

Agenda
Hailey Planning and Zoning Commission
Monday, July 7, 2025
5:30 p.m.

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

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Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by BCP Trust, wherein Lot 7, Block 21, Woodside Subdivision #6 (2921 Glenbrook Drive) is subdivided into two (2) lots; Lot 1 comprising 9,684 square feet, and Lot 2 comprising 19,920 square feet. This project is proposed as Autumn Crest Subdivision and is in the General Residential (GR) Zoning District. **ACTION ITEM**

Public Hearing(s) - ACTION ITEM

- **PH 1** Consideration of a Zone Change Application submitted by the City of Hailey for an amendment to the City of Hailey Zoning District Map. The Applicant proposes to change the underlying zoning for a portion of the unaddressed parcel currently described as "FR SE TL 7573 SEC 23 2N 18E", from Recreational Green Belt (RGB) to Light Industrial (LI). This zone change application has been submitted concurrently with an associated Lot Line Adjustment Application, which seeks to transfer approximately 20,714 square feet of land area from the large, unaddressed parcel owned by the City of Hailey to the City of Hailey Water/Wastewater parcel located directly west at 4297 Glenbrook Drive. The unaddressed parcel is currently zoned entirely as RGB, while 4297 Glenbrook Drive is currently zoned entirely as LI. The proposed zone change seeks to ensure

that all city-owned property associated with water/wastewater operation at 4297 Glenbrook Drive is zoned LI. **ACTION ITEM**

- **PH 2** Consideration Design Review Application, submitted by Nancy and William Schlag, and represented by Jay Cone of Jay Cone Architecture, for the construction of a new, 1,554 square foot mixed-use building consisting of 943 square feet of commercial space and a 611 square foot Accessory Dwelling Unit, located within the proposed structure. This project is located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District. **ACTION ITEM**

Staff Reports and Discussion

- **SR 1** Discussion: Community Housing
- **SR 2** Meeting:
 - o Monday, July 21, 2025:
 - CUP & Wireless: Verizon, PP: Tanner

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 16, 2025, the Hailey Planning and Zoning Commission considered and approved the Preliminary Plat Application by BCP Trust, wherein Lot 7, Block 21, Woodside Subdivision #6 (2921 Glenbrook Drive) is subdivided into two (2) lots; Lot 1 comprising 9,684 square feet, and Lot 2 comprising 19,920 square feet. This project is proposed as Autumn Crest Subdivision and is in the General Residential (GR) Zoning District.

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

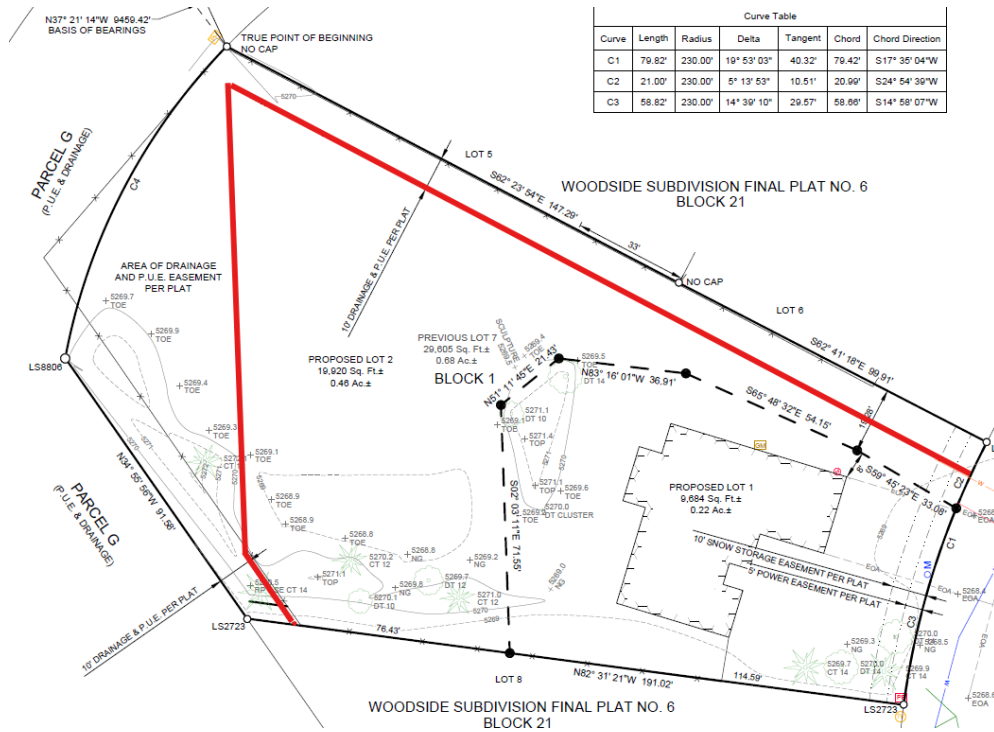
FINDINGS OF FACT

Applicant: BCP Trust
Location: Lot 7, Block 21, Woodside Subdivision #6 (2921 Glenbrook Drive)
Zoning/Size: General Residential (GR) Zoning District; 0.68 acres (29,605 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on May 28, 2025, and mailed to property owners and public agencies on May 28, 2025.

Background: The Applicant proposed to subdivide an existing single-family residential lot at 2921 Glenbrook Drive into two (2) new residential lots, both accessed from Glenbrook Drive. The existing lot is 29,605 square feet in size, approximately 23,000 square feet larger than the lot size minimum (6,000 square feet) for the property's General Residential Zoning District. A 2,346 square foot, single-family residence currently exists on the property, and the Applicant intends to retain the residence through any approved subdivision of the parcel.

According to the Applicant, proposed Lot 1 will be 9,684 square feet in size and host the existing single-family residence. Proposed Lot 2 will be 19,920 square feet in size and will be accessed via a "flag lot" configuration from Glenbrook Drive. It should be noted that Lot 2's total square footage is encumbered by a significant drainage and public utility easement, per the Woodside Subdivision #6 Final Plat. This easement is located along the northwest, north, and east property boundaries (indicated behind the red line).



The Applicant provided a preliminary plat map showing the building footprint of the existing single-family residence on Lot 1, preliminary utility connections for the lots, and existing grading. A Preliminary Plat note indicated that snow removal will be the responsibility of each individual lot owner. Snow storage requirements are not anticipated as a challenge in this subdivision.

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

Procedural History: The Application was submitted on March 31, 2025, and certified complete on April 9, 2025. A public hearing before the Planning and Zoning Commission was held on June 16, 2025, in the City Council Chambers and virtually via Microsoft Teams. At this meeting, the Commission unanimously recommended approval by the Hailey City Council the Preliminary Plat Application for Autumn Crest Subdivision.

Standards of Evaluation for a Subdivision					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No Comments.	

			<p>Life/Safety: <i>The Applicant met directly with the Hailey Fire Marshal, prior to application submittal. It was determined that any dwelling unit constructed on the proposed Lot 2 will be required to have a 13R sprinkler system installed to meet fire prevention requirements for City of Hailey Fire Department. This has been made a Condition of Approval.</i></p>
			<p>Water and Sewer: <i>Wastewater: The Applicant met directly with the Wastewater Division Manager, prior to application submittal. The existing residence on Lot 1 is connected to sanitary sewer line. The Applicant will extend the public sanitary sewer main to serve the proposed Lot 2, pending approval of the Preliminary Plat Application. This approach has been preliminarily approved by the Wastewater Division Manager.</i></p> <p><i>Water: The Applicant has indicated that there is enough capacity in the existing water main to service the proposed subdivision application. No comments from the Water Division Manager were received.</i></p>
			<p>Building: <i>No Comments.</i></p>
			<p>Streets: <i>The Applicant met directly with the Streets Superintendent, prior to application submittal. Access to the proposed Lot 2 will be achieved via a ¾ driveway that is 10-12 feet wide. The existing dwelling on Lot 1 already has a driveway and full access. Both lots will have independent access and parking.</i></p>
			<p>Landscaping/Parks: <i>No Comments.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.010 Development Standards</p> <p>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.</p>
			<p>Staff Comments</p> <p><i>Please refer to the specific standards as noted herein. Findings: Compliance. This standard has been met.</i></p>
16.04.020: Streets:			
Compliant			Standards and Staff Comments
Yes	No	N/A	<p style="text-align: center;">City Code</p> <p style="text-align: center;">City Standards and Staff Comments</p>
			<p>16.04.020</p> <p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p>
			<p>Staff Comments</p> <p><i>The subject parcels are located along Glenbrook Drive, an existing public street. No new streets are proposed. Findings: Compliant. Findings: Compliance. This standard has been met. .</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B.</p> <p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p>
			<p>Staff Comments</p> <p><i>N/A, as no cul-de-sacs or dead-end streets and alleys are proposed. Findings: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	<i>Access to the existing residence on proposed Lot 1 is achieved from Glenbrook Drive. Access to the proposed Lot 2 will be achieved via a 10-12-foot-wide compacted gravel driveway, as contemplated between the Applicant and the Streets Superintendent. It will take a "flag lot" configuration. Vehicle congestion, terrain and other factors that could limit access are not anticipated. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			<i>Staff Comments</i>	<i>N/A. The only public access for the proposed subdivision, Glenbrook Drive, is existing. No new streets are proposed, and all surrounding access streets are existing. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A. No new streets are proposed, and all surrounding access streets are existing. Findings: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The site is mostly flat, with any significant grade changes occurring within the platted drainage and public utility easement in the northwest corner of the proposed Lot 2.</i></p> <p><i>However, no drainage features or areas for the proposed subdivision have been shown on the submitted preliminary plat. Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i></p> <p><i>The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p>
			<i>Staff Comments</i>	<p><i>N/A. No new street signs are proposed, and traffic control signs are not an anticipated need. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<p>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</p>
			<i>Staff Comments</i>	<p><i>The street accessing the proposed project – Glenbrook Drive – is an existing platted street. The proposed internal driveways will be privately maintained. Findings: Compliance. This standard has been met.</i></p>
			L.	<p>Private Streets:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no private streets are proposed. Each driveway will be maintained by the respective lot owner. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no private streets are proposed. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	<p>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no private streets are proposed. Findings: Compliance. This standard has been met.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A, as no private streets are proposed. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>No private streets are proposed. There is an existing 10'-wide Snow Storage Easement and a 5'-wide Public Utility Easement that exists along the property frontage of Glenbrook Drive. The proposed Preliminary Plat states that “Each lot of this plat will be responsible for its own snow removal”. No shared parking or driveway access areas are proposed at this time. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall Meet the parking standards of section 17.09.030, Onsite Parking Dimensions. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A. No private streets are proposed. Findings: Compliance. This standard has been met.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>The proposed Lot 1 currently hosts a single-family residence and driveway with frontage on Glenbrook Drive. The Applicant is proposed to subdivide the property into two (2) lots, with Lot 2 located behind Lot 1, adhering to Standards of the Hailey Municipal Code. The Applicant has stated that each lot will be serviced via their own driveway. This arrangement has been reviewed and is amenable to Hailey Streets Division Superintendent. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') 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	<i>The existing driveway – servicing the existing residence on the proposed Lot 1 – is approximately twenty-five (25) feet wide. The Applicant has stated that Lot 2 will be accessed via a separate driveway. Findings: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			Staff Comments	The Applicant has not depicted the exact location and dimensions of the proposed Lot 2 driveway on the submitted Preliminary Plat. However, they met directly with the Hailey Fire Marshal, prior to Application submittal. The Fire Marshal indicated that any dwelling unit constructed on Lot 2 will be required to have 13R sprinklers installed. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	The Applicant has stated that each lot will be accessed via its own driveway. A plat note on the proposed Preliminary Plat also indicates that each lot of the plat will be responsible for their own snow removal. No shared driveway areas are currently proposed. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			Staff Comments	N/A. No driveways serving one dwelling unit are currently proposed. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			Staff Comments	The Applicant has taken care to meet directly with the Streets Division Superintendent and plan for driveway placement that has the least adverse impact on residential dwelling units (existing and proposed) and the maintenance of existing infrastructure. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: Multifamily, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	N/A. The proposed subdivision addresses only two (2) single-family residential lots. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	The Hailey Fire Marshal has placed a requirement on the proposed Lot 2 of the subdivision, which would be the only Lot in question that may need a fire lane. Instead of fire lane construction, the Fire Marshal is requiring that any dwelling unit constructed on Lot 2 includes 13R sprinklers in the unit, in lieu of a fire lane. This is reflected in the Conditions of Approval. Findings: Compliance. This standard has been met.
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>No sidewalks currently exist along the adjacent segment of Glenbrook Drive. Streets Division has not indicated any such desire or need for sidewalks in this area. No sidewalks are currently proposed.</i> <i>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A), comments noted above, for further information. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>N/A. No new sidewalks are proposed with this application. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A. This site is not located adjacent to a public or private street that is not currently a through street. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			<i>Staff Comments</i>	<i>N/A. The Application is for a Preliminary Plat. Findings: Compliance. This standard has been met.</i>

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A. This project is located in the General Residential District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed or existing. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A. No alleys are proposed or existing. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>All infrastructure to the site will be installed underground. Such infrastructure will be installed within the existing Public Utility Easements and/or within the public right-of-way. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with

				<p>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.</p> <p><i>Staff Comments</i> No alleys exist and/or are proposed.</p> <p><i>Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	<p>Dead-end alleys shall not be allowed.</p> <p><i>Staff Comments</i> N/A, as no dead-end alleys are proposed. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	<p>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.</p> <p><i>Staff Comments</i> Easements are currently shown for utilities along the south, northwest, north, and east lot lines. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.</p> <p><i>Staff Comments</i> There is an existing ten-foot (10’) snow storage easement and an existing five-foot (5’) power easement on the southern property boundary, per the existing Woodside Subdivision #6 Plat. Additionally, there is an existing ten-foot (10’) drainage and public utility easement along the eastern property boundary, and for a large portion of the northern portion of the proposed Lot 2. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the 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.</p> <p><i>Staff Comments</i> No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision. Findings: Compliance. This standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<i>There is a proposed 10'-wide snow storage and 5'-wide Public Utility Easement that exists along the property frontage of Glenbrook Drive. The Applicant has also proposed a plat note that states that each lot of the plat will be responsible for its own snow removal. However, no defined areas for snow storage have been shown on the preliminary plat map. Defined snow storage areas shall be designated on the plat prior to Council review. Findings: Compliance. This standard has been met.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			Staff Comments	<i>The proposed subdivision will create a new block, "Block 1", which will encompass the entirety of the subdivision. The minimum lot size, setbacks, access, and circulation needs of the site are proposed to be met with the Applicant's newly proposed block and lot sizes and orientations. Findings: Compliance. This standard has been met.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
			Staff Comments	<i>All lots conform to the minimum standards for lots located within the General Residential (GR) Zoning District.</i> <i>Required:</i> <ul style="list-style-type: none"> - Minimum size of 6,000 square feet - Minimum width of fifty feet (50') <i>Proposed:</i> <ul style="list-style-type: none"> - Lot 1: 9,684 square feet; Lot 2: 19,920 square feet - Lot 1 width: approximately sixty feet (60'); Lot 2 width: Flag portion is proposed at approximately nineteen feet (19'), non-flag portion approximately ninety feet (90'). <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.

			<i>Staff Comments</i>	<i>The proposed Lot 2 is more than double the minimum size required for the zoning district. However, the flag lot orientation of the lot, in addition to the significant unbuildable area in Lot 2, due to the drainage and public utility easement, precludes any realistic possibility for future re-subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>No unbuildable lots are platted. Access, utility, and snow storage easements are shown on the preliminary plat. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>The Applicant has proposed one (1) flag lot with their subdivision application. The Streets Division Superintendent and Fire Marshal have met directly with the Applicant and confirmed that the “flagpole” portion is of adequate width to accommodate a driveway. Fire requirements will be met through sprinkler systems, required for any dwelling unit on Lot 2. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 16.04.020 M2 of this chapter and subsection D of this section. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>The Applicant intends for the proposed Lots 1 and 2 to be considered single-family residential lots, and both lots have frontage on the public street, Glenbrook Drive. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) District. Findings: Compliance. This standard has been met.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A. One (1) lot is already existing with a single-family residence. There will only be a single phase of development associated with this subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A. The Applicant is not requesting a phased subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<i>N/A. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. The commission and council may require that any or all contiguous parcels be included in the subdivision.
			<i>Staff Comments</i>	<i>N/A. The Applicant is only proposing to subdivide a single parcel. Findings: Compliance. This standard has been met.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall

				also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed. Findings: Compliance. This standard has been met.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>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.</p> <p><i>Staff Comments</i> <i>The proposed subdivision complements the pattern of the surrounding area and greater Woodside Subdivision. The current site conditions are mostly flat, sparse vegetation, and no drainage channels or other significant hydrological/geological features within the property boundary. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p> <p><i>Staff Comments</i> <i>N/A, as the City Engineer has not required a Soils Report from the Applicant. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>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:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; 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. <p><i>Staff Comments</i> <i>Very minimal grading will be required for the proposed subdivision, as the site is mostly flat and undisturbed. Vegetation at the site is primarily sparse grass, volunteer shrubs, and twelve (12) mature trees. Trees are located in mostly unbuildable areas, due to easement and/or setback requirements.</i></p> <p><i>Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. No concerns have been noted at this time. Findings: Compliance. This standard has been met.</i></p>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p> <p><i>Staff Comments</i> <i>Very little grading will be necessary as the site is mostly flat. A grading plan has not been requested at this time. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.

			<i>Staff Comments</i>	<i>The site is relatively flat and appears to be well suited for development. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	<i>Erosion control and re-vegetation shall be included in final design. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Staff Comments</i>	<i>Proposed grading and drainage appear to be adequate for the site, but shall meet the approval of the City Engineer. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>No drainage features or areas for the proposed subdivision's parking access lane have been shown on the submitted preliminary plat. Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i> <i>The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>N/A. The Applicant is proposed to subdivide a single parcel into two (2) lots. Standard 16.04.110 A.1.a does not apply. Findings: Compliance. This standard has been met.</i>
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>$P = x$ multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>

			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			<i>Staff Comments</i>	<i>N/A. The subdivision is located within the General Residential (GR) Zoning District. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>N/A. The Subdivision will be made up of individual lots with individual private ownership of each lot. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<i>Staff Comments</i>	<i>N/A. All privately-owned green space is limited to each individual lot and its individual owner(s). No "common" private green space is proposed with this development. All ongoing maintenance and standards for green space on individual lots shall be the responsibility of the lot's owner. Findings: Compliance. This standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The city may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated Pathway right-of-way.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is

				privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>N/A. Please refer to Sections 16.04.110(A) and 16.04.110 (D.1) for further detail. Findings: Compliance. This standard has been met.</i>

			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard has been met.</i>

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City

				<p>departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.</p> <p><i>Staff Comments</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.</p> <p><i>Staff Comments</i> <i>Findings: Compliance. This standard has been met.</i></p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p> <p><i>Staff Comments</i> <i>All public infrastructure shall meet City specifications. No street lights are needed or proposed at this time.</i></p> <p><i>In June 2024, the Planning and Zoning Commission held a public hearing for the exploration of Hailey Municipal Code updates. This public hearing (June 3, 2024) included a discussion about additional water conservation measures that the City may wish to pursue. This topic was fully embraced by Planning and Zoning Commissioners. Additional landscaping/irrigation requirements for recently approved subdivisions in Hailey (Sunbeam, Colorado Gulch) were cited as model examples of water conservation measures that positively impact natural resource stewardship in Hailey. Given this precedence and the Applicant’s receptivity, the following shall be added as a plat note to the Final Plat and applicable to the proposed subdivision:</i></p> <p><i>“The following turf landscape restrictions shall apply to Lot #2 of the Autumn Crest Subdivision:</i></p> <ul style="list-style-type: none"> <i>i. A maximum of forty percent (40%) of the total land area may be turf.</i> <i>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.</i> <i>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”.</i> <p><i>This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>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)</p>

			<i>Staff Comments</i>	<p>Any and all street cuts for the installation of the water and sewer mains shall be per this standard.</p> <p>Connection details to the existing water and wastewater systems shall be approved by the Water and Wastewater Divisions prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</p> <p>If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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.</p>
			<i>Staff Comments</i>	<p>Street names and signage are existing and meet this standard. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p>
			<i>Staff Comments</i>	<p>N/A, as no streetlights are shown and/or proposed. Findings: Compliance. This standard has been met.</p>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>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.</p>
			<i>Staff Comments</i>	<p>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. Findings: Compliance. This standard has been met.</p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>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</p>

				<p>Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p> <p><i>Staff Comments</i> 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. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>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.</p> <p><i>Staff Comments</i> N/A, as this project is not within the Townsite Overlay (TO) District. Findings: Compliance. This standard has been met.</p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>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)</p> <p><i>Staff Comments</i> Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. Findings: Compliance. This standard has been met.</p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>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.</p> <p><i>Staff Comments</i> All utilities are shown to be installed underground and within either the proposed Public Utility Easements located along each lot line or the proposed parking access lane. Findings: Compliance. This standard has been met.</p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>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.</p> <p><i>Staff Comments</i> See Section 16.04.110(A) for further detail. Findings: Compliance. This standard has been met.</p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>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.</p> <p><i>Staff Comments</i> An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with City of Hailey 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. Findings: Compliance. This standard has been met.</p>

16.05.090: Completion; Inspections; Acceptance							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1"> <tr> <td>A.</td> <td>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</td> </tr> <tr> <td><i>Staff Comments</i></td> <td><i>N/A. No infrastructure improvements are proposed with this development. Findings: Compliance. This standard has been met.</i></td> </tr> </table>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.	<i>Staff Comments</i>	<i>N/A. No infrastructure improvements are proposed with this development. Findings: Compliance. This standard has been met.</i>
A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.						
<i>Staff Comments</i>	<i>N/A. No infrastructure improvements are proposed with this development. Findings: Compliance. This standard has been met.</i>						
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<table border="1"> <tr> <td>B.</td> <td>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)</td> </tr> <tr> <td><i>Staff Comments</i></td> <td><i>N/A, as the completion of all major infrastructure by the Developer is preferred over bonding. Findings: Compliance. This standard has been met.</i></td> </tr> </table>	B.	The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)	<i>Staff Comments</i>	<i>N/A, as the completion of all major infrastructure by the Developer is preferred over bonding. Findings: Compliance. This standard has been met.</i>
B.	The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)						
<i>Staff Comments</i>	<i>N/A, as the completion of all major infrastructure by the Developer is preferred over bonding. Findings: Compliance. This standard has been met.</i>						
16.05.100: As Built Plans and Specifications							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1"> <tr> <td>16.05.100</td> <td>As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)</td> </tr> <tr> <td><i>Staff Comments</i></td> <td><i>As built drawings will be required. Findings: Compliance. This standard has been met.</i></td> </tr> </table>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)	<i>Staff Comments</i>	<i>As built drawings will be required. Findings: Compliance. This standard has been met.</i>
16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)						
<i>Staff Comments</i>	<i>As built drawings will be required. Findings: Compliance. This standard has been met.</i>						

CONCLUSIONS OF LAW

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

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

DECISION

The Preliminary Plat Application by BCP Trust, wherein Lot 7, Block 21, Woodside Subdivision #6 (2921 Glenbrook Drive) is subdivided into two (2) lots; Lot 1 comprising 9,684 square feet, and Lot 2 comprising 19,920 square feet, is hereby recommended for approval, 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 Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (h) are met.

General Conditions:

- a) All Fire Department and Building Department requirements shall be met.
 - i. Any dwelling unit constructed on the proposed Lot 2 will be required to have a 13R sprinkler system installed.
- b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or

adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:

- i. Permits shall be obtained for the installation of all drywells.
 - ii. If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development.
- c) All improvements and all improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
 - d) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
 - e) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
 - f) Any application fees due shall be paid prior to recording the Final Plat.

Other:

- g) Drainage for the site shall meet the approval of the City Engineer, prior to the issuance of a Building Permit.
- h) The following turf landscape restrictions shall apply to Lot #2 of the Autumn Crest Subdivision:
 - i. A maximum of forty percent (40%) of the total land area 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".

Signed this ____ day of _____, 2024.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Building Coordinator, Deputy Treasurer

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of July 7, 2025

To: Hailey Planning and Zoning Commission
From: Emily Rodrigue, Community Development City Planner/Resilience Planner

Overview: Consideration of a Zone Change Application submitted by the City of Hailey for an amendment to the City of Hailey Zoning District Map. The Applicant proposes to change the underlying zoning for a portion of the unaddressed parcel currently described as “FR SE TL 7573 SEC 23 2N 18E”, from Recreational Green Belt (RGB) to Light Industrial (LI). This zone change application has been submitted concurrently with an associated Lot Line Adjustment Application, which seeks to transfer approximately 20,714 square feet of land area from the large, unaddressed parcel owned by the City of Hailey to the City of Hailey Water/Wastewater parcel located directly west at 4297 Glenbrook Drive. The unaddressed parcel is currently zoned entirely as RGB, while 4297 Glenbrook Drive is currently zoned entirely as LI. The proposed zone change seeks to ensure that all city-owned property associated with water/wastewater operation at 4297 Glenbrook Drive is zoned LI.

Hearing: July 7, 2025

Application Contact: City of Hailey

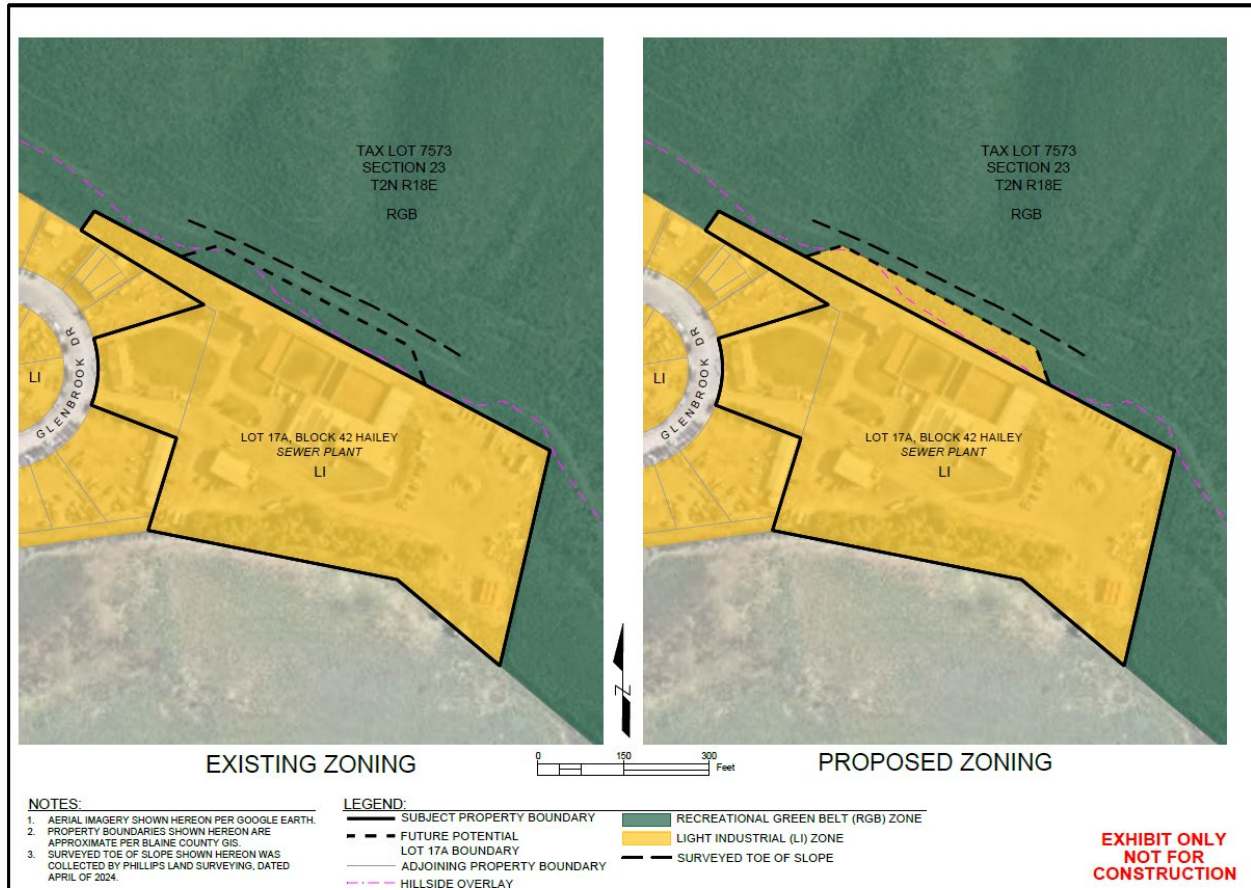
Location and Size: FR SE TL 7573, SEC 23 2N 18E) approximately 20,714 square feet in size and located adjacent to the Hailey Sewer Plant (4297 Glenbrook Drive)

Current Zoning: Recreational Green Belt (RGB)

Proposed Zoning: Light Industrial (LI)

Notice: Notice for the public hearing was mailed to property owners and agencies within 300 feet on June 18, 2025 and published in the Idaho Mountain Express on June 18, 2025. Notice was posted on the property on June 30, 2025.

Application: The City of Hailey proposes to amend the underlying zoning of a small portion of a larger city-owned parcel, located directly east of the city-owned parcel that currently hosts the City of Hailey’s sewer plant and associated staff offices. The 80.96-acre parcel east of the sewer plant and offices is currently zoned as Recreational Green Belt (RGB), and approximately 0.47 acres (20,600 square feet) of the parcel is proposed to be rezoned to Light Industrial (LI). A Lot Line Adjustment Application – intended to capture this new 0.47-acre portion and serve the 6.71 acre, LI-zoned sewer plant property – has also been submitted by the Applicant and is being reviewed concurrently through the administrative review process.



Analysis and Discussion:

The subject property is located at the southernmost extent of Glenbrook Drive, in what is considered the South Woodside Light Industrial District. The Applicant is proposing to rezone the 20,600 square foot area of land from Recreational Green Belt to Light Industrial, to better accommodate for a new Wastewater Treatment Plant Headworks Facility. This parcel is buffered by other Light Industrial parcels (north and west) and is bound on the east by lands designated as Recreational Greenbelt (RGB). The land to the south of the parcel is currently being used for large-scale agriculture/open-space purposes and within unincorporated Blaine County, although the area is within Hailey’s Area of Impact (AOI). A concurrently submitted Lot Line Adjustment Application is intended to facilitate the Rezone Application and establish appropriate boundaries and buffers for the anticipated construction of a new Headworks Facility, approved by Hailey voters and funded via a revenue bond that was passed in 2023.

2. Purposes of the Zoning Districts:

- Light Industrial (LI): The purpose of the LI district is to provide areas for light industrial operations and limited related (or associated) retail sales. "Limited-related retail sales" is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (e.g., the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community.
- Recreational Green Belt (RGB): The purpose of the recreational green belt district shall be to provide areas for public recreation and/or to create and preserve open and/or green space areas for aesthetic and public use. All uses within the RGB district shall be compatible with the protection of natural and scenic resources for the benefit of present and future generations. FR SE TL 7573, SEC 23 2N 18E (Parcel No. RPH0475000040)
 - o The Applicant is proposing that 0.47 acres of the approximately 81-acre parcel be rezoned, from RGB to LI. If the rezone were approved, this 0.47-acre parcel would be used to construct a new Headworks Facility, a public use facility to meet the needs of Hailey residents and ensure the health, welfare, and safety of the community.

3. The proposed zoning— as well as the Applicant’s current uses and future intentions for the site— continues to allow for industrial/municipal service uses and will increase the capacity and resilience of Hailey’s wastewater treatment system. A functioning, efficient, and strategically-designed wastewater treatment system is the backbone of public health, safety, and stability for any municipality with public wastewater infrastructure. Responding to the growing need for system updates and expansion will mitigate the risk of emergency repairs or system collapse in the future. This also minimizes budget overruns and expedited rate hikes for taxpayers into the future.

4. Bulk Requirements Comparison:

		Zoning Districts		Summary of proposed changes
		Existing	Proposed	
		RGB	LI	
Lot dimensions	Minimum lot size (square feet)	None	6,000	Non-zero minimum lot size established; overall increase.
	Minimum lot width (feet)		60	None-zero minimum lot width established; overall increase.
Building Height	Maximum building height	35 ¹⁷	35	No change.
Setbacks	Minimum front yard setback (feet)	20	10	Decrease of ten feet (10')
	Minimum side yard setback (feet)	10	10 ^{19, 21}	Moderate change: Due to footnote #21 and parcel’s adjacency to RGB Zoning District, “side and rear yard

				setbacks shall be twenty-five (25) feet”,
	Minimum rear yard setback (feet)	10	10 ^{19, 21}	Moderate change: Due to footnote #21 and parcel’s adjacency to RGB Zoning District, “side and rear yard setbacks shall be twenty-five (25) feet”,
Multi-family and mixed-use density	Mixed use residential density: maximum units per acre	-	-	No change.
	Multi-family residential density: maximum units per acre	-	-	No change.
Total lot coverage	Total maximum coverage by all buildings, which includes 1 accessory dwelling unit (percentage)	-	75	Decrease in total lot coverage.
Maximum floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	25,000	Decrease in maximum.
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	25,000	Decrease in maximum.

Notes:

17. (not applicable)	For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.
19. (not applicable, pertinent to corner and reverse corner lots)	See also subsections 17.07.010 F and G of this title.
21. (not applicable)	In LI and TI Zoning Districts, the side and rear yard setbacks shall be twenty-five (25) feet where the subject property is located adjacent to the following Zoning Districts: RGB, GR, or TN.

Criteria for Review:

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

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

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the city. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The area in question sees varied land use opportunities given its location and size, and, while the Land Use Map demarcates between land uses that are specific to property boundaries, Land Use Maps are intended to allow for decision-making processes such as this to determine actual zoning boundaries.

The Comprehensive Plan also calls for strong, very specific locations for public services, facilities, and utilities. The Applicant is proposing to rezone the 20,600 square foot parcel to Light Industrial, to better accommodate for a new Wastewater Treatment Plant Headworks Facility. The purpose of the Light Industrial (LI) Zoning District is to -- **Provide areas for light industrial operations and limited related (or associated retail sales.** Furthermore, the District is characterized by... **Industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community.** If the rezone were approved, this 0.473-acre parcel would be used to construct a new Headworks Facility, a public use facility to meet the needs of Hailey residents and ensure the health, welfare, and safety of the community.

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

A ballot measure in May 2023 asked Hailey voters if they wished to borrow \$6 million to be repaid over 20 years to upgrade the aging Headworks at the Wastewater Treatment Plant. The overall structure of the Headworks is greatly aged and has gone past its expected life after 22 years of service. No major changes or upgrades have been made to this structure or the equipment inside since the plant was built in 2000. The treatment environment causes aggressive deterioration of any material, while playing a very vital role in the overall process.

Consistent and efficient headworks operation is critical to the operation of the overall treatment process. Failure of headworks equipment to adequately screen at the front end of the process will result in more expensive & frequent damage to downstream processes, potentially resulting in permitting violations for Hailey's discharge to the Big Wood River. The proposed rezone will facilitate the upgrading of public facilities and services, which will in turn mitigate excessive additional requirements at public cost, into the future.

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

The proposed rezone seeks to align parcel types and slightly expand the LI land uses in the area. The South Woodside Light Industrial District already hosts the Hailey Wastewater Treatment facilities, including the aging headworks infrastructure, which is anticipated to be upgraded as a result of a successful rezone of a portion of city-owned property.

However, Staff would like to note that the proposed rezone creates a smaller buffer area between wastewater treatment infrastructure and the primary public asset within the adjacent RGB-zoned

parcel: the “Toe of the Hill” Trail. While this segment of trail does not currently experience heavy use or traffic, other segments to the north do experience such use levels. As the City of Hailey contemplates possible annexation requests to the south of the subject property, and considers recommendations to connect Toe of the Hill Trail between Hailey and Bellevue, as outlined in the final [Blaine County Bike and Pedestrian Master Plan](#), the Applicant (namely, the Public Works Department of the City of Hailey) should consider and plan for such contexts in any final headworks facility design and site planning. This may entail additional fencing and/or landscape screening and avoiding any possible encroachments.

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

As previously stated, if the proposed rezone were approved, this 0.473-acre parcel would be used to construct a new Headworks Facility, a public use facility to meet the needs of Hailey residents and ensure the health, welfare, and safety of the community.

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

17.14.040(B) Recommendation.

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

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

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

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

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

Summary and Suggested Conditions of Approval: The Commission shall recommend approval or denial to the Hailey City Council the Rezone Application by Zone Change Application submitted by the City of Hailey for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for a portion of the unaddressed parcel currently described as “FR SE TL 7573 SEC 23 2N 18E”, from Recreational Green Belt (RGB) to Light Industrial (LI), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards.

Motion Language:

Approval: Motion to approve the Zone Change Application submitted by the City of Hailey for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for a portion of the unaddressed parcel currently described as “FR SE TL 7573 SEC 23 2N 18E”, from Recreational Green Belt (RGB) to Light Industrial (LI), and submitted concurrently with an associated Lot Line Adjustment Application that seeks to transfer approximately 20,714 square feet of land area from the large, unaddressed parcel owned by the City of Hailey, to the City of Hailey Water/Wastewater parcel located directly to the west at 4297 Glenbrook Drive, finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny the Zone Change Application submitted by the City of Hailey for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for a portion of the unaddressed parcel currently described as “FR SE TL 7573 SEC 23 2N 18E”, from Recreational Green Belt (RGB) to Light Industrial (LI), finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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



EXISTING ZONING



PROPOSED ZONING

NOTES:

1. AERIAL IMAGERY SHOWN HEREON PER GOOGLE EARTH.
2. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS.
3. SURVEYED TOE OF SLOPE SHOWN HEREON WAS COLLECTED BY PHILLIPS LAND SURVEYING, DATED APRIL OF 2024.

LEGEND:

- SUBJECT PROPERTY BOUNDARY
- FUTURE POTENTIAL LOT 17A BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- RECREATIONAL GREEN BELT (RGB) ZONE
- LIGHT INDUSTRIAL (LI) ZONE
- SURVEYED TOE OF SLOPE

**EXHIBIT ONLY
NOT FOR
CONSTRUCTION**



ZONING AMENDMENT EXHIBIT

HAILEY HEADWORKS
PREPARED FOR THE CITY OF HAILEY

100.008
PROJECT NUMBER

EX



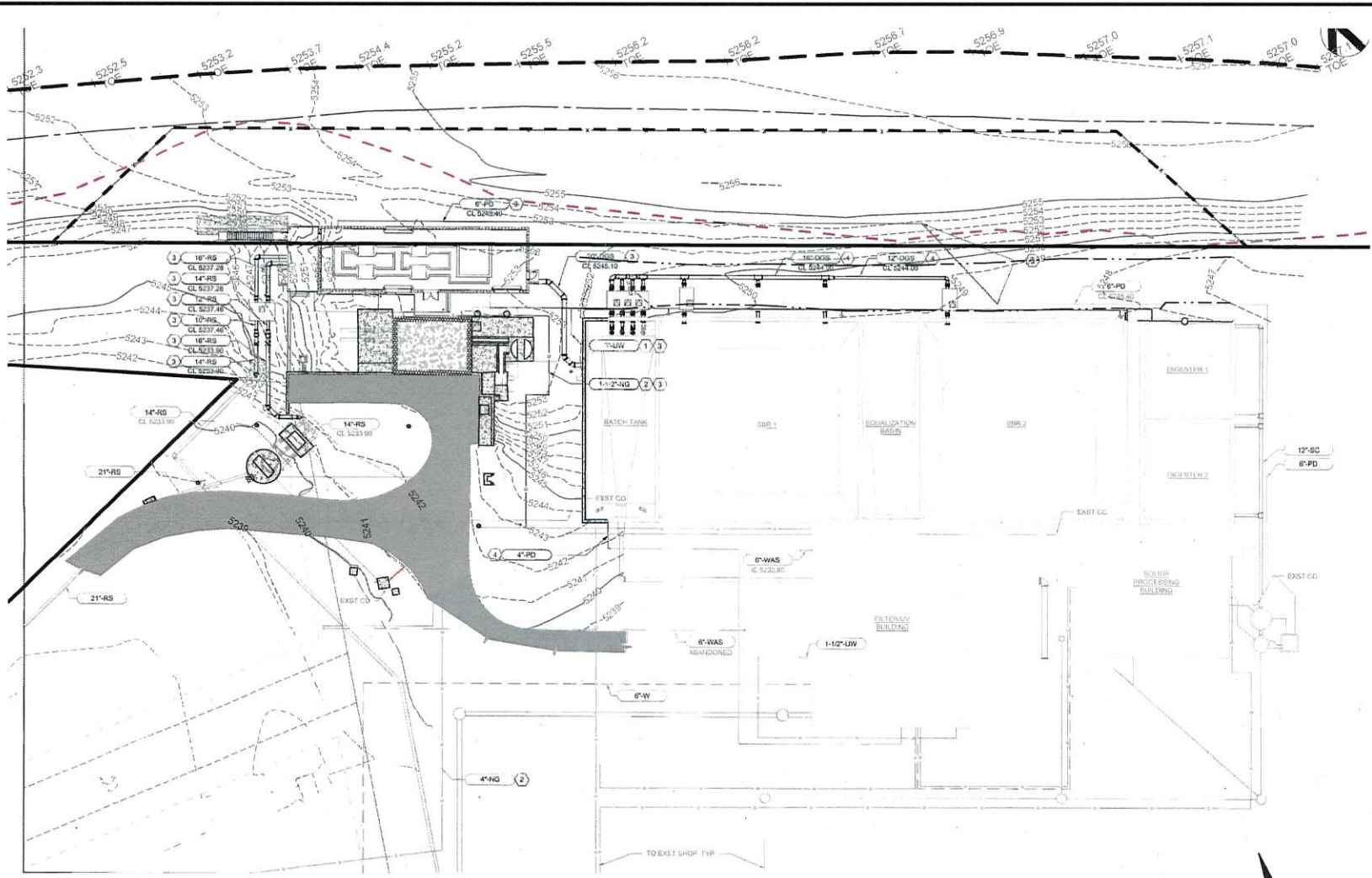
OPAL ENGINEERING, PLLC
 PO BOX 2530, HAILEY, ID 83333
 WWW.OPAL-ENGINEERING.COM

ZONING AMENDMENT EXHIBIT

HAILEY HEADWORKS
 PREPARED FOR THE CITY OF HAILEY

100.008
 PROJECT NUMBER

EX



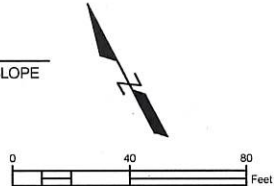
NOTES:

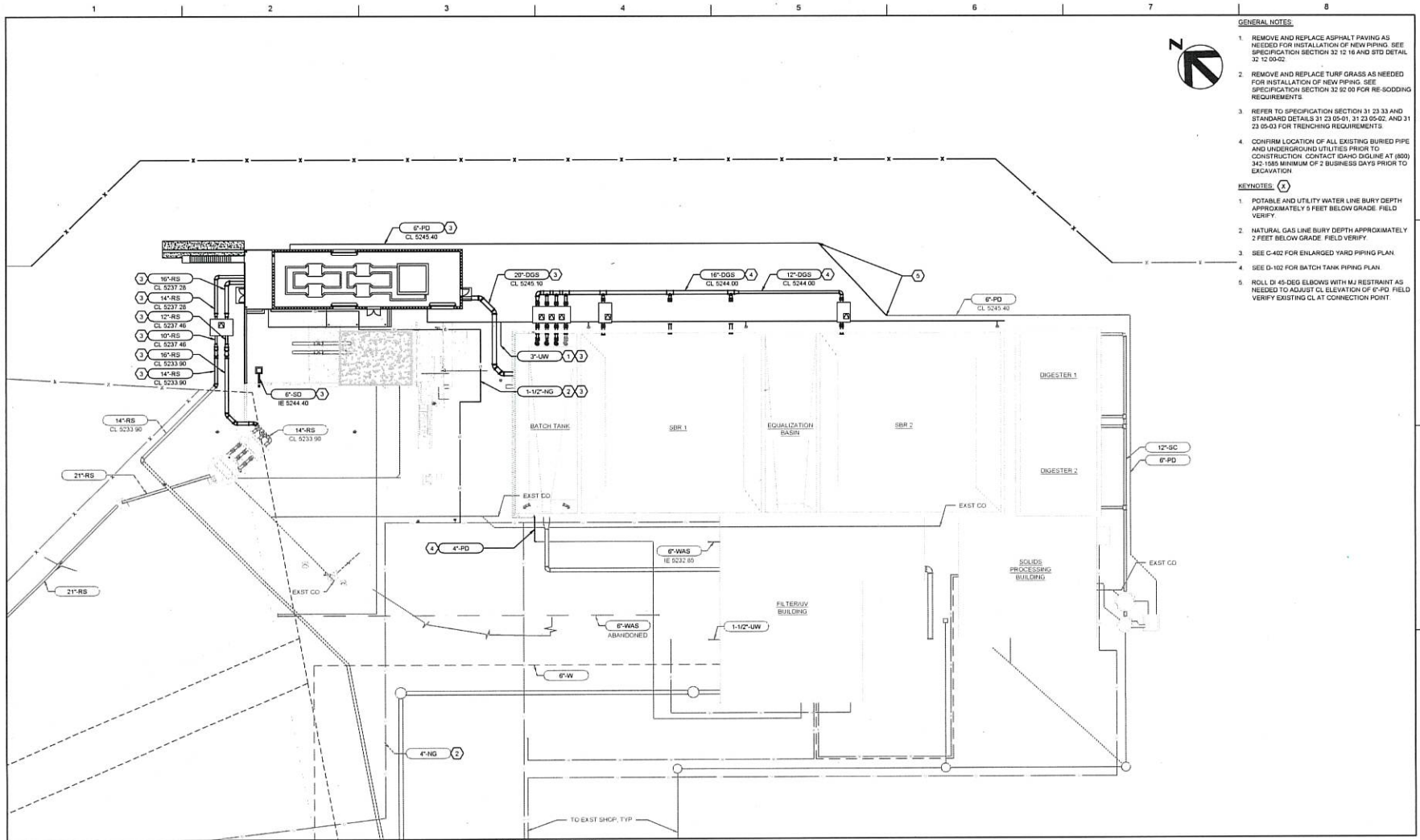
1. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS.
2. PROPOSED BUILDING AND SITE IMPROVEMENTS SHOWN HEREON ARE PER "HEADWORKS BUILDING CIVIL AND OVERALL YARD PIPING PLAN" BY HDR DATED MAY 2, 2025.
3. SURVEYED TOE OF SLOPE SHOWN HEREON WAS COLLECTED BY PHILLIPS LAND SURVEYING, DATED APRIL OF 2024.

LEGEND:

- | | | |
|-----------------------------------|---------------------|---|
| SUBJECT PROPERTY BOUNDARY | 5' CONTOUR INTERVAL | SURVEYED TOE OF SLOPE |
| FUTURE POTENTIAL LOT 17A BOUNDARY | 1' CONTOUR INTERVAL | CENTERLINE ±8' WIDE TWO TRACK ACCESS ROAD |
| ADJOINING PROPERTY BOUNDARY | EDGE OF GRAVEL | |
| HILLSIDE OVERLAY | | |

**EXHIBIT ONLY
 NOT FOR
 CONSTRUCTION**





- GENERAL NOTES**
- REMOVE AND REPLACE ASPHALT PAVING AS NEEDED FOR INSTALLATION OF NEW PIPING. SEE SPECIFICATION SECTION 32 12 16 AND STD DETAIL 32 12 05-02.
 - REMOVE AND REPLACE TURF GRASS AS NEEDED FOR INSTALLATION OF NEW PIPING. SEE SPECIFICATION SECTION 32 92 00 FOR RE-SODDING REQUIREMENTS.
 - REFER TO SPECIFICATION SECTION 31 23 33 AND STANDARD DETAILS 31 23 05-01, 31 23 05-02 AND 31 23 05-03 FOR TRENCHING REQUIREMENTS.
 - CONFIRM LOCATION OF ALL EXISTING BURIED PIPE AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTACT IDAHO DIGLINE AT (800) 342-1588 MINIMUM OF 2 BUSINESS DAYS PRIOR TO EDUCATION.
- KEYNOTES**
- POTABLE AND UTILITY WATER LINE BURY DEPTH APPROXIMATELY 5 FEET BELOW GRADE. FIELD VERIFY.
 - NATURAL GAS LINE BURY DEPTH APPROXIMATELY 2 FEET BELOW GRADE. FIELD VERIFY.
 - SEE C-402 FOR ENLARGED YARD PIPING PLAN.
 - SEE D-102 FOR BATCH TANK PIPING PLAN.
 - ROLL DI 45-DEG ELBOWS WITH MJ RESTRAINT AS NEEDED TO ADJUST CL ELEVATION OF 6\"/>



PROJECT NUMBER	10381996
ISSUE DATE	09/02/2025
DESCRIPTION	ISSUED FOR BID AND CONSTRUCTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	J. CORONADO
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BANWALTA
INSTRUMENTATION	R. MYERS
PROJECT NUMBER	10381996



CITY OF HAILEY
 WOODSIDE WATER RECLAMATION FACILITY
 HEADWORKS IMPROVEMENTS



FILENAME: C-103.dwg
 SCALE: 1" = 20'

HEADWORKS BUILDING
 CIVIL
 OVERALL YARD PIPING PLAN
 SHEET
 C-103

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of July 7, 2025

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

Overview: Consideration of a Design Review Application, submitted by Nancy and William Schlag, and represented by Jay Cone of Jay Cone Architecture, for the construction of a new, 1,554 square foot mixed-use building consisting of 943 square feet of commercial space and a 611 square foot Accessory Dwelling Unit, located within the proposed structure. This project is located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District.

Hearing: July 7, 2025

Applicant: Nancy and William Schlag
Location: 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2)
Zoning & Lot Size: Sales and Office Subdistrict (SCI-SO) Zoning District; 0.52 acres (22,762 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on June 18, 2025.

Application: The Applicant is proposing to construct a new 1,554 square foot mixed-use building consisting of 943 square feet of commercial space and a 611 square foot Accessory Dwelling Unit, located within the proposed structure. This project is located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District.

The mixed-use project, located at 20 Comet Lane, proposes the following:

Commercial Use:

- 943 square feet of commercial space
- Office Space
- Storage
- Bathroom
- One (1) onsite accessible parking space provided

Accessory Dwelling Unit:

- 611 square feet of residential space (ADU)
- One (1) bedroom and one (1) bathroom
- Kitchen and great room
- Laundry and closet space
- 484 square foot outdoor patio
- One (1) onsite parking space provided

Access: Site access is located off the existing private streets, Comet Lane and Galaxy Lane via the existing Access Easement, which is intended to service the parcel.

SCI Industrial (SCI-SO):

The purpose of the sales and office subdistrict is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The subdistrict is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the central business district. The nature of those businesses which are appropriate for this subdistrict are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the central business district. This article assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to subsection [17.01.050B](#) of this title, as amended. (Ord. 1191, 2015)

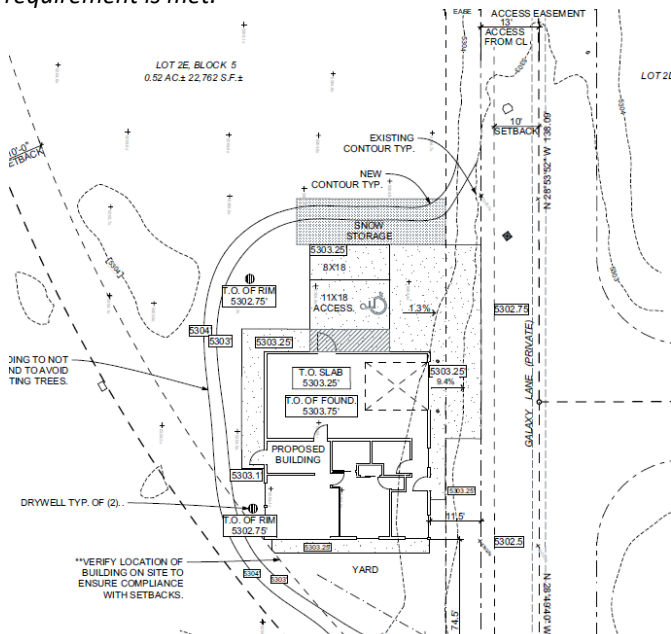
The proposed mixed-use development project aligns with the purpose and intent of the SCI-SO Zoning District, as the building design, exterior features, and use characteristics support office space and other light industrial types of uses, while thoughtfully integrating an employee or employer-owned housing component as a subordinate use.


Background: On August 5, 2024, the Hailey Planning and Zoning Commission considered a Design Review Pre-Application submitted by Nancy and William Schlag, and represented by Jay Cone of Jay Cone Architecture, for the construction of this new, 1,554 square foot mixed-use building. At this meeting, no decision was made; however, the Commission suggested the following:

- **Building Design:** The Commission suggested the Applicant integrate additional design and/or building details, like pop put features, colors, visual interest with windows, awnings or light shelves, to enhance the exterior. Specifically, the Commission suggested that extra attention to the east elevation, by adding more windows and interest to façade, be incorporated.
- **Site Plan:** The Commission asked the Applicant to highlight the live-work component and clarify on the plan set the primary use versus the accessory use.

Procedural History: The Design Review Application was submitted on June 4, 2025, and certified complete on June 12, 2025. A public hearing before the Planning and Zoning Commission is scheduled for July 7, 2025, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: Life/Safety: Water and Sewer: Water: <i>The water meter vault is located in the asphalt on Comet Lane, next to the fire hydrant that the Applicant will need to connect to. The Applicant will</i>

			<p><i>also need to leave all the water main line valves in the area exposed and accessible for inspection.</i></p> <p>Wastewater: The sewer stub for this lot is at the center of the lot on the north end, edge of right of way. This stub would need to be used.</p> <p>Building: <i>No comments</i></p> <p>Streets, Landscaping, Other:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.08A Signs</p> <p>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.</p> <p>Staff Comments</p> <p><i>N/A, no signage is proposed at this time. if the Applicant chooses to add signage at a later date, a Sign Permit Application shall be submitted and approved.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.040 On-site Parking Req.</p> <p>See Section 17.09.040 for applicable code.</p> <p>Staff Comments</p> <p><i>The proposed project is located in the SCI-SO Industrial Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 1,554 square feet in size, with 943 square feet being commercial space. This requires the project to provide a total of one (1) onsite parking spaces to fulfill this standard. The Applicant has provided one (1) accessible onsite parking space for the commercial component of the development.</i></p> <p><i>The Accessory Dwelling Unit requires one (1) parking space per 1,000 square feet; the Applicant has provided one (1) parking space for the 611 square foot ADU. The Applicant has proposed a total of two (2) onsite spaces. The onsite parking requirement is met.</i></p>  <p>The diagram is a detailed site plan for Lot 2E, Block 5 (0.52 AC ± 22,762 S.F.). It shows a proposed building with a footprint of 8x18 and 11x18. Key features include: <ul style="list-style-type: none"> EXISTING CONTOUR TYP. and NEW CONTOUR TYP. lines. SNOW STORAGE area. PROPOSED BUILDING with various rooms. YARD area. UTILITIES: T.O. OF RIM (5302.75, 5302.72), T.O. SLAB (5303.25), F.O. OF FOUND (5303.75). SETBACKS: 10' FRONT, 5' SIDE, 10' REAR. ACCESS EASEMENT FROM CL. and GALAXY LANE (PRIVATE). Other labels: DRYWELL TYP. OF (2), YARD, YARD, YARD. </p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.09.040.06: EXCESS OF PERMITTED PARKING:</p> <p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission.</p>

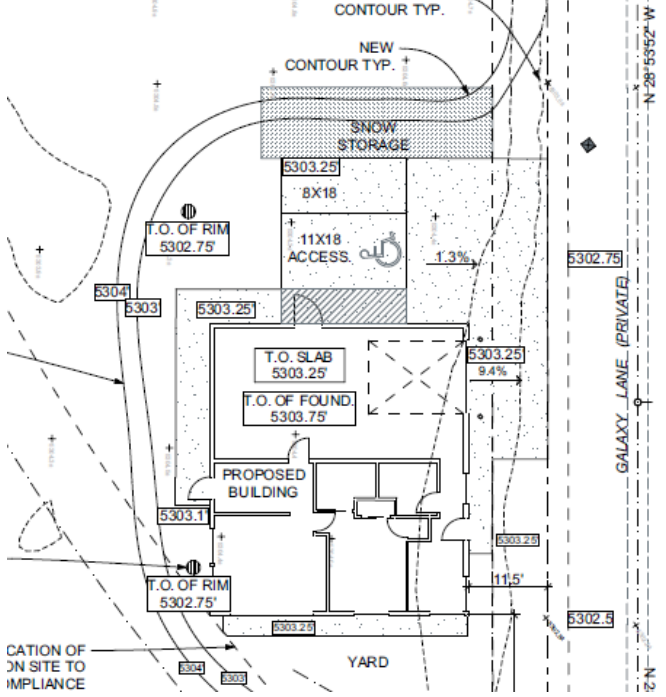
				<p>Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p> <p><i>N/A- Site parking meets requirement.</i></p>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator. 																				
			<p>Staff Comments</p>	<p><i>The Applicant is proposing dark bronze wall mounted light fixtures for onsite exterior lighting; the light fixtures are 15 Watt, 3000K A-19 LED = 1600 Lumens.</i></p> <div style="text-align: center;">  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">DIMENSIONS</th> </tr> </thead> <tbody> <tr><td>Extension</td><td>1.10"</td></tr> <tr><td>Height</td><td>16.21"</td></tr> <tr><td>Product Weight</td><td>0.84Lbs</td></tr> <tr><td>Stock Length</td><td>0.00"</td></tr> <tr><td>Stock Width</td><td>0.44"</td></tr> <tr><td>Stock Depth</td><td>0.44"</td></tr> <tr><td>Light Pole Extension</td><td>0.75" (L x 1.75" W)</td></tr> <tr><td>Width</td><td>0.75"</td></tr> <tr><td>View Length</td><td>0.75"</td></tr> </tbody> </table> <p style="font-size: small; margin-top: 10px;"> FINISHES Base Color: Black Edge Material: Aluminum Body Color: Temporal Glass Lens: Clear </p> <p style="font-size: small; margin-top: 10px;"> Bulk Information Bulk Item: Fixture Bulk Stock: 2000 Bulk Type: Standard LED Bulk Weight: 1600 Number of Boxes: 2 Ship Wt Condition: Box Volume: 100 Weight: 20 </p> <p style="font-size: small; margin-top: 10px;"> Details & Details Brand Name: Visual Comfort Studio Model Name: Moderno Location: Spring Product Collection: 020 Sales Name: 010 UPC: 7166200101 Part Number: 360 Part Number 2: 36010210 </p> <p style="font-size: x-small; margin-top: 5px;">* Early access to LED with optional replacement lamp.</p> </div> <p style="text-align: center; margin-top: 10px;"> 1 EXTERIOR LIGHT FIXTURE </p>	DIMENSIONS		Extension	1.10"	Height	16.21"	Product Weight	0.84Lbs	Stock Length	0.00"	Stock Width	0.44"	Stock Depth	0.44"	Light Pole Extension	0.75" (L x 1.75" W)	Width	0.75"	View Length	0.75"
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: SCI-SO Industrial Zoning District.</p> <p>Maximum Height: 35' within the SCI District</p> <p>Required Setbacks:</p> <ul style="list-style-type: none"> - Front Yard: 10 - Side Yards: 10 - Rear Yard: 10 																				

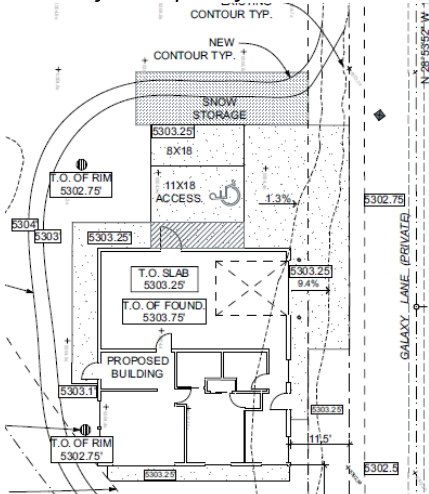
				<p style="text-align: center;">- Lot Coverage: 70%</p> <p><i>Staff Comments</i></p> <p>Zoning District(s): SCI-SO Industrial Zoning District Proposed Height: 22'.1" Proposed Setbacks: - Front: 10 feet - Rear: 10 feet - Sides: 10 feet - Lot coverage: 15%</p> <p>Lot Coverage: The allowed lot coverage for this parcel is 70%. The lot size is 22,762 square feet with a total proposed building footprint of 1,554 square feet in size. Given this information, lot coverage equates to 15%, of proposed lot coverage, which is well below the maximum allowed coverage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>Staff Comments</i></p> <p>All public right-of-way sidewalks and drainage improvements have been met. No in-lieu fees are required at this time; however, any enhancements to the public right-of-way shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. These items have been made Conditions of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p> <p><i>Staff Comments</i></p> <p>N/A - No alley access is proposed nor exists.</p>

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

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

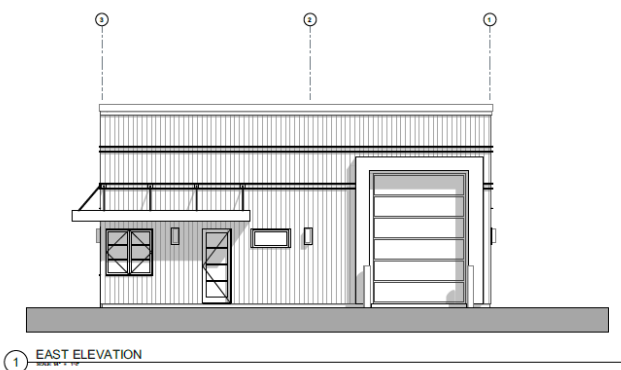
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p> <p><i>Staff Comments</i></p> <p>While most of the adjoining parcels are vacant, the proposed building's primary walls are oriented east/west, which is consistent with other industrial properties to the west, and throughout the subdivision. An open space area is proposed to be located toward the southern portion of the building, providing a usable space for the residents of the ADU as required by code.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be</p>


				<p>preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> The site contains some existing mature trees along the northwestern side of the parcel that will remain in place.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Access to the site is proposed off Galaxy Lane. Safe pedestrian access is provided through a new paved driveway and a walkway which leads to the front of the commercial building as well as the rear of the building where the entrance to the ADU is located.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p> <p><i>Staff Comments</i> The Applicant is proposing rollout trash bins that will be kept inside and brought out during waste collection. No dumpster is proposed for the site, or use.</p> <p>The proposed meter is located at the back of the building and will be screened by a fence. This has been made Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i> N/A. There is no existing alley to be utilized for building services.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p><i>Staff Comments</i> N/A. No Vending Machines are proposed with this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>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</p>


				<p>accumulation. <i>(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</i></p> <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	<i>The proposed parking will be accessed via the new private entrance located off Galaxy Lane. The onsite parking is located on the north side of the building near the commercial component of the development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	<p>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:</p> <ul style="list-style-type: none"> a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.
			Staff Comments	<i>N/A, as no loading space is required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1h	<ul style="list-style-type: none"> h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>N/A, as there is no existing alley. The site and onsite parking area can be accessed via Galaxy Lane, as contemplated during the entitlement process of the Airport West Subdivision. .</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<ul style="list-style-type: none"> i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<p><i>The proposed snow storage areas are located north and adjacent to the proposed onsite parking spaces. The improved hardscape for the project is 1,389 square feet which requires 348 square feet of snow storage. Onsite snow storage areas are proposed in the amount of 348 square feet. This standard has been met.</i></p> 

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>N/A There is no proposed landscaping within the snow storage areas.</i>

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


Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p>a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Staff Comments</i> The proposed building accommodates several of the surrounding industrial properties with an east/west orientation. The articulation of the rooflines, awnings and various sized windows complement the surrounding area.</p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	<p>b. Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i> N/A, as the proposed building design is not a standardized corporate building design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.</p> <p><i>Staff Comments</i> The Applicant has integrated the building to the surrounding site and greater area. Various windows and awnings emphasize human scale and are pedestrian oriented to encourage human activity.</p>

				<i>The exterior open-patio space provided for the residents of the mixed-use building, and a mixture of assorted new landscaping encourages human activity and interaction. These include turf, trees and shrubs. Please refer to Section 17.06.080(A)4d for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p> <p><i>Staff Comments</i> <i>Various materials have been incorporated along all the elevations, which are visible from both Comet Lane and Galaxy Lane, to reduce building mass and large building surfaces. The east and west elevation wall mass is broken up by the numerous sized windows, awnings and a bay door.</i></p> <p><i>The mixed-use building is proposed to incorporate a mixture of exterior siding materials, including wood accents at the underside of the soffit on the light shelves and on the interior sides of the exaggerated trim at the garage doors. The Commission may wish to discuss the incorporation of another exterior material color or feature to reduce the overall massing of the building.</i></p>  <p style="text-align: center;">② Southeast</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> <i>N/A, as no expansion is planned at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</p> <p><i>Staff Comments</i> <i>A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i> <i>Building colors are shown on the elevations. Colors are broken on various elements by incorporating wood accents to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p> <p><i>Staff Comments</i> <i>The proposed building is not over two stories in height and proposes a variety of materials, to provide human scale to the building façades.</i></p>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii. South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii. Double glazed windows. iv. Windows with Low Emissivity glazing. 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.
			<i>Staff Comments</i>	<p><i>The building incorporates the following techniques that minimize its energy consumption:</i></p> <ul style="list-style-type: none"> - <i>All windows will be double glazed</i> - <i>Low E Glazing</i> - <i>Light shelves on the southernmost side of the building</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<p><i>The front entrances to the ADU and the office will be covered, which will retain snow. All drainage from the flat roof will drain to the interior, or to landscape gutters and drywell.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p><i>Downspouts from the building appear to be routed underground to drywells. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>NA, as no drive-through canopies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>N/A, as a Master Signage Plan is not required of a single-tenant building.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A. No Accessory Structure is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A. No Accessory Structure is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A. No Accessory structure is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>NA. No fence is proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>N/A. No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A. No alternative energy sources are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground
			<i>Staff Comments</i>	<i>All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as no additional appurtenances are proposed.</i>

4. Landscaping: 17.06.080(A)4, items (a) thru (n)			Standards and Staff Comments	
Compliant			City Code	City Standards and Staff Comments
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p> <p><i>Staff Comments</i></p> <p><i>Drought tolerant specific plant materials are proposed. The Applicant is proposing the following landscaping onsite:</i></p> <p><i>Trees</i></p> <ul style="list-style-type: none"> - <i>Four (4) new 3-4" caliper Crab Apple Trees</i> - <i>Existing trees along the western northern lot line of the property will remain in place</i> <p><i>Shrubs</i></p> <ul style="list-style-type: none"> - <i>Four (4) new Potentilla at 10 gallons</i> - <i>Three (3) new Redtwig Dogwood at 15 gallons</i> <p><i>Misc. Landscaping:</i></p> <ul style="list-style-type: none"> - <i>New turf, native and drought tolerant, is proposed for the outdoor space along the western portion of the lot.</i> - <i>A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, will also be installed.</i> - <i>Fixed planters shall be planted each season, with annuals and or maintained with perennials. A variety of colors shall be used.</i> - <i>Bark beds to surround all shrubs.</i> - <i>All planted areas and planters shall be professionally maintained.</i>
<p>NOTES:</p> <ol style="list-style-type: none"> 1. A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, are encouraged. 2. Bark beds to surround all shrubs. 3. All new shrubs and trees to be drought tolerant species. 4. All plant species shall be ready to the zone 4 environment. 5. Fixed planters shall be planted each season with annuals and/or maintained with perennials. A variety of colors shall be used. 6. Planted areas and planters will be professionally maintained. 7. Exact sub-species of trees and shrubs listed TSS based on availability and at the recommendation of the landscaper. <p> (4) NEW 10 GALLON SHRUB POTENTILLA (3) NEW 15 GALLON SHRUB REDTIG DOGWOOD (2) NEW TREES 3-4" CALIPER CRABAPPLE #11 AND ANUR MAPLE #14 EXISTING TREES NEW TURF - NATIVE AND DROUGHT TOLERANT MIX </p>				

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>Plant materials will be appropriate for the Zone 4 environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, are encouraged.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
			<i>Staff Comments</i>	<i>Proposed landscaping varies with a combination of existing and new trees, shrubs, and turf to soften the site, as well as to create visual interest. The proposed Crabapple and Amur Maple trees are 3-4” calipers which meet the 2 ½” requirement. The proposed species also meet the 20% maximum requirement as only two (2) new trees are being proposed and both are different species.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Bark beds will be installed around all shrubs, fixed planters will be planted each season with annuals and/or maintained perennials. A variety of colors will be used. Planted areas and planters will be professionally maintained.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Proposed landscaping varies with a combination of existing and new trees, shrubs, and turf to soften the site, as well as to create visual interest.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water runoff is located within the landscaping beds, turf area, and/or drywells, as shown on the civil plans.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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).
			<i>Staff Comments</i>	<i>The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>

Additional Design Review Requirements for Multifamily Buildings within the City of Hailey

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<i>The proposed building complements the surrounding area and adjacent uses. The proposed mixed-use is within the SCI-SO Industrial (SCI-SO) Zoning district. Integration of the building to the surrounding site is an imperative facet of the project with a variety of landscaping and features for adjoining Industrial properties.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			<i>Staff Comments</i>	<i>All public right-of-way sidewalks and drainage improvements have been met. No in-lieu fees are required at this time; however, any enhancements to the public right-of-way shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

			<p>Staff Comments</p> <p><i>To ensure safe pedestrian access through the site as well as site maintenance, the Applicant has proposed to pave the site near and around where the building sits.</i></p> <p><i>Safe pedestrian access is provided through a new paved driveway and walkway which leads to the entry of the commercial building, as well as the rear of the building where the entrance to the ADU is located. The Applicant has proposed a 484-square-foot outdoor access patio for the residents of the ADU to gather.</i></p>
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2. Building Design: 17.06.080 (D) 2, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	<p>a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.</p> <p><i>Staff Comments</i></p> <p><i>The proposed building design provides a multi-use design that responds to the varying character of the subdivision.</i></p> <ul style="list-style-type: none"> - <i>The design of the building reflects the evolving style of Hailey. Importance has been placed on restrained and familiarity of the past and the warmth and nuance of contemporary design.</i> - <i>The proposed design creates an employee housing option.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p>

			Staff Comments	<i>The building achieves human scale by a prominent entrance, and site circulation connections. The landscaping also maximizes human scale with the various existing and new trees, shrubs, and turfs provide screening for the adjoining properties and uses.</i>
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General Requirements for Accessory Dwelling Units				
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Compliant		Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	General Provisions. A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<i>The ADU is proposed to be located on the first floor adjacent to the commercial use of the building. The gross square footage of the ADU is 611 square feet. The new asphalt driveway is proposed to service the mixed-use building. Parking for the ADU is provided via the new driveway and within the proposed parking spaces on the northern side of the building.</i> <i>With regard to setbacks, this parcel is located within the SCI-Industrial (SCI-I) Zoning District. In said district, the required minimum setbacks are as follows:</i> <ul style="list-style-type: none"> - Front/ Side and Rear: 10' <i>The proposed setbacks for the mixed-use building are as follows:</i> <ul style="list-style-type: none"> - Front: 10'; Side (N): 10'; Side (S): 10'; Rear: 10'. <i>The setback requirements of the zoning district have been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. Only one (1) Accessory Dwelling Unit is permitted on a lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	Only one (1) ADU is proposed onsite. C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Comments	<i>The proposed ADU is in conjunction with a commercial space, and both are located within the SCI-SO - Industrial (SCI-SO) Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<i>The proposed development is not located in the SFHA.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory	A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.

			Dwelling Units Required													
			Staff Comments	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;												
			Staff Comments	<i>Within the mixed-use development, the ADU must be owner or employee occupied, which is the intent of the Applicant- to use the space for employee housing. This standard shall be met and has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.												
			Staff Comments	<i>Within the mixed-use development, the ADU must be owner or employee occupied, which is the intent of the Applicant- to use the space for employee housing. This standard shall be met and has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.												
			Staff Comments	<p><i>Pursuant Hailey’s Municipal Code, Gross Floor Area is defined as:</i></p> <ul style="list-style-type: none"> - <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> - <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i> - <i>The basement of any other building is included as floor area.</i> <p><i>The gross floor area, for the mixed-use building, is approximately 1,554 square feet in size. The lot coverage is calculated to be approximately 15% of lot coverage, which meets the standard and is well below the maximum 70% of coverage allowed.</i></p> <p><i>The lot size is 22,762 square feet, which would allow for a maximum gross floor area of 1,000 square feet. That said, the Applicant is proposing a 611 square foot ADU which complies with this standard.</i></p>												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: center;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: center;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td>Up to 7,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">900</td> </tr> <tr> <td>7,001 – 8,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">950</td> </tr> <tr> <td>Lots 8,001 and greater</td> <td style="text-align: center;">300</td> <td style="text-align: center;">1,000</td> </tr> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			Staff Comments	<i>Please refer to Section 17.08D.060A, noted above, for further details.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.												

			Staff Comments	<i>The proposed ADU has one (1) bedroom.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.
			Staff Comments	<i>The Applicant is proposing 484 square feet of outdoor space for the ADU unit.</i>
Chapter 17.09: Parking and Loading				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			Staff Comments	<i>The new asphalt driveway is proposed to service the mixed-use building. Parking for the ADU is proposed in the parking spaces along the northern portion of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			Staff Comments	<i>The proposed parking space for the ADU is located onsite along the northern portion of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.

			Staff Comments	<i>This standard has been met. A single-car parking space is proposed to service the ADU and is in conjunction with the required commercial parking for the mixed-use building.</i>
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17.06.060 Criteria.

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

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be

completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:

- i. Life and Safety:**
 - i. The building shall comply with IFC and IBC code requirements.
 - ii. Water and Wastewater:**
 - i. All construction shall be to City Standards.
 - ii. The water meter vault is located in the asphalt on Comet Lane, next to the fire hydrant that the Applicant will need to connect to. The Applicant will also need to leave all the water main line valves in the area exposed and accessible for inspection.
 - iii. The sewer stub for this lot is at the center of the lot on the north end, edge of right of way. This stub would need to be used.
- d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
 - e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
 - f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
 - g) All public right-of-way sidewalks and drainage improvements have been met. No in-lieu fees are required at this time; however, any enhancements to the public right-of-way shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.
 - h) This Design Review approval is for the date the Findings of Fact are signed.
 - i) 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.
 - j) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
 - k) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
 - l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
 - m) The residential unit shall be owner or employee occupied.
 - n) The residential unit shall not be sold as a condominium or separate legal parcel from the principal building(s).
 - o) The meter shall be screened from view (subject to approval by Idaho Power) of the public street.

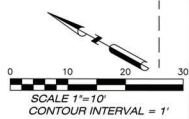
- p) No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view.
- q) All necessary permits shall be filed, and approval received, demonstrating compliance with FAA regulations prior to issuance of a Building Permit.

Motion Language:

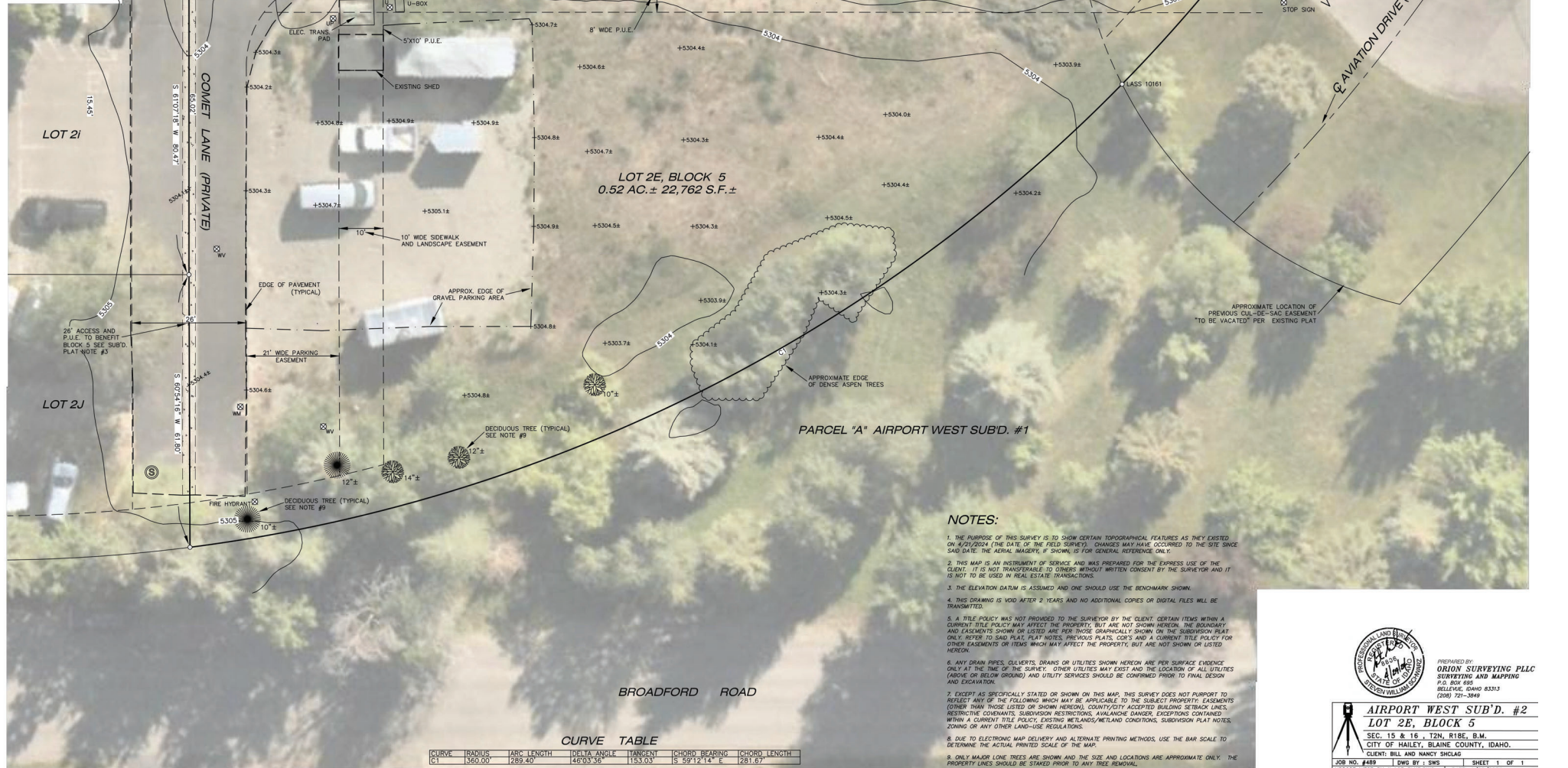
Approval: Motion to approve the Design Review Application, submitted by Nancy and William Schlag, for the construction of a new, 1,554 square foot mixed-use building, located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District. 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 City Standards, provided conditions (a) through (q) are met.

Denial: Motion to deny the Design Review Application, submitted by Nancy and William Schlag, and represented by Jay Cone of Jay Cone Architecture, for the construction of a new, 1,554 square foot mixed-use building consisting of 943 square feet of commercial space and a 611 square foot Accessory Dwelling Unit, located within the proposed structure. This project is located at 20 Comet Lane (Lot 2E, Block 5, Airport West Subdivision #2) within the Sales and Office Subdistrict (SCI-SO) Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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



- LEGEND**
- PLATTED LOT BOUNDARY
 - FND. 1/2" REBAR L59561
 - UTILITY RISER
 - U-BOX UTILITY BOX
 - DRAIN INLET
 - X 5000.1± SPOT ELEVATION
 - SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - UTILITY PANEL/METERS



BROADFORD ROAD

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	360.00	289.40'	46°03'52"	133.03'	S 59°12'14" E	281.67'

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW CERTAIN TOPOGRAPHICAL FEATURES AS THEY EXISTED ON 4/27/2024 (THE DATE OF THE FIELD SURVEY). CHANGES MAY HAVE OCCURRED TO THE SITE SINCE SAID DATE. THE AERIAL IMAGERY, IF SHOWN, IS FOR GENERAL REFERENCE ONLY.
2. THIS MAP IS AN INSTRUMENT OF SERVICE AND WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT. IT IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY THE SURVEYOR AND IT IS NOT TO BE USED IN REAL ESTATE TRANSACTIONS.
3. THE ELEVATION DATUM IS ASSUMED AND ONE SHOULD USE THE BENCHMARK SHOWN.
4. THIS DRAWING IS VOID AFTER 2 YEARS AND NO ADDITIONAL COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
5. A TITLE POLICY WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. CERTAIN ITEMS WITHIN A CURRENT TITLE POLICY MAY AFFECT THE PROPERTY, BUT ARE NOT SHOWN HEREON. THE BOUNDARY AND EASEMENTS SHOWN OR LISTED ARE FOR THOSE DRAINAGALLY SHOWN ON THE SUBDIVISION PLAT ONLY. REFER TO SAID PLAT, PLAT NOTES, PREVIOUS PLATS, CDS'S AND A CURRENT TITLE POLICY FOR OTHER EASEMENTS OR ITEMS WHICH MAY AFFECT THE PROPERTY, BUT ARE NOT SHOWN OR LISTED HEREON.
6. ANY DRAIN PIPES, CULVERTS, DRAINS OR UTILITIES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY AT THE TIME OF THE SURVEY. OTHER UTILITIES MAY EXIST AND THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) AND UTILITY SERVICES SHOULD BE CONFIRMED PRIOR TO FINAL DESIGN AND EXCAVATION.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS (OTHER THAN THOSE LISTED OR SHOWN HEREON), COUNTY/CITY ACCEPTED BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AVALANCHE DANGER, EXCEPTIONS CONTAINED WITHIN A CURRENT TITLE POLICY, EXISTING WETLANDS/WETLAND CONDITIONS, SUBDIVISION PLAT NOTES, ZONING OR ANY OTHER LAND-USE REGULATIONS.
8. DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, USE THE BAR SCALE TO DETERMINE THE ACTUAL PRINTED SCALE OF THE MAP.
9. ONLY MAJOR LONE TREES ARE SHOWN AND THE SIZE AND LOCATIONS ARE APPROXIMATE ONLY. THE PROPERTY LINES SHOULD BE STAKED PRIOR TO ANY TREE REMOVAL.



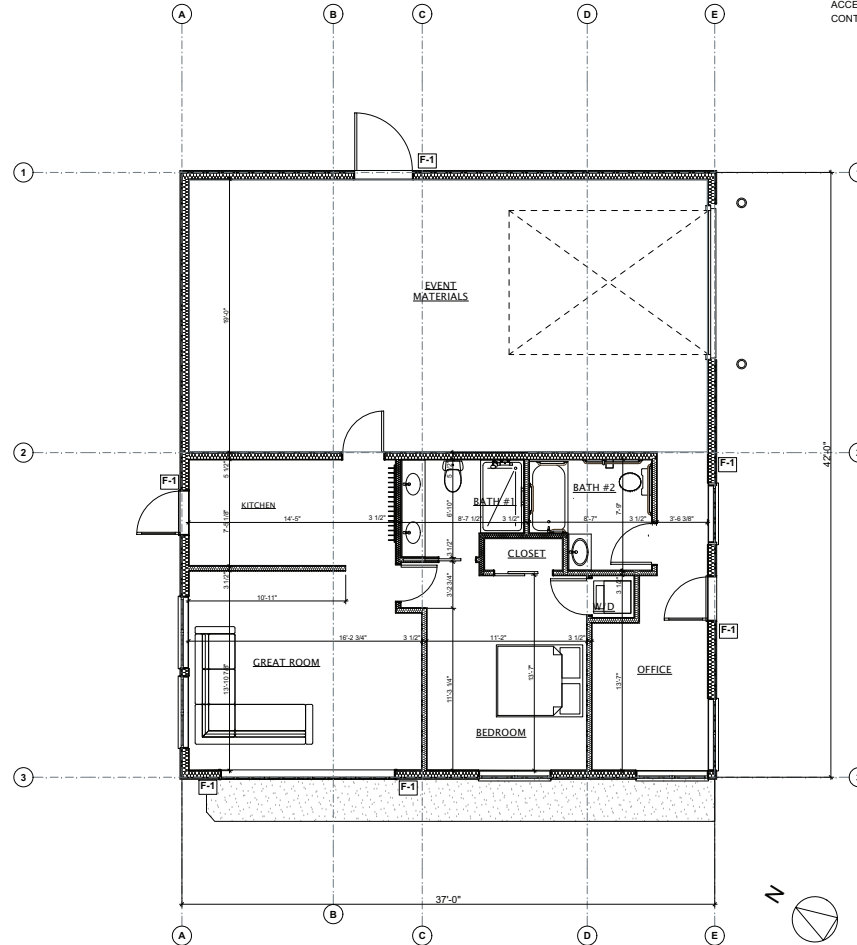
PREPARED BY:
ORION SURVEYING PLLC
 SURVEYING AND MAPPING
 P.O. BOX 655
 BELLEVILLE, IDAHO 83313
 (208) 721-2849

AIRPORT WEST SUB'D. #2
LOT 2E, BLOCK 5
 SEC. 15 & 16, T2N, R18E, B.M.
 CITY OF HAILEY, BLAINE COUNTY, IDAHO.
 CLIENT: BILL AND MANTY SHIELDS

JOB NO. #489 DWG. BY: J.SWS SHEET 1 OF 1
 AIRPORT WEST SUB'D. #2 - BLOCK 5 - PLAT # 2787 (2024)

FLOOR PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 6" TO INSIDE CORNER OF INTERSECTING WALLS FOR NEW DOORS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. INFILL WALLS WITH FRAMING AS REQUIRED, INSULATION AND REPAIR / REPLACE SIDING OR INTERIOR WALL FINISH TO MATCH EXISTING.
- D. SEE CODE COMPLIANCE PLAN FOR CODE SPECIFIC LIGHTING AND OTHER REQUIREMENTS.
- E. SEE ACCESSIBILITY DETAILS SHEET FOR SPECIFIC CRITERIA FOR REQUIRED ACCESSIBLE THRESHOLDS, REACH RANGES FOR REQUIRED ACCESSIBLE CONTROLS ETC.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Date:
6/4/2025



20 COMET LANE

Issue:
DESIGN REVIEW

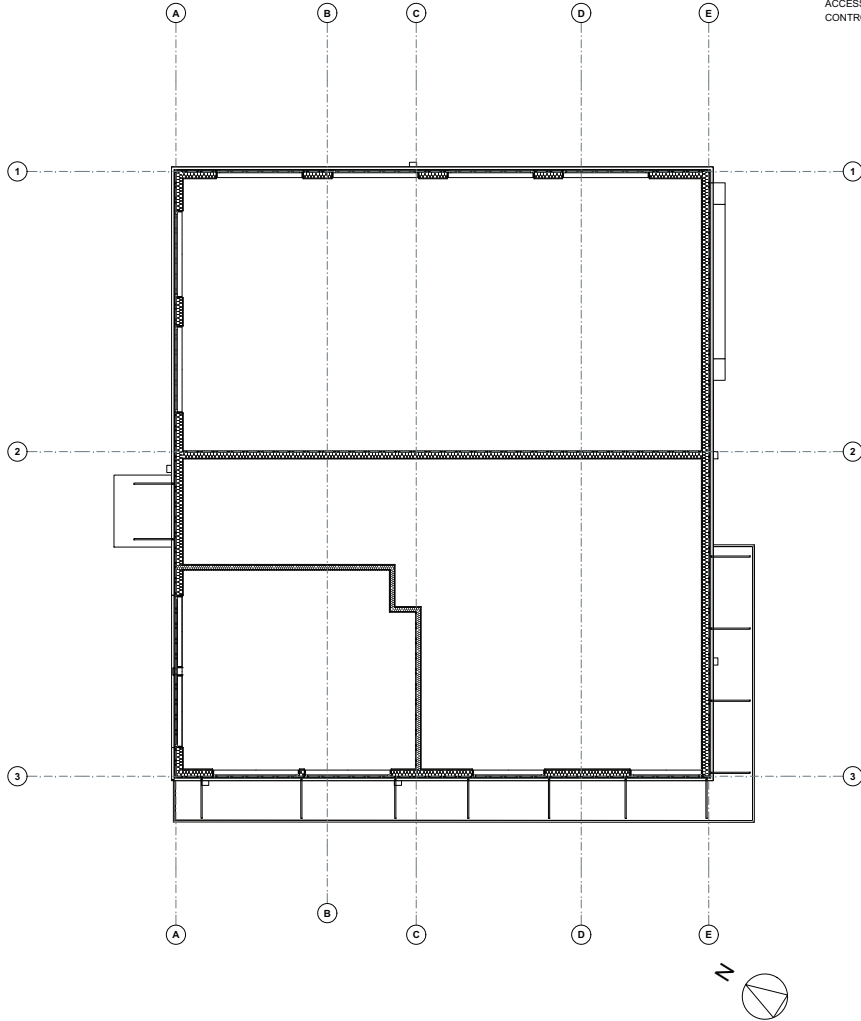
IF ANY DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
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Scale: AS NOTED
Drawn:
Job: 2024-3

A-101
SHEET 10 OF 21

FLOOR PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 6" TO INSIDE CORNER OF INTERSECTING WALLS FOR NEW DOORS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. INFILL WALLS WITH FRAMING AS REQUIRED, INSULATION AND REPAIR / REPLACE SIDING OR INTERIOR WALL FINISH TO MATCH EXISTING.
- D. SEE CODE COMPLIANCE PLAN FOR CODE SPECIFIC LIGHTING AND OTHER REQUIREMENTS
- E. SEE ACCESSIBILITY DETAILS SHEET FOR SPECIFIC CRITERIA FOR REQUIRED ACCESSIBLE THRESHOLDS, REACH RANGES FOR REQUIRED ACCESSIBLE CONTROLS ETC.

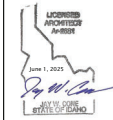


1 UPPER WINDOW / LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"



Date: 6/4/2025

Seal:



20 COMET LANE

Issue: DESIGN REVIEW

JAY CONE ARCHITECTURE P.C.A.I.A. LICENSED ARCHITECT STATE OF IDAHO. THIS FLOOR PLAN AND ALL OTHER PROJECTS SHALL BE TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE BUILDING CODES AND REGULATIONS OF THE STATE OF IDAHO. WE DO NOT WARRANT THAT THIS FLOOR PLAN OR ANY OTHER PROJECTS SHALL BE CONSIDERED AS A CONTRACT DOCUMENT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT OUR WRITTEN CONSENT. © 2025 JAY CONE ARCHITECTURE P.C.A.I.A.

REVISIONS
IF THE ABOVE DIMENSIONS AND/OR FINISHES ARE NOT TO BE USED, THIS CHANGE HAS BEEN RECORDED AND REVISED, AFFECTING ALL RELATED SHEETS.

Scale: AS NOTED
Drawn:
Job: 2024-3

A-102

Western Rib® (7.2 Panel) Metal Roofing, Siding, And Fencing Panels

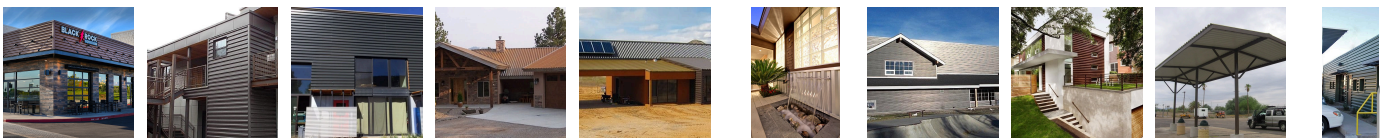
Western Rib (7.2 Panel) is the strongest panel that we manufacture. It's capable of longer spans between supports. This makes it a great option for jobs without wood roof decks. **Buy Western Rib directly from the manufacturer and save.**

[GET A QUOTE](#)

INTERACTIVE COLOR CHART

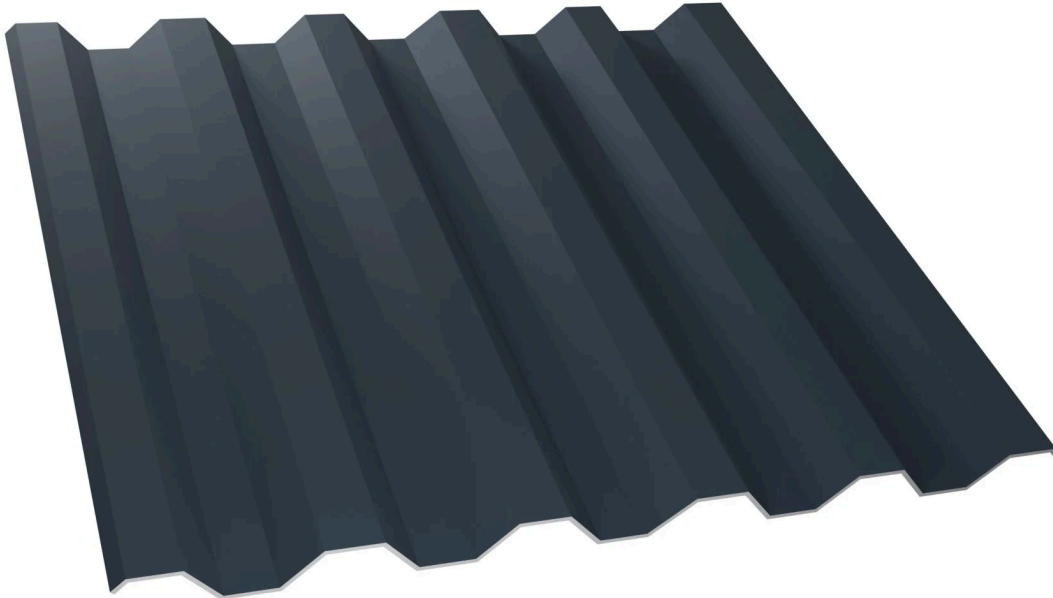


Western Rib® (7.2 Panel) Product Video



↑
TOP

Dimensions



[VIEW PANEL DIMENSIONS](#)

[INSTALLATION DETAILS](#) 

Rib Distance (Pitch): 7.2"

Rib Height: 1.5"

Panel Length: 1' to 52'

Coverage for Roof and Wall Application: 36"

Product Data

Material Type: Western Rib® Metal Roofing and Siding Panels

Available Gauges: 20, 22, 24, 26

Substrate: AZ50 Minimum (Galvalume®/Zincalume®)

Fasteners: Exposed Fasteners

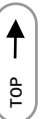
Recommended Minimum Roof Slope: 1/12

Installation

Can be installed over an open purlin system or a solid substrate.
Use bead mastic on the overlap if used for a roofing application.

Applications

Residential
Commercial
Agricultural
Interior



From: [The Upholsterer](#)
To: [planning](#)
Subject: Public Hearing July 7, 2025
Date: Tuesday, June 24, 2025 10:16:48 AM

Hello Planning and Zoning Commission,
We would like to voice our support for the mixed use building at 20 Comet Lane. We would like to see more mixed use with dwelling units as it puts more people in our neighborhood at a time when commercial buildings are closed and the industrial area is empty; as a safety precaution it is helpful to have neighbors keeping an eye on things.

Best regards,
Jessica Miller and Wade Bradley

--

The Upholsterer
21 Comet Lane, Suite A
Hailey, Idaho 83333

208-788-3603

<https://www.theupholstererinc.com/>

Return to Agenda