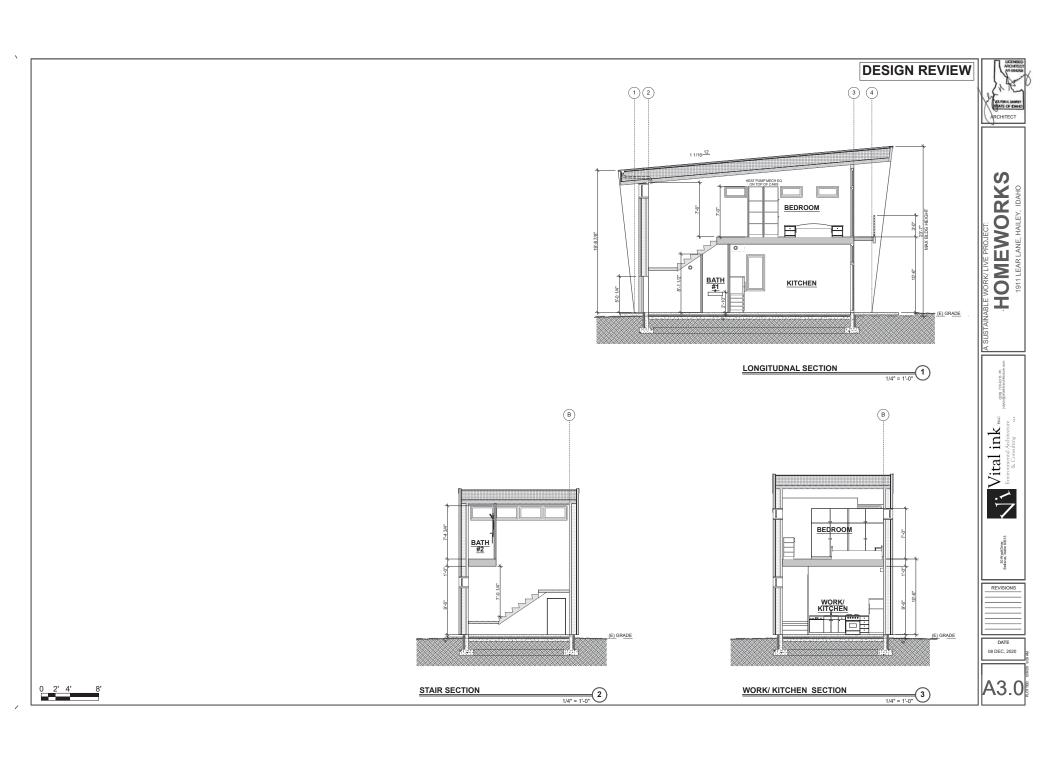
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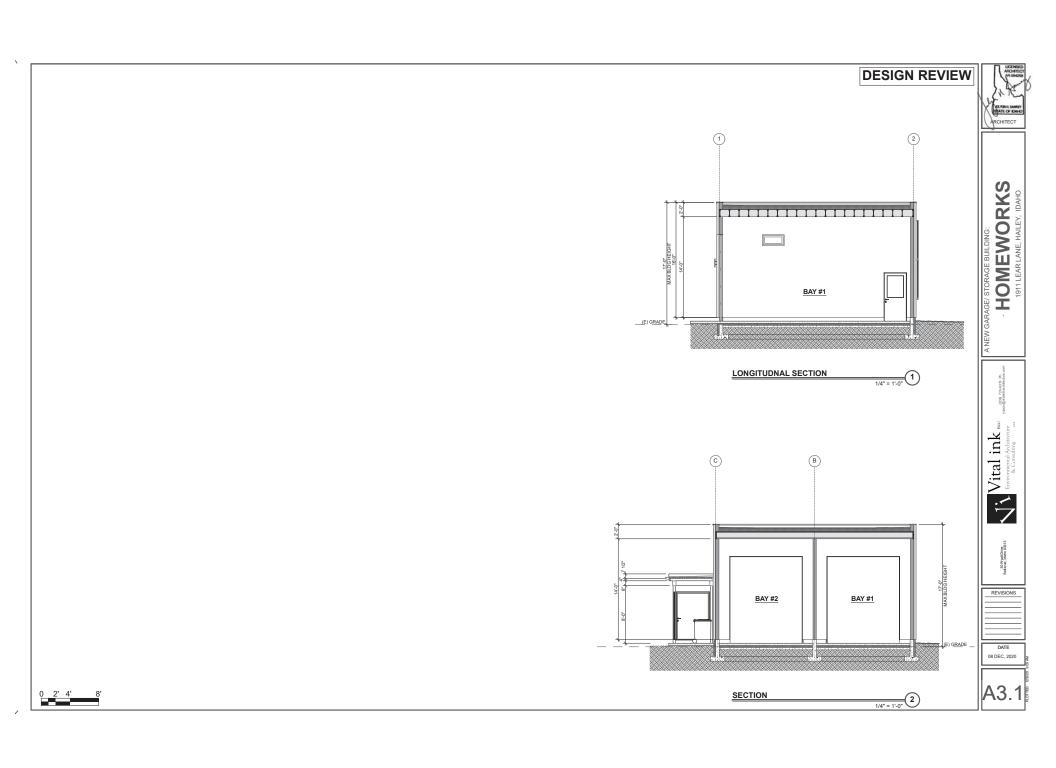
L4.0











# **DESIGN REVIEW**

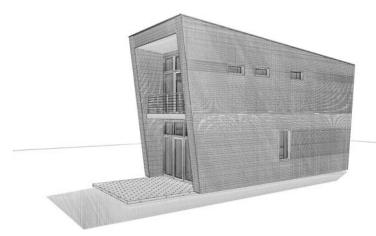
FRONT/ SIDE #1

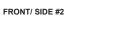


HOMEWORKS
1911 LEAR LANE, HAILEY, IDAHO

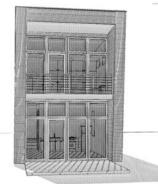
Vital ink

A6.0

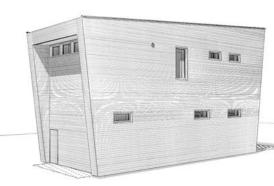


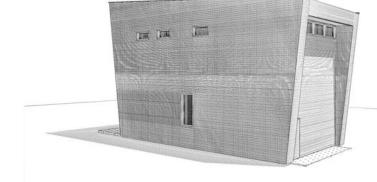






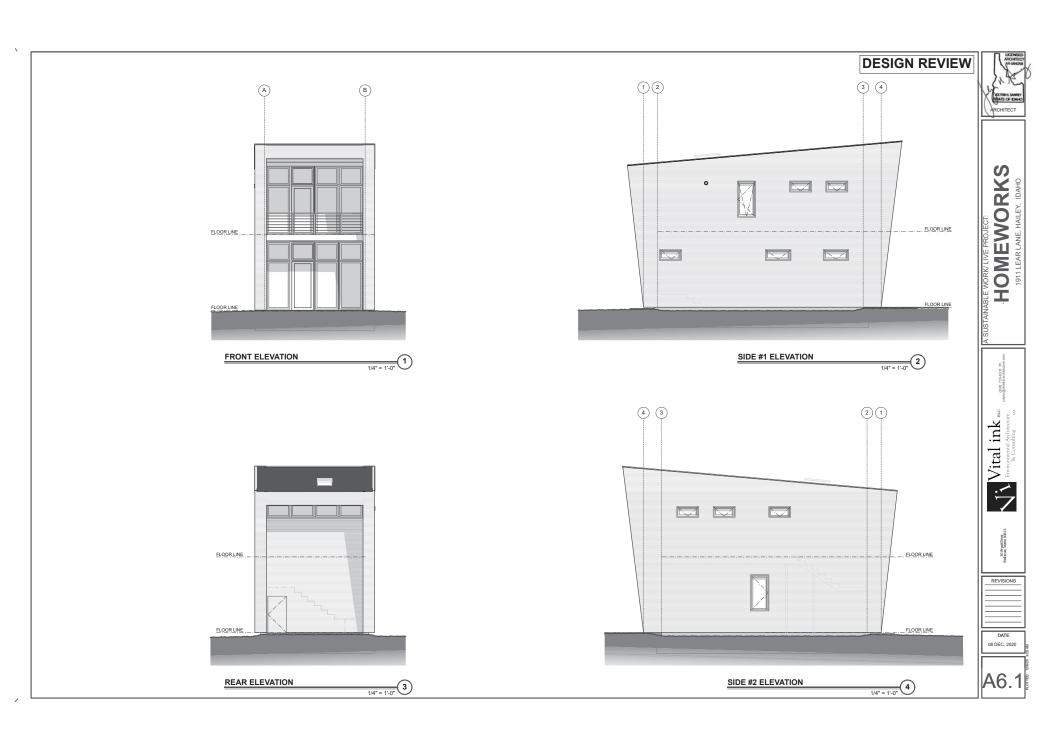


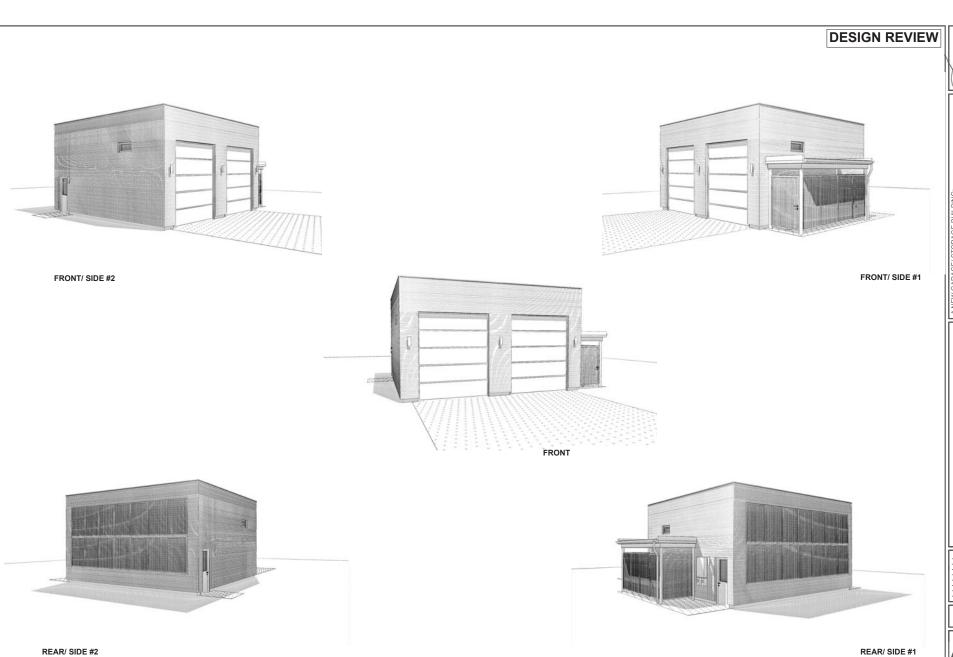




REAR/ SIDE #2

REAR/ SIDE #1





A NEW GARAGE/STORAGE BUILDING:

HOMEWORKS

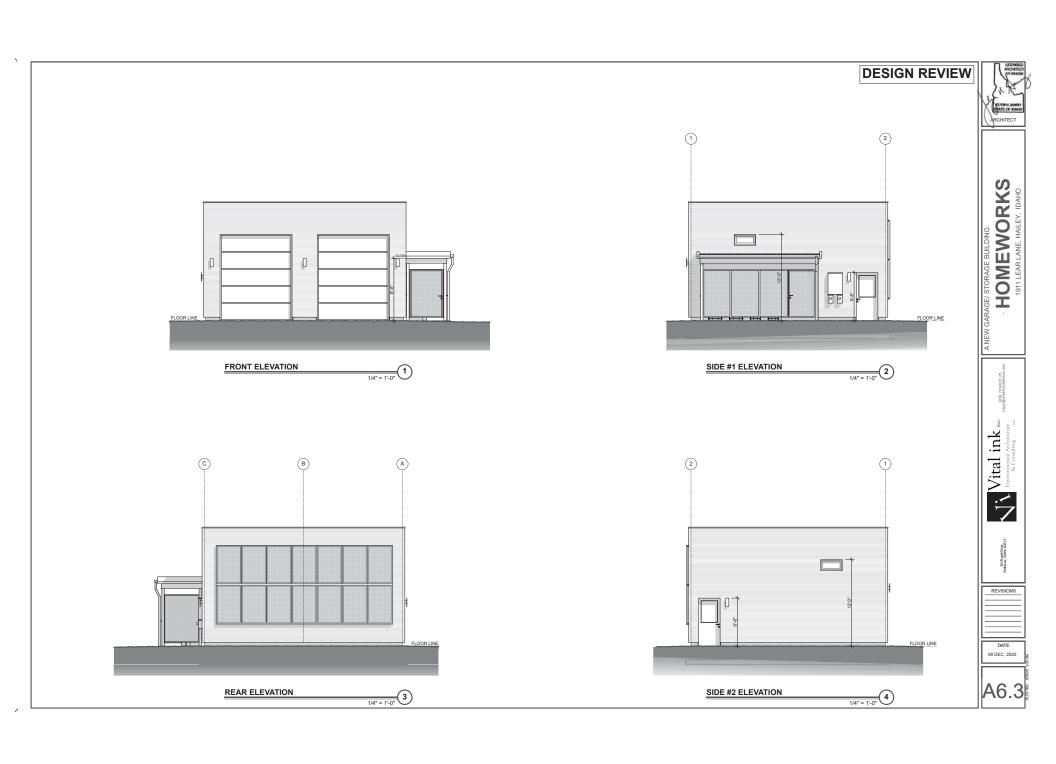
1911 LEAR LANE, HAILEY, IDAHO

Vital ink nc Environmental Architecture

REVISIONS

08 DEC, 2020

A6.2





# ... .. = =.......

Fixture Type:	
Catalog Number:	
Project:	
Location:	

## Icon

#### Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Watt	LED Lumens	Delivered Lumens	Finish
O WS-W54614 14"	3000K 90	10.9W	845	458	O AL Brushed Aluminum O BK Black O BZ Bronze

#### Example: WS-W54614-AL

#### DESCRIPTION

Like a simple reference to something greater, the up and down lights accentuate linear architectural forms. A simple shape, with infinite applications, the Icon features a shielded light source for great low-glare illumination. Constructed with a solid die-cast aluminum and powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

#### FEATURES

- Weather resistant powder coat finish
- Simple shape, simple idea, infinite applications
- Up & down light
- Shielded light source for great low-glare illumination
- Driver concealed within the fixture
- 5 year warranty

#### SPECIFICATIONS

Color Temp: 3000K

**Input:** 120-277 VAC, 50/60Hz

CRI: 90

Dimming: ELV: 100-10% Rated Life: 54000 Hours

Mounting: Can be mounted on wall in all orientations

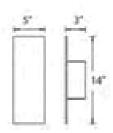
Standards: ETL, cETL, IP65

Wet Location Listed

Construction: Aluminum hardware with glass diffuser







### **HOMEWORKS**



**VIEW FROM NORTHEAST** 











WINDOW COLOR



WOOD FENCE PRECEDENT



**ROOF BALLAST** 







## Return to Agenda



# STAFF REPORT Hailey Planning and Zoning Commission Regular Meeting of January 4, 2021

**To:** Hailey Planning and Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of a Design Review Application by Concrete Construction Supply (C.C.S.),

represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and Lot 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Drive

and 4130 Black Oak Drive) within the Light Industrial (LI) Zoning District.

**Hearing:** January 4, 2021

**Applicant:** Concrete Construction Supply (C.C.S.)

**Request:** Design Review of a 3,705 square foot single-story commercial building

Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Drive and 4130

Black Oak Drive)

**Zoning**: Light Industrial (LI)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 16, 2020 and mailed to property owners within 300 feet on December 15, 2020.

**Application:** The Applicant plans to construct a new 3,705 square foot single-story commercial building, to be known as Concrete Construction Supply (C.C.S.). The proposal includes a display area, office and warehouse.

The programming of the proposed building is as follows:

- One (1) electronically-operated overhead door
- Restroom to be code compliant and accessible
- Breakroom to be ADA-compliant
- Office, Display and Warehouse Area
- Four (4) onsite parking spaces, one (1) of which is accessible

Access to the site will be from Black Oak Drive. A metal awning will extend fifteen (15) feet from the building to the southern property boundary, which will support the loading and unloading of goods/services within a covered area.

**Procedural History:** The Application was submitted on December 10, 2020, and certified complete on December 14, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on January 4, 2021, via GoTo Meeting and in the Hailey City Council Chambers.

	General Requirements for all Design Review Applications							
C	Compliant Standards and Staff Comments  Yes No N/A City Code City Standards and Staff Comments							
Yes No N/A City Code				City Standards and Staff Comments				
$\boxtimes$			17.06.050	Complete Application				
			Department Comments	Engineering: No comments  Life/Safety:  Water and Sewer: No utility plans have been submitted. Comments will apply to the Building Permit. If the lot does not have an existing water service with a meter vault the owners at their expense will need to have one installed.  Building: No comments				
X			17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.				
			Staff Comments	No signage has been shown on the drawings submitted December 29, 2020. If signage is proposed, a Sign Permit Application shall be submitted and approved prior to installation.				
$\boxtimes$			17.09.040 On- site Parking Req.	See Section 17.09.040 for applicable code.  Required: 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.				
			Staff Comments	The site plan shows a total of four (4) onsite spaces which are head-in spaces accessed off of the street. City regulations require that four (4) onsite parking spaces be provided. A large additional area is available on site for parking loading and warehouse activities. The project meets the number of parking spaces required by the Hailey Municipal Code.				
			17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards  a. All exterior lighting shall be designed, located and lamped in order to prevent:  1. Overlighting;  2. Energy waste;  3. Glare;  4. Light Trespass;  5. Skyglow.  b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.  c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.  d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.				

				e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator				
			Staff	The Applicant is proposing light fixtures that are downcast and low in wattage. All				
			Comments	proposed fixtures will be Dark Sky Compliant. Cut sheets are attached to this report.				
$\boxtimes$			Bulk	Light Industrial (LI) Zone District:				
			Requirements	- Minimum Lot Size: 6,000 square feet				
				- Minimum Lot Width: 60 feet				
				- Maximum Building Height: 35 feet				
				- Front Yard Setback: 10 feet				
				- Side Yard Setbacks: 10 feet				
				- Rear Yard Setback: 10 feet				
			Staff Comments	The Applicant is proposing:				
			Comments	<ul> <li>Lot Size: square feet (once Lots 18 &amp; 19 have seen a Lot Line Adjustment to eliminate the interior lot lines)</li> </ul>				
				- Building Height: 18'-3"				
				- Front Yard Setback: 25'				
				- Side Yard Setbacks: 10' (North), 46'(South)				
				- Rear Yard Setback: 10'				
				- Neur Tura Setback. 10				
				All setback, building height and lot coverage requirements have been met.				
			17.06.070(A)1	Sidewalks and drainage improvements are required in all zoning districts, except as				
			Street Improvements	otherwise provided herein.				
			Required					
			Staff	No sidewalks exist in the area. Sidewalks are required along Black Oak Drive, or a				
Comments		Comments	payment in-lieu fee shall be collected, as outlined by the Hailey Municipal Code. An					
				in lieu payment is recommended by staff.				
		$\boxtimes$	17.06.070(B)	In the Townsite Overlay District, any proposal for new construction or addition of a garage				
			Required Water System	accessing from the alley, where water main lines within the alley are less than six (6) feet				
			Improvements	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				
			Comments					
			Design Re	view Requirements for Non-Residential, Multifamily,				
			_	or Mixed-Use Buildings within the City of Hailey				
			anu,	or whiteu-ose buildings within the City of Halley				
1. Si	te Pla	nning:	17.06.080(A)	1, items (a) thru (n)				
	\ I'			Chandanda and Chaff Commands				
	ompli		City Code	Standards and Staff Comments  City Standards and Staff Comments				
Yes	No		City Code 17.06.080(A)1	City Standards and Staff Comments  a a. The location, orientation and surface of buildings shall maximize, to the				
$\boxtimes$				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.				

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			Staff Comments	The shop yard is accessed from a single entry point off of the street. Little to no					
				<ul> <li>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</li> </ul>					
⊠?			17.06.080(A)1i	manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.					
			Staff Comments	A snow storage has been designated within the street yard. Dimensions have not					
			,	been shown, but have been requested of the applicant. Plenty of room appears to					
				exist for this snow storage.					
$\boxtimes$			17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and					
				vehicle and pedestrian circulation areas.					
			Staff Comments	See Standard (i) above.					
$\boxtimes$			17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10					
			Staff Commonts	feet.					
			Staff Comments	Snow storage areas appear to meet dimensional requirements.					
		$\boxtimes$	17.06.080(A)1I	I. Hauling of snow from downtown areas is permissible where other options are not practical.  N/A					
			Staff Comments						
$\boxtimes$			17.06.080(A)1m	<ul> <li>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.</li> </ul>					
			Staff Comments	Snow storage areas do not impede parking or pedestrian areas.					
$\boxtimes$			17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant					
				and resilient to heavy snow.					
			Staff Comments	Snow storage areas are proposed to be located on existing permeable areas, such					
				as compacted road mix. No landscaping or vegetation are existing and/or					
				proposed.					
2. Bui	Iding	Design	: 17.06.080(A)	2, items (a) thru (m)					
Co	mpliar	nt		Standards and Staff Comments					
Yes	No	N/A	City Code	City Standards and Staff Comments					
×			17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.					
			Staff Comments	The proportion, size and shape of the roof profile of the proposed building					
				matches the existing building and complements various elements of the					
				surrounding buildings.					
$\boxtimes$									
			17.06.080(A)2b	a. Standardized corporate building designs are prohibited.					
			Staff Comments	a. Standardized corporate building designs are prohibited.  The building is a very functional building and is not a standardized corporate					
			Staff Comments	The building is a very functional building and is not a standardized corporate design.					
$\boxtimes$				The building is a very functional building and is not a standardized corporate design.  b. At ground level, building design shall emphasize human scale, be					
X			Staff Comments 17.06.080(A)2c	The building is a very functional building and is not a standardized corporate design.					
			Staff Comments	The building is a very functional building and is not a standardized corporate design.  b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.  The single-story building is pedestrian in scale with front and side entries at					
			Staff Comments  17.06.080(A)2c  Staff Comments	The building is a very functional building and is not a standardized corporate design.  b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.  The single-story building is pedestrian in scale with front and side entries at ground level. The primary door to the building faces the street.					
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			Staff Comments  17.06.080(A)2c  Staff Comments	The building is a very functional building and is not a standardized corporate design.  b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.  The single-story building is pedestrian in scale with front and side entries at ground level. The primary door to the building faces the street.  c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets,					
			Staff Comments  17.06.080(A)2c  Staff Comments	The building is a very functional building and is not a standardized corporate design.  b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.  The single-story building is pedestrian in scale with front and side entries at ground level. The primary door to the building faces the street.  c. 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					

		$\boxtimes$	17.06.080(A)2e	d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.			
			Staff Comments				
	<u> </u>		17.06.080(A)2f	This is a new building.  e. All exterior walls of a building shall incorporate the use of varying			
$\boxtimes$			17.06.080(A)21	materials, textures and colors.			
			Staff Comments	The exterior walls incorporate corrugated metal siding, clay for the body and blue			
				for the roof and belly band. The front door and windows are aluminum "Dark			
				Bronze". A base of stone is shown on the street façade. The materials appear to			
				be complimentary to the surrounding buildings.			
×			17.06.080(A)2g	f. 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 design and colors are harmonious in color palette to other surrounding			
				buildings and integrated appropriately for function.			
		$\boxtimes$	17.06.080(A)2h	g. Flat-roofed buildings over two stories in height shall incorporate roof			
	_			elements such as parapets, upper decks, balconies or other design			
				elements.			
			Staff Comments	N/A, as the proposed building is not over two (2) stories in height.			
$\boxtimes$			17.06.080(A)2i	<ol> <li>All buildings shall minimize energy consumption by utilizing alternative</li> </ol>			
				energy sources and/or passive solar techniques. At least three (3) of the			
				following techniques, or an approved alternative, shall be used to			
				improve energy cost savings and provide a more comfortable and healthy			
				living space:			
				i) Solar Orientation. If there is a longer wall plane, it shall be placed on			
				an east-west axis. A building's wall plane shall be oriented within 30			
				degrees of true south.			
				ii) South facing windows with eave coverage. At least 40% of the			
				building's total glazing surface shall be oriented to the south, with			
				roof overhang or awning coverage at the south. iii) Double glazed windows.			
				iv) Windows with Low Emissivity glazing.			
				v) Earth berming against exterior walls			
				vi) Alternative energy. Solar energy for electricity or water heating,			
				wind energy or another approved alternative shall be installed on-			
				site.			
				vii) Exterior light shelves. All windows on the southernmost facing side			
				of the building shall have external light shelves installed.			
			Staff Comments	The applicant states:			
				ii) The glazing is located on the southern side of the building and has an awning			
				located above the entire length of the south side of the building.			
				iii) All glazing will be double glazed.			
			17.06.090(4)3:	iv) All windows will be specified as low "E" glazing.			
$\boxtimes$			17.06.080(A)2j	<ul> <li>Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow</li> </ul>			
				from falling directly onto adjacent sidewalks.			
			Staff Comments	The design of the primary entrance eliminates the need for gutters and			
				downspouts. The secondary entrance is under a canopy.			
			17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other			
		$\boxtimes$	17.00.000(A)2K	appropriate locations where freezing will not create pedestrian hazards.			
			Staff Comments	N/A.			
		<b>N</b>	17.06.080(A)2I	I. Vehicle canopies associated with gas stations, convenience stores or drive-			
		$\boxtimes$		through facilities shall have a minimum roof nitch of 3/12 and he consistent			

				with the colors, material and architectural design used on the principal building(s).				
			c					
			Staff Comments	N/A				
			17.06.080(A)2m	<ul> <li>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 Chapter 17.08.</li> </ul>				
			Staff Comments	N/A, as no signage is proposed at this time.				
3. Acc	3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)							
Co	mpliar	nt		Standards and Staff Comments				
Yes	No	N/A	City Code	City Standards and Staff Comments				
		$\boxtimes$	17.06.080(A)3a	<ul> <li>a. Accessory structures shall be designed to be compatible with the principal building(s).</li> </ul>				
			Staff Comments	N/A				
		×	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.				
			Staff Comments	N/A				
$\boxtimes$			17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.				
			Staff Comments	Fence material is proposed as a 6' high chain-link fence.				
$\boxtimes$			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	Proposed fencing is consistent with other fencing in the area.				
		×	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 None are proposed at this time. If any mechanical equipment is installed in				
				the future, it will be located at the rear of the building or roof-mounted and shall				
				be screened from view at ground level.				
		×	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.				
			Staff Comments	N/A				
⊠?			17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.				
			Staff Comments	None are proposed at this time. The applicant will describe the trash location at				
			47.00.000/510/	the hearing, and it will be required to be shown on the building permit plans.				
$\boxtimes$			17.06.080(A)3h	h. All service lines into the subject property shall be installed underground.				
			Staff Comments	All services lines will be installed underground.				
$\boxtimes$			17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.				
			Staff Comments	None proposed.				
			7.06.080(A)4, i	tems (a) thru (n)				
Compliant Standards and Staff Comments								

Yes	No	N/A	City Code	City Standards and Staff Comments
$\boxtimes$			17.06.080(A)4a	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	One tree is proposed.
$\boxtimes$			17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
_	-		Staff Comments	The proposed Amur Maple is hardy to Zone 4.
⊠?			17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that
				minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	Staff and the City Arborist recommend permanent irrigation for the one tree
				proposed.
□?			17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	Irrigation is not yet shown, but has been made a condition of approval.
⊠?			17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	This project is located within the Light Industrial (LI) Zoning District; therefore,
				seasonal plantings are required. None shown at this time. This has been made a
				Condition of Approval.
		X	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	N/A
$\boxtimes$			17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	A catch basin is proposed, but not yet engineered. This has been made a condition of approval.
⊠?			17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	The proposed tree should have permanent irrigation. Seasonal planers are
				required and will be maintained by the Owner.
		$\boxtimes$	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	No retaining walls are proposed.
		×	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	No retaining walls are proposed.
		$\boxtimes$	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	No retaining walls are proposed.
	_1	Ī	1	1.10 . C. C

		$\boxtimes$	17.06.080(A)4I	I. Landscaping should be provided within or in front of extensive retaining walls			
			Staff Comments	S N/A			
		$\boxtimes$	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.			
			Staff Comments	No retaining walls are proposed.			
		$\boxtimes$	17.06.080(A)4n	12 to 16 inches wide.			
			Staff Comments	No retaining walls are proposed.			
1. Site			esidential B	itional Design Review Requirements for all uildings located within the LI, SCI, TI or A Zoning Districts  L, items (a) thru (c)			
Cc	mplia	nt	1	Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments			
			17.06.080(C) 1a	Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.			
			Staff Comments	Adjoining parcels include other light industrial buildings and storage. The proposed design, circulation, access, parking and drainage do not conflict with the adjoining parcels.			
$\boxtimes$			17.06.080(C) 1b	<ul> <li>Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.</li> </ul>			
			Staff Comments	All vehicular access can be accessed from Black Oak Drive. Ingress, egress and parking arrangements facilitate circulation within the site.			
$\boxtimes$			17.06.080(C) 1b	c. Vehicle circulation, parking and loading shall not block pedestrian access ways.			
			Staff	All circulation and loading are kept within the screened service yard, away from			

#### 17.06.060 Criteria.

Comments

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

any pedestrian access areas.

- 1. The project does not jeopardize the health, safety or welfare of the public.
- 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
  - 1. Ensure compliance with applicable standards and guidelines.
  - 2. Require conformity to approved plans and specifications.

- 3. Require security for compliance with the terms of the approval.
- 4. Minimize adverse impact on other development.
- 5. Control the sequence, timing and duration of development.
- 6. Assure that development and landscaping are maintained properly.
- 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
  - 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.
  - In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with HaileyMuncipal Codeat the time of the new use.
- c) All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Infrastructure plans shall be stamped by a licensed engineer. 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 includes, but will not be limited to, the following requirements and improvements:
  - a. A Sidewalk in-lieu payment be made for the required sidewalk along Black Oak Drive. Sidewalk in-lieu fees collected prior to issuance of a Certificate of Occupancy.
- d) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law and Decision.

Concrete Construction Supply Design Review 4060 Black Oak Dr. (Lots 18 and 19, Block 43, Woodside Subdivision #10) Hailey Planning Zoning Commission – January 4, 2021 Staff Report – Page 11 of 11

- e) All exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) A Lot Line Adjustment Application, a request to eliminate the interior lots lines of the parcel, shall be applied for concurrently with the Building Permit.
- i) Seasonal Planters shall be added to the site plan, and shown on the Building Permit submittal.
- j) Permanent irrigation shall be added to serve the proposed tree and will be shown on the Building Permit submittal.
- k) Snow storage areas shall be calculated and shown on the Building Permit submittal.
- I) Trash cans and/or dumpsters shall be shown on the Building Permit submittal.
- m) A fence permit shall be applied for prior to issuance of a building permit.
- n) All utilities shall be located underground, consistent with 17.06.080(A)3h, and shall be shown on the Building Permit submittal.

#### **Motion Language:**

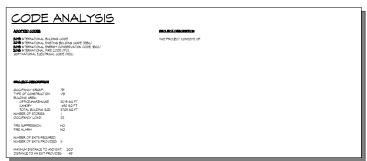
**Approval:** Motion to approve the Design Review Application submitted by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) in the Light Industrial (LI) Zoning District, 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 Hailey Municipal Code Titles 17 and 188, and City Standards, provided conditions (a) through (n) are met.

Denial: Motion to deny the Design Review Application Co	ncrete Construction Supply (C.C.S.),
represented by Insight Architects, for a 3,705 square foot	single-story commercial building in the Light
Industrial (LI) Zoning District, finding that [t not met and provide the reason why each identified stand	he Commission should cite which standards are dard is not met].
Continuation: Motion to continue the public hearing to	[Commission should specify a date].

# CONCRETE CONSTRUCTION SUPPLY

HAILEY, IDAHO





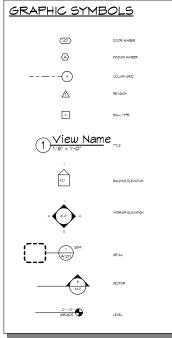
NSDE DIAMETER NOH NCANDESCENT NOLIDE (D) (NS) NSULAT(ED)(ION) NTERIOR NYERT

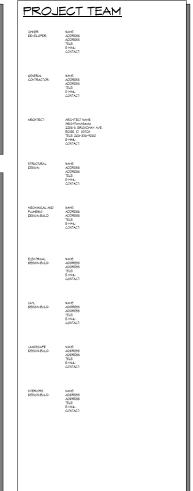
LAMATED
LAMATONY
POINCIS
LAMATONY
POINCIS
LINEAR FIET
LEFT HAND
LOR FOON
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MASCANY
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METAL
MASKETIC
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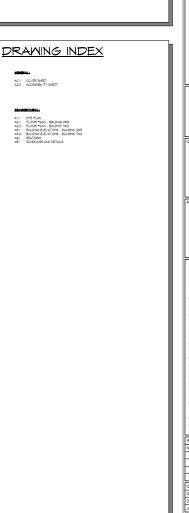
PAL PBD. PGF. PERF. PLAM. PLIME PNL PR. PR. PSF. PSJ. PTD. PVG. aTY.













20 2:00:43 PM P:20 Projects/20032 Concrete Const SupplyS-Construction Dags/Drawings/20032 CONCRETE CONST SUPPLY:nt

**ABBREVIATIONS** 

POURD, NAMESE
ANCHOR BOIT
AR CONDITIONS
ACOUSTICAL
ACOU

BULTUP ROOFNS
CABNET CATCH BASIN CELING DIFFUSER
CASC FEET - MAN CASC FEET - CONSTRUCTION CONTINUOUS CARPET - CONTRIBUTION CO

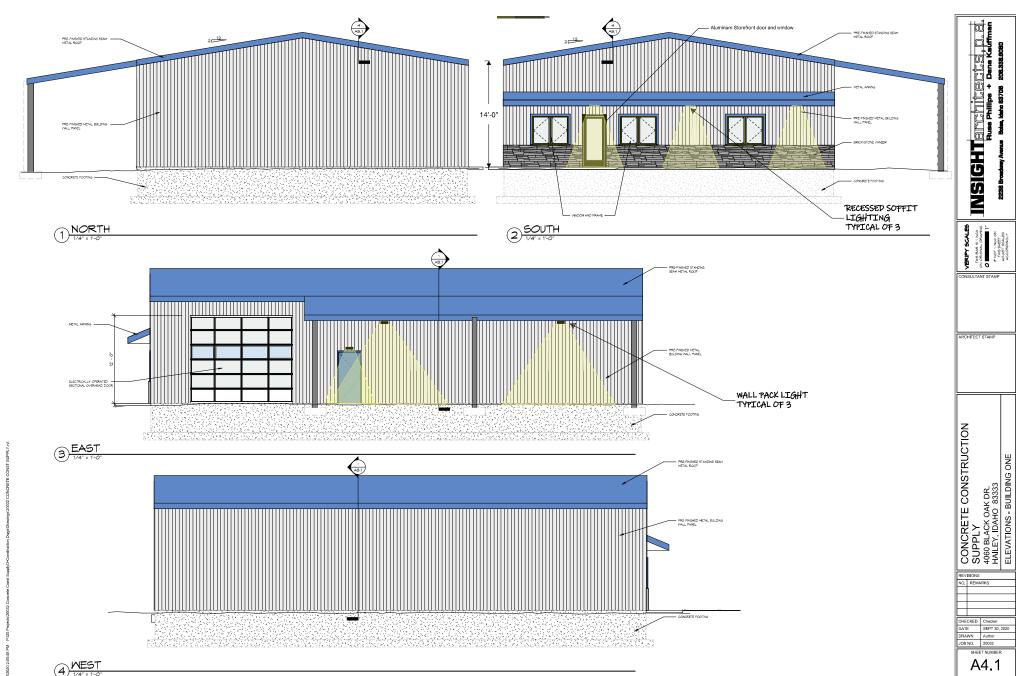
AB.
A/C
ACCUS.
ACT.
ADDN.
ACT.
ALT.
ALT.
ALM.
ANG.
ANOD.
APPRO
ARCH.
ASSOC.

AWN JS 8 NO. 20032 SHEET NUMBER **Design Review Set** 

INSIGHT SITCH TECTS, D. G. Rues Phillips + Dane Keuffman 2288 Brookery Awrus Beins, Idaho 83708, 208.388.9080 ARCHITECT STAMP CONCRETE CONSTRUCTION
SUPPLY
4060 BLACK OAK DR.
HAILEY, IDAHO 83333
SITE PLAN Design Review Set CHECKED Checker
DATE SEPT 30, 2020
DRAWN Author
JOB NO. 20032 A1.1

220 2:00:47 PM P:\20 Projects/20032 Concrete Const Supply/3-Construction Dwgs/Drawings/20032 CONCRETE CONST

11/12/2020 2:00:47 PM PI:20 Projects/20032 Concrete Const Supply/9-Construction Dwgs/Drawings/20032 CONCRETE CONST SUPPLY.nd



Design Review Set







### **Sample Color**

Clay for the body

Slate Blue for the Trim and roof





Front door and windows are aluminum "Dark Bronze"

Hollow metal doors to have Slate Blue frames and Clay for the door

Overhead door to be white with one row of glazing panels



Country Ledgestone Ashfall for the stone



## **ARC2 LED**Architectural Wall Luminaire

Catalog Number		
Notes		
Туре		

Hit the Tab key or mouse over the page to see all interactive elements

#### **Specifications**

 Depth (D1):
 9.25"

 Depth (D2):
 7.5"

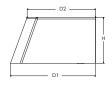
 Height:
 5"

 Width:
 14"

 Weight:
 11 lbs

 (without options)
 11 lbs





#### Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

#### **ARC LED Family Overview**

Luminaina	Candoud FM 0°C	Cold EM, -20°C	Approximate Lumens (4000K)					
Luminaire	Standard EM, 0°C		P1	P2	Р3	P4	P5	
ARC1 LED	4W		1,500	2,000	3,000			
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500	

#### **Ordering Information**

#### **EXAMPLE:** ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347 <sup>1</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>1</sup> E8WC Emergency battery backup, CEC compliant (8W, -20°C min) <sup>1</sup> PE Button type photocell for dusk-to-dawn operation  DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>2</sup> SPD6KV 6kV surge protection <sup>1</sup> FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% <sup>2</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

#### Accessories

Ordered and shipped separately.

COMMERCIAL OUTDOOR

WSBBW DDBXD U Surface - mounted back box (specify finish)

#### NOTES

- 347V not available with E4WH, E8WC and SPD6KV.
- 2 FAO not available with DMG.



#### **Performance Data**

#### **Lumen Output**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance System Watts	30K (3000K, 80 CRI)			40K (4000K, 80 CRI)			50K (5000K, 80 CRI)									
	Lumens	LPW	В	U		Lumens	LPW	В	U	G	Lumens	LPW	В		G	
P1	11W	1,502	142	1	0	1	1,587	150	1	0	1	1,598	151	1	0	1
P2	16W	2,250	140	1	0	1	2,377	147	1	0	1	2,393	148	1	0	1
P3	24W	3,206	135	1	0	1	3,387	143	1	0	1	3,410	144	1	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

#### **Electrical Load**

Performance	System Watts	Current (A)					
Package	System watts	120V	208V	240V	277V	347V	
P1	11W	0.090	0.055	0.049	0.046	0.045	
P2	16W	0.141	0.081	0.072	0.064	0.059	
P3	24W	0.202	0.117	0.103	0.091	0.079	
P4	30W	0.280	0.162	0.144	0.128	0.095	
P5	51W	0.471	0.272	0.239	0.212	0.158	

#### Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

#### **Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-40  $^{\circ}\text{C}$  (32-104  $^{\circ}\text{F}).$ 

Amb	Lumen Multiplier		
0°C	32°F	1.04	
10°C	50°F	1.03	
20°C	68°F	1.01	
25°C	77°F	1.00	
30°C	86°F	0.99	
40°C	104°F	0.97	

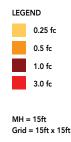
#### **Projected LED Lumen Maintenance**

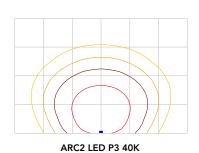
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

#### **Photometric Diagrams**

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.





COMMERCIAL OUTDOOR



#### **Emergency Egress Options**

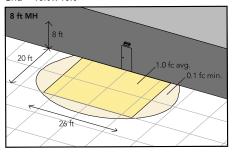
#### **Emergency Battery Backup**

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

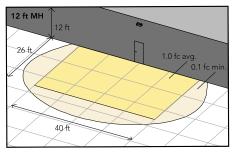
Applicable codes: NFPA 70/NEC - section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

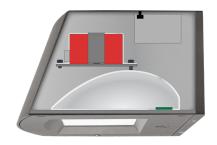
 $Grid = 10ft \times 10ft$ 



ARC2 LED 40K MVOLT E4WH



ARC2 LED 40K MVOLT E8WC



Self-contained solution for clean aesthetic

#### **Mounting, Options & Accessories**



E4WH and E8WC - Emergency Battery Backup

D = 6.5"

H = 5"

W = 11"



BBW - Standard Back Box

D = 1.5"

H = 4"

W = 5.5''

For surface conduit applications. 3/4" conduit entry holes.

#### **FEATURES & SPECIFICATIONS**

#### INTENDED USE

The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

#### CONSTRUCTION

The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

#### **FINISH**

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

#### OPTICS

Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

#### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L88/100,000 hours at  $25^{\circ}$ C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

#### INSTALLATION

The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports it during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for applications with no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

#### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at <a href="https://www.designlights.org/QPL">www.designlights.org/QPL</a> to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

#### WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





#### **FEATURES & SPECIFICATIONS**

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices. CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

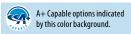
WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



Catalog Number Notes Туре



## LDN6

6" Open and WallWash LED Non-IC **New Construction Downlight** 













#### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6						
Series Color temperature		mens <sup>1</sup>	Aperture/Trim Color	Finish	Voltage	
LDN6 6"round	27/     2700K     05       30/     3000K     07       35/     3500K     10       40/     4000K     15       50/     5000K     20	750 lumens 30 3000 lumens 1000 lumens 40 4000 lumens 1500 lumens 50 5000 lumens	LU6 Downlight LW6 Wallwash AR Clear WR <sup>2</sup> White BR <sup>2</sup> Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 <sup>3</sup> 347V	

Drive	r	Options	
GZ10 GZ1 D10 D1 EZ10	0-10V driver dims to 1% Minimum dimming 10% driver for use with JOT Minimum dimming 1% driver for use with JOT	SF4 Single fuse TRW5 White painted flange TRBL5 Black painted flange EL6 Emergency battery pack with integral test switch. 10W Constant Not Certified in CA Title 20 MAEDBS ELR6 Emergency battery pack with remote test switch. 10W Constant Not Certified in CA Title 20 MAEDBS ELSD6 Emergency battery pack with self-diagnostics, integral test switch Constant Power, Not Certified in CA Title 20 MAEDBS ELRSD6 Emergency battery pack with self-diagnostics, remote test switch.	ER controls fixtures on emergency circuit.  t Power, HAO 11 High ambient option  CP 12 Chicago Plenum  itch. 10W RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands.
EZ1	to 10% 0-10V eldoLED driver with smooth and flicker- free deep dimming performance down to 1% eldoLED DALI SOLDRIVE dim to dark	Constant Power, Not Certified in CA Title 20 MAEDBS  E10WCP6 Emergency battery pack, 10W Constant Power with integral test Certified in CA Title 20 MAEDB  E10WCPR6 Emergency battery pack, 10W Constant Power with remote test Certified in CA Title 20 MAEDB  NPP16D7 nLight® network power/relay pack with 0-10V dimming for non-drivers (GZ10, GZ1).  NPP16DER7 nLight® network power/relay pack with 0-10V dimming for non-drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	spec sheet on www.acuitybrands.com for the RELOC product specifications.  NLTAIR29.10 nlight® Air enabled t switch.  NLTAIRER29.10 nlight® AiR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options nlight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery

#### Accessories: Order as separate catalog number.

PS1055CP FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power Compact interruptible emergency AC power system EAC ISSM 375 EAC ISSM 125 Compact interruptible emergency AC power system GRA68 JZ Oversized trim ring with 8" outside diameter 1 SCA6 Sloped ceiling adapter. Refer to TECH-SCA for more options.

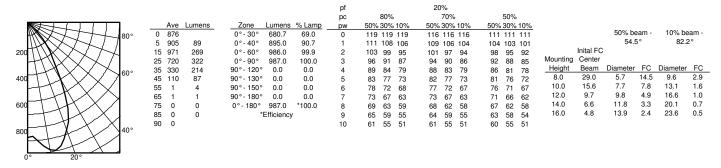
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options. Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- 12.5" of plenum depth or top access required for battery pack maintenance.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NP-S80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP-16DER or N80 options.
- 10 NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- 12 Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
- 3 Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

**DOWNLIGHTING** LDN<sub>6</sub>

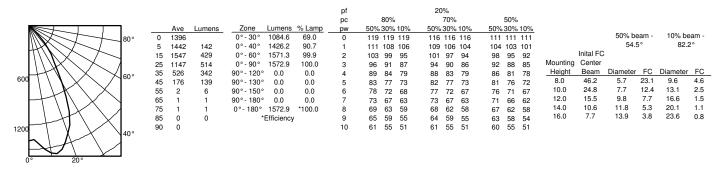
#### **PHOTOMETRY**

<b>Distribution Curve</b>	<b>Distribution Data</b>	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for
				a Single Luminaire

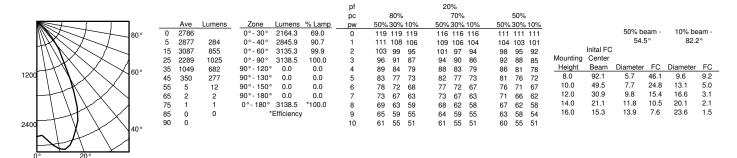
#### **LDN6 35/10 L06AR**, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0 = 1.02, test no. ISF 30716P262.



#### **LDN6 35/15 LO6AR**, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0 = 1.02, test no. ISF 30716P265.

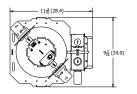


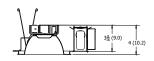
#### **LDN6 35/30 LO6AR**, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0 = 1.02, test no. ISF 30716P274.



\* All dimensions are inches (centimeters) unless otherwise noted.

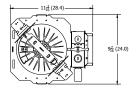
#### **LDN6 500 - 1500 LUMENS**

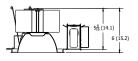




Aperture: 6-1/4 (15.9) Ceiling Opening: 7-1/8 (18.1) Overlap Trim: 7-1/2 (19.1)

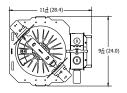
#### **LDN6 2000 - 3000 LUMENS**

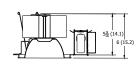




Aperture: 6-1/4 (15.9) Ceiling Opening: 7-1/8 (18.1

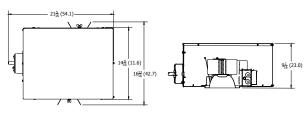
#### **LDN6 4000 - 5000 LUMENS**





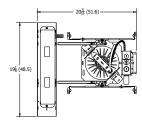
Marked Spacing: 24 x 24 x 10 Aperture: 6-1/4 (15.9) Ceiling Opening: 7-1/8 (18.1) Overlap Trim: 7-1/2 (19.1)

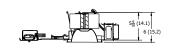
LDN6 CP



Aperture: 6-1/4 (15.9) Ceiling Opening: 7-1/8 (18.1) Overlap Trim: 7-1/2 (19.1)

#### LDN6 EL





Marked Spacing above 3000 Lumens:  $24 \times 24 \times 10$  Aperture: 6-1/4 (15.9) Ceiling Opening: 7-1/8 (18.1) Overlap Trim: 7-1/2 (19.1)

LDN6	LDN6						
Nominal Lumens	Lumens	Wattage	Lm/W				
500	527.9	5.8	90.5				
750	758.1	8.9	85.1				
1000	950.1	10.4	91.0				
1500	1514	17.5	86.4				
2000	2006	22.5	89.1				
2500	2504	28.3	88.6				
3000	3021	34.8	86.9				
4000	4008	44.3	90.6				
5000	4975	57.7	86.3				

#### HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

#### **Delivered Lumens = 1.25 x P x LPW**

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at <u>Designlight Consortium</u>.

LUMEN OUTPUT MULTIPLIERS - FINISH					
	Clear (AR) White (WR)		Black (BR)		
Specular (LS)	1.0	N/A	N/A		
Semi-specular (LSS)	0.950	N/A	N/A		
Matte diffuse (LD)	0.85	N/A	N/A		
Painted	N/A	0.87	0.73		

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

#### Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- · CRI: 80 typical.



#### **ADDITIONAL DATA**

### JOT HIST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

#### **Diagram**





Sensor Switch WSXA JOT



LDN6 Series

- 1. Power: Install JOT enabled fixtures and controls as instructed.
- Pair: Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
- Play: Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

CON	PATIBLE 0-10V WALL-MOUNT DIMMERS	
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
	Diva® DVTV	
Lutron®	Diva® DVSCTV	
Lutron	Nova T® NTFTV	
	Nova® NFTV	
	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
Leviton®	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
	ISD BC	
Synergy®	SLD LPCS	RDMFC
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
	Tap Glide TG600FAM120 (120V)	
Entertainment Technology	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	7
H	EL7315A1019	EL7305A1010
Honeywell	EL7315A1009	(optional)
	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
HUNT Dimming	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	

Remote mounted unit: FD-010

TR61 with DALI interface port

LS-4 used with LCD-101 and LCD-103

#### **\*\*** Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight° control networks when ordered with drivers marked by a shaded background\*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background\*

To learn more about A+, visit www.acuitybrands.com/aplus.

\*See ordering tree for details



Solitaire

WPC-5721

Lehigh Electronic Products

PDM Electrical Products

Starfield Controls

WattStopper®

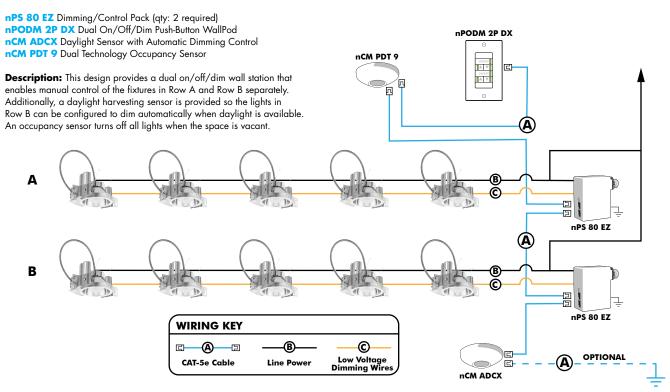
PBX

**RT03 DALInet Router** 

#### **EXAMPLE**

Group Fixture Control\*

\*Application diagram applies for fixtures with eldoLED drivers only.



#### **Choose Wall Controls**

nLight offers multiple styles of wall controls - each with varying features and user experience.



**Push-Button Wallpod** Traditional tactile buttons and LED user feedback



**Graphic Wallpod** Full color touch screen provides a sophisticated look and feel

nLight <sup>®</sup> Wired Controls Accessories:				
Order as separate catalog number. Visit <a href="www.acuitybrands.com/products/controls/nlight">www.acuitybrands.com/products/controls/nlight</a> for complete listing of nLight controls.				
WallPod Stations	Model number	Occupancy sensors	Model Number	
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9	
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10	
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16	
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX	
Dimming nCM ADCX		Cat-5 cables (plenum rated)	Model Number	
		10', CAT5 10FT	CATS 10FT J1	
		15, CATS 15FT	CATS 15FT J1	

#### nLight® AIR Control Accessories:

nber. Visit www.acuitybrands.com/products/controls/nlightair.

oraci as separate catalog number. Visit www.acaityoranas.com/products/controls/imgr		
	Wall switches	Model number
	On/Off single pole	rPODB [color]
	On/Off two pole	rPODB 2P [color]
	On/Off & raise/lower single pole	rPODB DX [color]
	On/Off & raise/lower two pole	rPODB 2P DX [color]
	On/Off & raise/lower single pole	rPODBZ DX WH <sup>1</sup>

#### Notes

Can only be ordered with the RES7Z zone control sensor version.

#### nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.







#### Simple as 1,2,3

- 1. Install the nLight® AIR fixtures with embedded smart sensor
- 2. Install the wireless battery-powered wall switch
- 3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome





LDN6

## Return to Agenda