

AGENDA
Hailey Planning and Zoning Commission
Monday, June 17, 2024
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:

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

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

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

Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated June 3, 2024. **ACTION ITEM**

Public Hearing

- [PH 1](#) Consideration of a Miscellaneous Plat Amendment Application by Idaho Conrad, LLC, represented by Michael Kraynick, wherein Lots 11-16, Block 29, Hailey Townsite (CROY Street Exchange), the official plat of the Croy Street Exchange Office Condominiums, Parcel No. 1 Condominium units A-Q, is revoked, retracted, and withdrawn. This project is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [PH 2](#) Consideration of a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, wherein Block 7, Quigley Farm Large Block Plat, is subdivided into ten (10) lots - each parcel ranging in size from 9,908 square feet to 17,989 square feet. This parcel is located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts. **ACTION ITEM**
- PH 3 Consideration of a Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Blvd), is subdivided into three (3) lots,

each parcel proposed to be 7,392 square feet in size, and is located within General Residential (GR) Zoning District. This project is known as Shapi Shay Subdivision. **ACTION ITEM**

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - July 1, 2024:
 - PP: Advocates Croy
 - PP: Advocates River
 - CUP: UPS
 - DR: 637 Townhomes
 - July 15, 2024:
 - DR: Cueva
 - THOW: Campbell

Return to Agenda

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, June 3, 2024
5:30 p.m.

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Present

Commission: Janet Fugate, Owen Scanlon, Sage Sauerbrey

Staff: Robyn Davis, Emily Rodrigue, Jessie Parker, Chris Simms, Christian Ervin

Absent: Dan Smith, Jordan Fitzgerald, Ashley Dyer

5:30:11 PM Call to Order

- [5:30:23 PM](#) Public Comment for items not on the Agenda.

5:31:06 PM Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated May 20, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4th Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [CA 3](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Stream Alteration Application, submitted by the Wood River Land Trust and the City of Hailey, for Heagle Park Floodplain Restoration, adjacent to Heagle Park and located at 1151 War Eagle Dr (Della View Sub TI 4057a & TI 4057b Park & Sewer Sites Easement W/ Idaho Power Co), within the Flood Hazard (FH) Overlay. **ACTION ITEM**

- [CA 4](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Idaho Lumber & Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District. **ACTION ITEM**
- [CA 5](#) Motion to approve a Design Review Extension Request for River Lane, LLC, which extends the Design Review approval for the development project at 403 North River Street (River Lane) to December 5, 2024. **ACTION ITEM**

[5:31:13 PM](#) Scanlon noted in on CA 2, spelling type on architect last name.

[5:31:58 PM](#) Fugate asked about CA 5. Davis explained the extension request.

[5:32:18 PM](#) Sauerbrey motioned to approve CA 1-CA 5. Scanlon seconded. All in Favor.

Public Hearing

- [5:32:37 PM PH 1](#) Continuation of a Design Review Application by Eric Cueva, represented by Matt Youdall of Youdall Architecture, for the construction of an 877 square foot detached garage addition, which includes a new 579 square foot Accessory Dwelling Unit located above the addition. This project also consists of the future construction of an office/commercial prefabricated metal building to support the owner's roofing business. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

[5:33:14 PM](#) Rodrigue summarized previous hearing discussion from May 6th. Rodrigue confirmed applicant has provided items requested from last meeting including revised site plan, materials, grading for ramp. Rodrigue turned floor to applicant.

[5:34:56 PM](#) Matt Youdall, explained that ADU is an accessory to the commercial building which has been relocated eliminating the road cut. Youdall summarized floor plan, business proposed will just be administrative that the materials will be stored at a different location in Bellevue. Youdall summarized changes to architecture – guardrail modified and added bellyband. Youdall noted brought grade up to retaining wall. Youdall described commercial building and materials proposed. Youdall stated proposed fence will be a picket fence. Youdall noted site plan in packet is not the most recent, that have added couple landscape drywells to catch drainage in driveway.

[5:38:47 PM](#) Scanlon asked where drywells are located. Youdall referenced revised site plan dated 5/29/24. Scanlon asked what the cross slope of the three parking spaces. Youdall estimates a 2 ft grade change, that feels minor but can work with grade to make more level.

[5:39:52 PM](#) Sauerbrey asked if looked into specific language regarding ADU being a nonconforming use. Davis explained how any addition to a single-family use based off how lot lines are would be a nonconforming. Simms noted Commissioner Fitzgerald was not able to attend but submitted a letter. Sauerbrey asked staff to work completed on this site required a building permit. Davis stated has not toured inside of the building so does not know the status. Youdall noted that all work done was cosmetic. Davis confirmed a building permit was not required for the planters. Youdall stated the

intended use- front will be the office for administrative and in back will have samples. Youdall sees this more as a retail setup. Sauerbrey asked if the show room will be open to the public. Youdall confirmed. Youdall stated the day-to-day aspect of his business will be carried out from a separate facility in Bellevue.

[5:45:14 PM](#) Scanlon appreciates that fixing up the house and improve the property, but still has issue with fact admin building came late that it seems really a design review for ADU and garage. Scanlon explained that if going to use the commercial building as the crux for the design review would like to see more development. Scanlon summarized his experience in visiting a few re-roof companies. Scanlon did not see any other prefab buildings on Main St. Scanlon stated he is having an issue with how this has come together. Scanlon asked if considered turning the main house into a duplex so it can be permitted. Scanlon stated has issue with that this is going to be an industrial retail in the business district which is not allowed.

[5:48:15 PM](#) Chair Fugate thanked applicant for their response from their last meeting. Chair Fugate was not aware considering a prefab building at last hearing. Chair Fugate expressed concern of show room being used more for storage than show room. Chair Fugate expressed concern of not having design and floor plans for the building. Chair Fugate explained how do not know enough about commercial building to approve accessory use of ADU building. Youdall appreciates commission concern, pointing out that the building is very small and does not think most people would notice. Youdall explained building is very simple, but not able to address all comments as it is not within his scope. Youdall noted building is only 13 ft tall.

[5:51:58 PM](#) Scanlon asked how far the building is from the property line and if had the fire marshal look at it. Youdall stated they have not yet.

[5:52:27 PM](#) Sauerbrey complimented design of ADU. Sauerbrey expressed concern of prefab building argument for ADU being able to be met. Sauerbrey expressed building design. Sauerbrey asked the distance between the building and sidewalk. Youdall stated it is 5 ft, and will be screened by a fence. Sauerbrey discourages fences along Main St. Sauerbrey believes this structure needs to have more design put into to comply with municipal code. Sauerbrey referenced applicable codes for design. Sauerbrey stated wished had avenue where code approve as ADU but does not make sense to approve as presented. Youdall noted the roofing material provided will be similar to material proposed for this building. Youdall explained owners desire to create a mix use building, that he is an established business owner in this community but due to financial constraints was not able to proceed with the mixed use building. Sauerbrey understands but does not know if have enough information for the commercial building.

[5:58:31 PM](#) Chair Fugate agrees, does need more information on the commercial building. Chair Fugate summarized Fitzgerald's notes – not complete without a floor plan. Youdall believes plan provided counts as a floor plan. [5:59:53 PM](#) Scanlon agrees plans provided not sufficient.

[6:00:19 PM](#) Chair Fugate continued with Fitzgerald notes, noting proposed commercial building does not seem to fit within old Hailey. Scanlon suggested Youdall take comments made on ADU and apply to this building. Youdall understands, but explained if goes with a stick built structure going to increase the cost.

[6:01:44 PM](#) Davis confirmed retail use proposed is permitted. Davis staff also questions floor plan and that it would be nice to see more design. Davis stated Wiseguys is also a prefab building, summarizing steps they took to enhance the building so that cannot tell it is a prefab building. Davis explained codes does not prevent prefab or modular homes but have design criteria that are applicable. Davis noted signage and lighting can go a long way to enhance the visual appeal. Davis noted some notes mentioned by Fitzgerald do not apply due to code revisions.

[6:05:23 PM](#) Chair Fugate does not think can put the building through design review as is. Youdall confirmed this building is not within his scope, but can provide design suggestions. Chair Fugate summarized believes people are comfortable with design of garage and ADU but that need to see more of the other building before can approve the whole application. Youdall suggested maybe it would be possible to add board and batt and overhangs. Chair Fugate confirmed there are possible options but that would need to see it.

[6:07:18 PM](#) Chair Fugate opened public comment.

[6:08:03 PM](#) Chair Fugate closed public comment.

[6:08:12 PM](#) Scanlon appreciates Youdall helping his client, hopes that have given him some guidance that helps so that they can return with a building that complies with code requirements.

[6:09:15 PM](#) Sauerbrey summarized his previous comments, restating would like the city review code. Sauerbrey thinks some added design elements, to make the building more visually appealing. Sauerbrey believes with this route should follow design criteria. Scanlon noted will need ensure building complies with ADA requirements.

[6:12:36 PM](#) Chair Fugate would like to see this go through for his client, and is hoping that will be able to pass concerns along to whoever's scope the building is within. Chair Fugate agrees cannot proceed with way building has been presented. Chair Fugate summarized that not able to move forward without further adjustment to the prefab buildings. Youdall asked if could move forward in a more administrative review, that he believes application complies with code.

[6:14:24 PM](#) Simms interjected summarizing that he heard from commission that they found the building does not comply. Simms stated he heard that the commission offered option to continue or deny the project. Davis added can also table and renote for a future meeting.

[6:16:15 PM](#) Davis stated next available date would be July 15th and would need documents from applicant by June 28th.

[6:17:03 PM](#) **Scanlon motion to continue the public hearing to July 15, 2024 . Sauerbrey seconded. All in Favor.**

- [6:17:36 PM PH 2](#) Discussion of various topics related to creative housing initiatives within Hailey's Light Industrial, TI, SCI-I, and SCI-SO Zoning Districts, and the potential development of Tiny Homes on Wheels communities. Additional details around and further implementation strategies that support creative water conversation measures citywide will also be discussed. **ACTION ITEM**

[6:18:04 PM](#) Davis summarized bringing forward potential future text amendments by the City. Davis stated the first item is the housing and opportunity for housing in the industry districts. Davis stated currently allow ADU in only one of these districts. Davis explained staff goal would be to maintain the primary use but would like to compliment those zones with housing as an accessory use. Davis provided suggestions on how to achieve this, referring to provided staff report. Davis asked commission for their general thoughts.

[6:21:35 PM](#) Scanlon noted one issue he has seen with his clients, is limit of only one housing unit per use. Scanlon believes parameters are appropriate but feels limiting housing units is exclusionary. Scanlon stated recreational and parking is always a consideration.

[6:23:30 PM](#) Chair Fugate stated safety is the number one concern and that if there is housing there must be some sort of connectivity/ access to area other than industrial. Chair Fugate agrees with uses where its owner or employee occupied only. Davis explained with the exception of south woodside believes industrial districts are set up with sidewalks.

[6:25:54 PM](#) Sauerbrey stated thinks staff nailed it, but agrees should consider more mix used assuming uses safe and meets codes. Sauerbrey suggested possible density bonuses.

[6:26:55 PM](#) chair Fugate stated if it is owner or employee occupied, determining what type of housing would be applicable for the business and would need to consider how that would work if the use changes. Sauerbrey would like to require employee housing, think it needs to be established. Staff confirmed will look into to see if can require. Sauerbrey agrees with open space requirement.

[6:29:37 PM](#) Simms noted fire safety concerns after certain heights. Scanlon suggested staff come up with a formula that a ground unit cannot exceed a determined percentage of the structure.

[6:31:28 PM](#) Chair Fugate added that it could be possible that if not room onsite, that perhaps there is an area that could be set aside for the district for outdoor space. Davis does think that incorporating that in future developed in annexations.

[6:33:28 PM](#) Davis moved on to discuss THOW communities. Davis summarized what have found during research of THOW Communities. Davis asked commissioners what their thoughts are on these communities. Davis noted that THOW communities would go through Design Review process, that it would be separate from the administrative reviews. Davis noted all bulk requirements would need to be met, that staff suggested primary residential zoning districts where these could be allowed. Davis summarized staff suggestions from staff report provided.

[6:36:59 PM](#) Scanlon asked if the structures would be permanent once have a community. Davis stated codes classify them as temporary structures, that one could be moved and another brought in.

[6:38:00 PM](#) Sauerbrey disclosed that he is a builder in the THOW industry, that he builds tiny homes. Sauerbrey stated it is his understanding that this does not preclude him from participating in discussion and has no vested interest. Sauerbrey confirmed skirting is required per code and confirmed insulation is installed. Sauerbrey noted he also recommends installation of heat tape and with the addition of that as far as he knows no issues in unit occupied full time.

[6:40:04 PM](#) Scanlon asked if these communities look like trailer parks. Sauerbrey thinks intentionality is something to look really closely at. Sauerbrey believes most builders but a lot time in design to avoid them looking like trailers or manufactured homes. Chair Fugate added if had criteria could resolve concern.

[6:42:39 PM](#) Chair Fugate also referenced set up but fire station up north. Chair Fugate sees these as more of a community and less like a trailer park. Sauerbrey summarized his research that it is similar to our cottage development and co-living codes. Sauerbrey noted clustered parking and open space is a huge aspect. Chair Fugate agrees parking not right next to it. Sauerbrey and Chair Fugate agrees with long term if able, both expressed concern on short term lease. Simms stated will need to look at it closely, but that thinks can find a way to achieve their goal.

[6:47:30 PM](#) Sauerbrey thinks should look at whether or not want to isolate on wheels or allow THOWs on a foundation. Sauerbrey stated will also need to consider what the process would like if one moves out and another moves in. Davis suggested administratively. Scanlon asked if THOW has a permanent foundation if moved in or built on. Sauerbrey stated it could be either. Scanlon asked if THOW communities have storage units associated with them. All agreed should look into that. Davis confirmed can provide more clarity around accessory structures. Sauerbrey suggested while draft this, should look at options for homeless shelter that a form of THOW have been utilized to create high density homeless shelters. Scanlon referenced one done in Salt Lake City.

[6:54:59 PM](#) Davis asked if should take public comment on housing or take it on everything. Chair Fugate stated to do it on everything.

[6:55:31 PM](#) Rodrigue introduced water conservation amendments; summarized steps already being taken by City of Hailey. Rodrigue summarized ideas considered by staff, referring to staff report provided. Rodrigue discussed idea of using reclaimed water.

[6:58:27 PM](#) Chair Fugate asked how reclaimed water would become implemented. Rodrigue explained potential process of this would take place. Rodrigue clarified how reclaimed water would work, explaining gray water.

[7:01:25 PM](#) Chair Fugate asked where are places that have used reclaimed water and if there have been negative impacts. Scanlon asked if there are any ramifications if grow edible plants. Staff will need to further research. Sauerbrey asked about some sort of filtration system that would be used. Rodrigue explained how that could vary, that there are a wide range of options. Simms explained his understanding referring to design approved within the Quigley subdivision. Discussion continued on how this would potentially work. Sauerbrey asked about use of composting toilets being permitted.

[7:09:29 PM](#) Chair Fugate opened public comment.

[7:10:16 PM](#) Kathy Noble, lived in Hailey for 35 years, is a landscape architect, and finds the most egregious water users are the irrigation uses that there is equipment and technology out there that would assist. Has been trying to work with cities and county in developing training that would allow of testing and certifications. Has discussed with CSI, there is one impediment that is that Blaine County is not a member of the counties that support CSI. This is an aspect that needs to be addressed if were to work with CSI. One of the primary problems she has dealt with personally, there is a difference in Spanish and that instructions are interpreted differently. Communication problem is a big one in this

field. Some of the larger landscape companies have sent employees to trainings. Noble suggested trainings and hands on experience. Noble stated there is a big gap of really good information in this area and thinks there is a lot to be gained in terms of water saving. Really encourages the commission to not only support county with CSI and also training programs and that would entertain ideas involved that other cities have come to with their ordinances. Noble referenced Salt Lake City, Denver, Seattle, all of California have had water shortages and thinks this is something need to contemplate and consider for the future. Understand that would need to have training for about two years to really fulfill the efforts.

[7:17:43 PM](#) Cece Osborn, chimed in that land trust is gearing up to revamp the ??? program and that there could be some overlap there and that would be happy to lift up what they come up with.

[7:19:12 PM](#) Chair Fugate closed public comment.

[7:19:32 PM](#) Chair Fugate, noted that it was years after Keefer park was built that was able to get someone to come in to help get the irrigation back on track. Chair Fugate thinks it is huge for people understand irrigation systems, likes idea of design approval for irrigation systems. Davis agrees, and also agrees with limiting what can be planted and what types of planting should be steered away from.

[7:23:21 PM](#) Sauerbrey asked what kind of outreach is occurring between CSO and companies, and if that is part of his role. Sauerbrey asked if part of his duties or cities to perform outreach to major landscaping companies and architects. Davis stated can certainly have the conversation on who can take it on.

[7:26:56 PM](#) Chair Fugate opened public comment again.

[7:27:05 PM](#) Noble?, noted that there are companies growing low water use landscaping. Thinks could be helpful if Hailey established native plant area, establish some sort of demonstration garden think it could be very helpful.

[7:29:49 PM](#) Sauerbrey noted that they are looking at prohibiting planting of high water use plants and asked if want to review limiting turf maximums. Davis confirmed those requirements are embedded in the subdivisions, but moving forward could amend to require this. Staff confirmed city would be held to same standard. Rodrigue noted these would be good steps to start with, mentioned reclaimed water would be a long term goal. Sauerbrey asked if have any incentives to encourage home owners to convert their yards. Rodrigue referenced old incentive, and noted other ideas seen from other jurisdictions. Davis summarized that there are grant programs that public works is looking to explore.

[7:35:12 PM](#) Scanlon stated water senses make sense to him, and that he would encourage those not to become discouraged that would need to keep the education going.

[7:36:59 PM](#) Rodrigue noted this not just Haileys responsibility to resolve, that thinks with everyone stepping up will see the change.

No Motion.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - June 17, 2024:
 - PP (Short Plat): Idaho Conrad, LLC
 - PP: Quigley Block 7
 - PP: Shapi Shay
 - July 1, 2024:
 - PP: Advocates Croy
 - PP: Advocates River
 - CUP: UPS
 - DR: 637 Townhomes

Davis summarized upcoming projects.

[7:38:55 PM](#) Scanlon motion to adjourn. Sauerbrey seconded. All in Favor.

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of June 17, 2024

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

Overview: Consideration of a Preliminary Plat Application by Idaho Conrad, LLC, represented by Michael Kraynick, wherein Lots 11-16, Block 29, Hailey Townsite (CROY Street Exchange), the official plat of the Croy Street Exchange Office Condominiums, Parcel No. 1 Condominium units A-Q, is revoked, retracted, and withdrawn. This project is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: June 17, 2024

Applicant: Idaho Conrad, LLC, c/o Michael Kraynick
Location: Lots 11-16, Block 29, Hailey Townsite (14 & 16 W. Croy Street))
Size/Zoning: Approximately 21,616 sq. ft.; Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on May 29, 2024, and mailed to adjoining property owners on May 29, 2024.

Background and Application: In 2021, a devastating fire destroyed the commercial building located at the corner of River and Croy Streets. The structure, known as the Croy Street Exchange Building, was utilized as offices and other small business space prior to the fire. In April 2021, local Developer - Idaho Conrad, LLC - was scheduled to be heard by the Hailey Planning and Zoning Commission with the proposal to renovate the structure into workforce housing.

Now, sans structure on the parcel, the Applicant is seeking to remove the existing Condominium Plat that is associated with the parcel and recorded as such. This revocation is required and further allows for future development of the lots. At this time, no development or redevelopment of the parcels is proposed. Development or redevelopment of the parcels, or the subdivision and/or reconfiguration of the land, are subject to Design Review and other entitlement processes. These applications will be brought forward to the Commission once complete applications have been submitted by the Applicant.

Procedural History: The Application was submitted on May 14, 2024, and certified complete on May, 2021. A public hearing will be held on June 17, 2024, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering:
				Life/Safety:
				Water and Wastewater:
				Building:
				Streets:
				City Arborist:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	Please refer to the specific standards as noted herein.
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	This project connects to the existing streets, River Street and Croy Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			Staff Comments	N/A, as no cul-de-sac or dead-end street is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	Access to the parcels can be achieved from Croy Street, River Street and the existing alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be

				<p>used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p>
			<i>Staff Comments</i>	<i>All public streets are existing and appear to intersect at 90-degree angles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Staff Comments</i>	<i>All streets within the subdivision are existing and are public streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Staff Comments</i>	<i>The existing public streets (Croy and River) are 100' in width, which meet the minimum City Standards of 60' in width, which is consistent with Title 18 of the Hailey Municipal Code.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	<p>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<i>Staff Comments</i>	<i>N/A-This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<i>Staff Comments</i>	<i>The streets are existing. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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,</p>

				State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm water Discharge from Construction Activity” for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>N/A, as the streets are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A, as all street and traffic control signs are existing, and are compliant with City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>The streets are existing, and all have been named. This standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-

				five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
			M.	Driveways:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown, however, there is existing access off of Croy Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, no new driveways are proposed; however, there is existing curb cut off of Croy Street, as well as site access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<i>N/A, as no driveways are proposed at this time. Upon the future development of the parcels, access to the site and site circulation will be reevaluated to ensure compliance is met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	<i>Please refer to Section 16.04.020(M) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<i>N/A, as no driveways are proposed at this time. Upon the future development of the parcels, access to the site and site circulation will be reevaluated to ensure compliance is met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<i>N/A</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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.
			Staff Comments	<i>There are existing sidewalks along the property frontage of Croy Street, as well as River Street; however, the existing sidewalks are in need of replacement. The redevelopment of this parcel will dictate the scope of public and private infrastructure, which includes sidewalk, street trees and streetscape, bike path, and more.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Staff Comments	<i>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</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.
			Staff Comments	<i>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</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, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel. As built drawings will be required. This standard will be met with development.</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</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>The alley is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>The alley is existing and complies with the minimum alley width of 26-foot wide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>The alley is existing and has been dedicated to the public for public access.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as the alley is existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as the alley is existing, and it is not a dead-end alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.

			Staff Comments	<i>N/A, as the alley is existing, and no easements are existing and/or are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.
			Staff Comments	<i>The existing parcel does not border the Big Wood River, and no additional easements have been identified at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			Staff Comments	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	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.
			<i>Staff Comments</i>	<i>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</i>
16.04.060: Lots				
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"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A, as no improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</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 improvements are proposed at this time. All improvements will be evaluated by City Staff upon redevelopment of the parcel.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>N/A, as no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.

			Staff Comments	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			Staff Comments	<i>Lots 11-16 have frontage on public streets (Croy and River).</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.
			Staff Comments	<i>N/A- No Subdivision is being proposed or approved at this time, all improvements shall be the responsibility of the Developer/Owner and will be evaluated by City Staff upon development of the parcel. All improvements shall be coordinated through the re- development of the property.</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.
			Staff Comments	<i>N/A, as no Phasing Plan is proposed at this time.</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.
			Staff Comments	<i>N/A, as no Phasing Plan is proposed at this time.</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: <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.

			<i>Staff Comments</i>	<p>a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i></p> <p>b) Provision of other off-site improvements. <i>N/A</i></p> <p>c) Dedications and/or public improvements on property frontages. <i>N/A</i></p> <p>d) Dedication or provision of parks or green space. <i>N/A</i></p> <p>e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i></p> <p>f) Construction of flood control canals or devices. <i>N/A</i></p> <p>g) Provisions for ongoing maintenance. <i>N/A</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the 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. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>Lots 11-16 are owned by the Applicant and are shown on the Plat. Once the Condominium Plat is revoked and removed, the Applicant plans to apply to re-subdivide the lots.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A- No perimeter gates or walls are proposed.</i>

16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A. There is no proposal to subdivide at this time. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: <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.
			<i>Staff Comments</i>	<i>N/A.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for

				Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			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.

			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A, the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			Staff Comments	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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.
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula: $P = x$ multiplied by .0277 "P" is the Parks contribution in acres "x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if</i>

				<i>redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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 subsection D of this section.
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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).
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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 subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.

			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
16.05: Improvements Required:				
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"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</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.
			Staff Comments	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			Staff Comments	<i>N/A</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>N/A</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>Street names and signage exist and meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
16.05.030: Sewer Connections				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
<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>
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>
16.05.050: Drainage				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			<i>Staff Comments</i>	<i>N/A- Drainage will be further reviewed upon the development or redevelopment of each lot.</i>

16.05.060: Utilities			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.05.060</p> <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></p> <p><i>N/A- Utilities will be constructed and installed underground upon the development or redevelopment of each lot.</i></p>
16.05.070: Parks, Green Space			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.05.070</p> <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></p> <p><i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i></p>
16.05.080: Installation to Specifications; Inspections			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.05.080</p> <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></p> <p><i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i></p>
16.05.090: Completion; Inspections; Acceptance			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A.</p> <p>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.</p>
			<p><i>Staff Comments</i></p> <p><i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B.</p> <p>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)</p>
			<p><i>Staff Comments</i></p> <p><i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i></p>
16.05.100: As Built Plans and Specifications			

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A. The Applicant seeks Commissioner approval to revoke and remove the Condominium plat from existing Lots 11-16. When and if redevelopment on the site occurs, this standard will be reviewed for compliance.</i>

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

The following are suggested Conditions of Approval on this Application:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) Any and all improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Idaho Conrad, LLC, wherein Lots 11-16, Block 29, Hailey Townsite (CROY Street Exchange), the official plat of the Croy Street Exchange Office Condominiums, Parcel No. 1 Condominium units A-Q, is revoked, retracted, and withdrawn, finding that the application meets all City Standards, and that Conditions (1) through (6) are met.

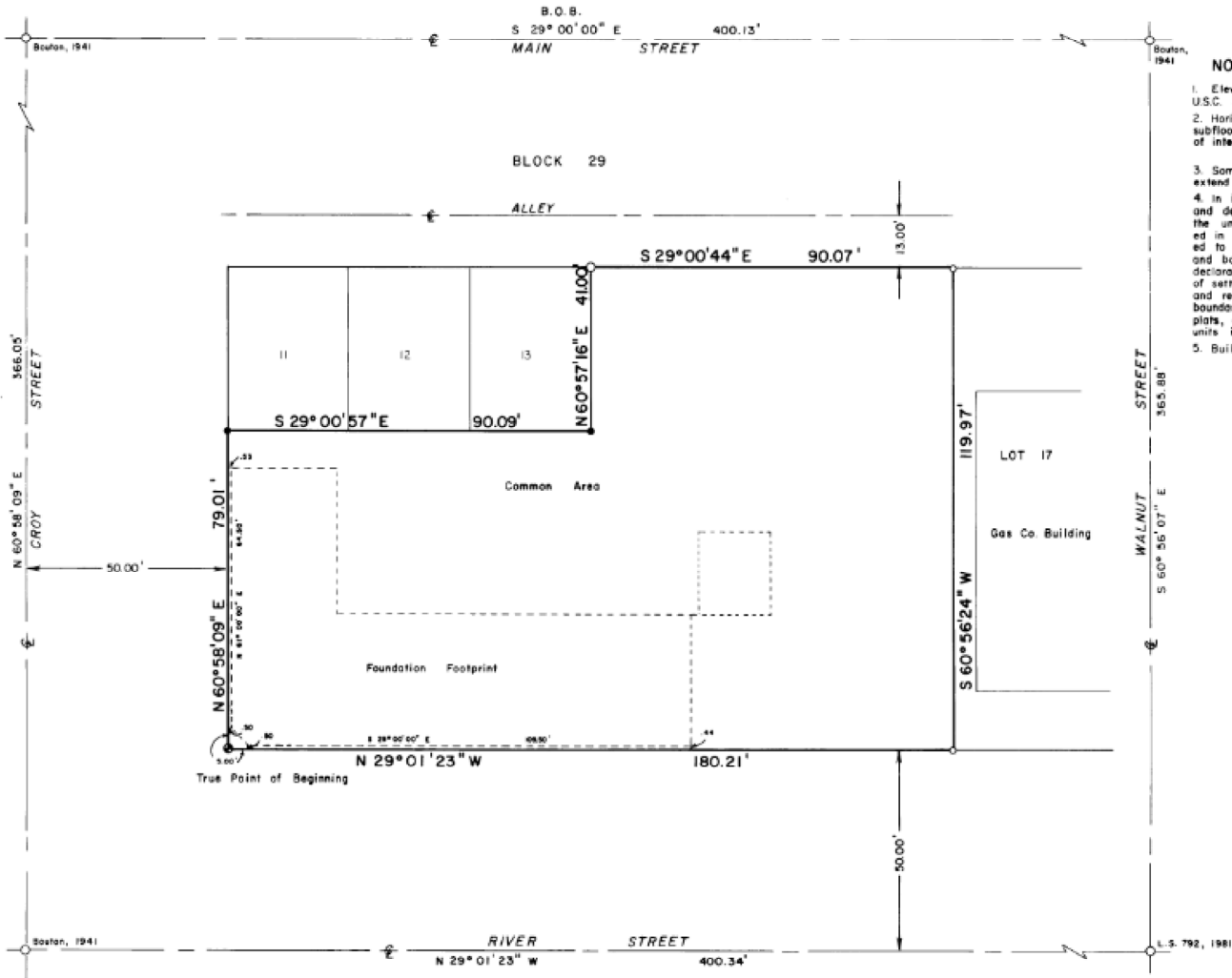
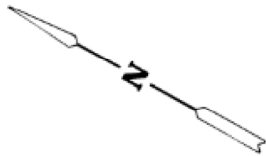
Denial: Motion to deny the Preliminary Plat Application by Idaho Conrad LLC, wherein Lots 11-16, Block 29, Hailey Townsite (CROY Street Exchange), the official plat of the Croy Street Exchange Office Condominiums, Parcel No. 1 Condominium units A-Q, is revoked, retracted, and withdrawn,, finding that _____ [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].

PLAT SHOWING

Croy Street Exchange Office Condominiums

LOCATED WITHIN A PORTION OF LOTS 11, 12, 13, & LOTS 14, 15, & 16, BLOCK 29
CITY OF HAILEY, BLAINE COUNTY, IDAHO
1982



NOTES:

1. Elevations shown hereon are referenced U.S.C. & G.S. Datum.
2. Horizontal planes shown hereon are top subfloor; vertical planes are finished surf of interior walls.
3. Some structural members (undisplayed) extend into unit volumes.
4. In interpreting the declaration, plat or and deeds, the existing physical boundaries the unit as originally constructed or recoded in lieu thereof shall be conclusively presumed to be its boundaries rather than the and bounds expressed or depicted in the declaration, plat or plats, and deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat plats, and deeds, and the actual boundaries units in the buildings.
5. Building tie is to foundation wall.

LEGEND

- Found 1/2" Rebar
- Found 5/8" Rebar
- Set 5/8" Rebar L.S. 3621
- Set Brass Cap



Croy Street Exchange Office Condominiums
SAWTOOTH ENGINEERS
CONSULTING ENGINEERS
KETCHUM, IDAHO

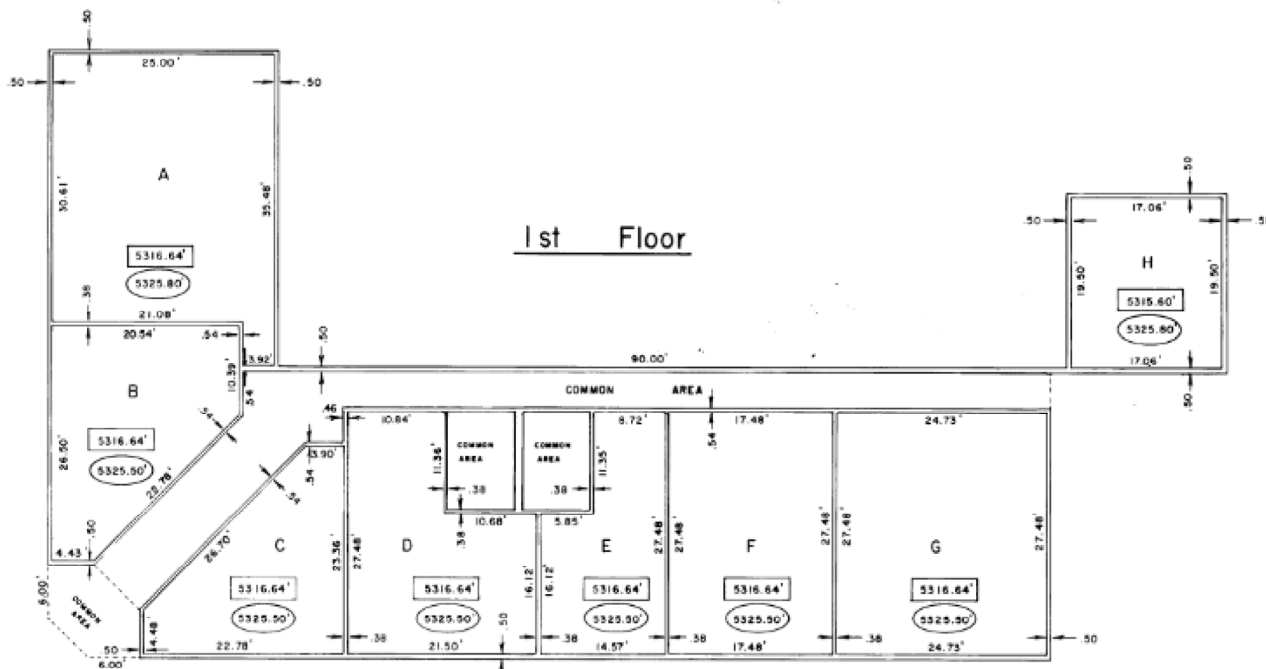
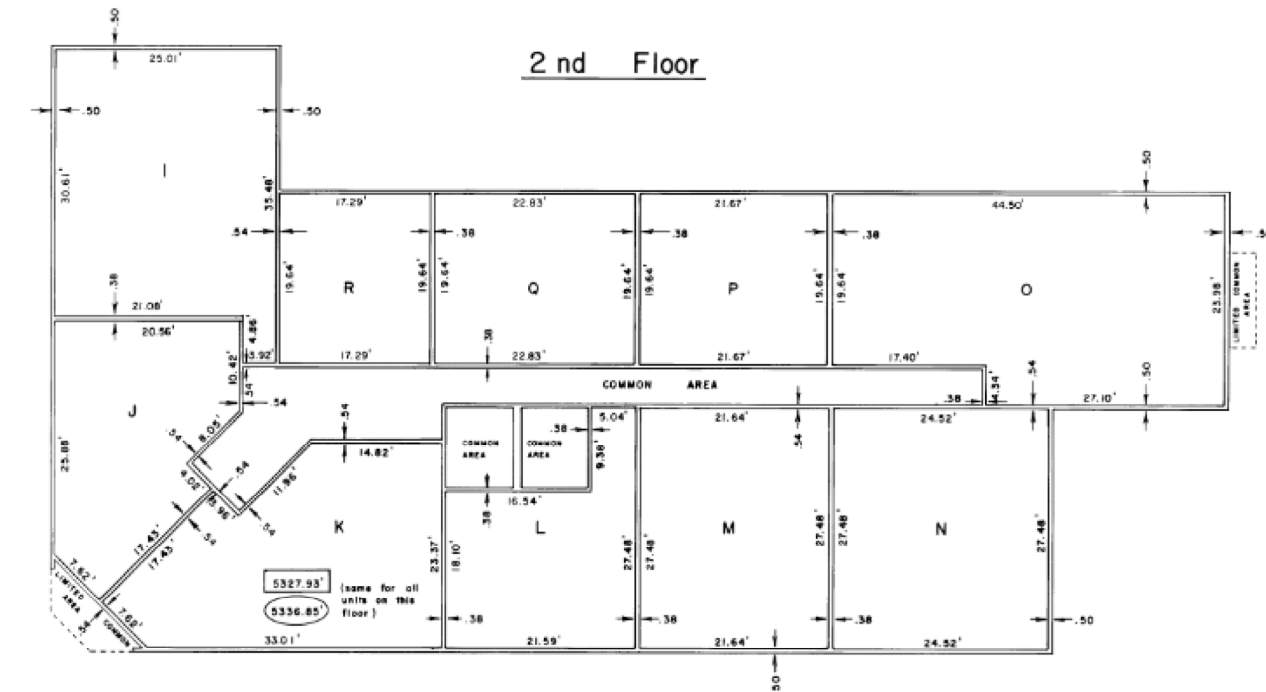
Croy Street Exchange Office Condominiums



SCALE: 1" = 10'

LEGEND

- 5316.64' Floor Elevation
- 5325.50 Ceiling Elevation



CERTIFICATE OF OWNERSHIP

This is to certify that we the undersigned are owners in fee simple of the following described parcel of land:
 Lots 11, 12, and 13, except the East 41 feet thereof, and lots 14, 15, and 16, Block 29, City of Hailey, Blaine County, Idaho.
 It is the intent of the owners to include said land in this plat.
 The restrictive covenants governing this subdivision are recorded under Instrument No. _____ in the office of the Blaine County Recorder.

P & L Partnership, an Idaho General Partnership

[Signature]
 Ned Loomis

[Signature]
 Stephen L. Palmer
[Signature]
 Carolyn V. Palmer

ACKNOWLEDGEMENT

STATE OF IDAHO } ss
 COUNTY OF BLAINE
 On this 30 day of November, 1982, before me, a Notary Public in and for said State, personally appeared Ned Loomis, Stephen L. Palmer, & Carolyn V. Palmer, known to me to be all of the partners of P & L Partnership who subscribed said partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said partnership name.

[Signature]
 Notary Public
Hailey, Idaho
 Residing at _____

SANITARY RESTRICTIONS

SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plat of Cray Street Exchange Office Condominiums is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



ACKNOWLEDGEMENT

STATE OF IDAHO } ss
 COUNTY OF BLAINE }
 On this 11 day of November, 1982, before me, a Notary Public in and for said State, personally appeared Richard D. Fosbury known to me to be the person whose name is subscribed to the above Surveyor's Certificate and acknowledged to me that he executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
 Notary Public in and for the State of Idaho
[Seal]

COUNTY ENGINEER'S APPROVAL

I, Jim W. Koonce, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.



APPROVAL OF CITY ZONING COMMISSION

The foregoing plat was approved by the Hailey City Zoning Commission on this 4 day of Oct, 1982.
[Signature]
 Chairman

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Hailey on this 1 day of _____, 1982.
[Signature]
 City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by R. James Coleman, City Engineer for the City of Hailey on this 10 day of January, 1982.
[Signature]
 City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of Cray Street Exchange Office Condos is hereby approved this 10 day of Jan, 1982.
[Signature]
 Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
 COUNTY OF BLAINE }
 This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this _____ day of _____, 1982, at 4:45 P.M., and duly recorded in Plat Book _____, at page _____.

10: 234 231

Ex-officio Recorder

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[Signature]
 Stephen L. Palmer
[Signature]
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[Signature]
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Hailey, Idaho
 Residing at _____

SANITARY RESTRICTIONS

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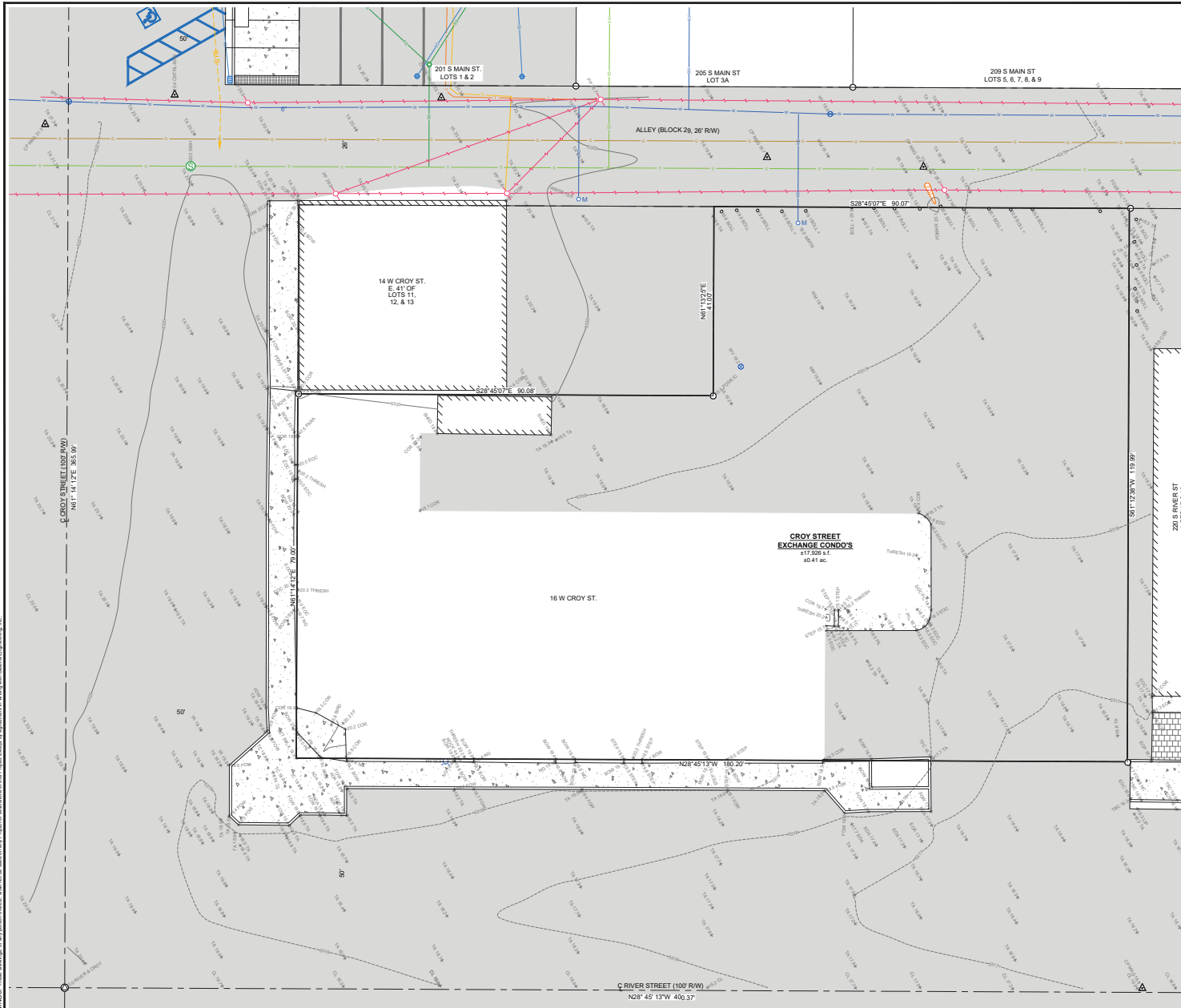
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10: 234 231

Ex-officio Recorder

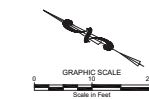
PLEASE DO NOT SCALE THIS DRAWING. THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED FOR ANY PROJECT OR ACTION UNLESS THE USER HAS RECEIVED THE AGREEMENT TO USE FROM GALENA ENGINEERING, INC.



LEGEND

Property Line	ADA Handicap Access
Adjoiner's Lot Line	BOLL = Bollard
Centerline	BOW = Back of Walk
FDAC = Found Aluminum Cap	CL = Centerline
FDSS = Found SSB Rebar	COB = Corner
CNTRL = Survey Control	CP = Control Point
5' Contour Interval	EOA = Edge of Asphalt
1' Contour Interval	EOC = Edge of Concrete
Curb & Gutter	EOP = Edge of Pavement
Building	FF = Finished Floor
Asphalt	FOC = Face of Walk
Concrete Sidewalk	IC = Irregular Cap
Pavers	LP = Lip of Gutter
Truncated Dome	NC = No Cap
Storm Drain	PC = Point of Curvature
Catch Basin	NG = Natural Ground
Syntra Communications	PL = Pillar / Column
FOMKR = Fiber Optic Marker	TA = Top of Asphalt
GM = Gas Main	TBC = Top Back of Curb
Overhead Power Line	TC = Top of Concrete
PP = Power Pole	TFC = Top Face of Curb
Sewer Main	THRESH = Threshold
SMH = Sewer Manhole	
Sewer Cleanout	
WM = Water Main	
WS = Water Service	
WMTR = Water Meter	
FS = Fire System Hub	
WV = Water Valve	
BOLL = Bollard	
Cable TV Line	
Telephone Line	
ADA Parking Space	

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (03/10/2021).
 - Boundary information is based on Found Monumentation and the plat of Croy Street Exchange Office Condominiums, Instrument Number 294231, records of Blaine County, Idaho. Refer to said plat for Easements, Notes, Conditions, and Restrictions that may apply.
 - Underground utility locations are based on above ground appearances, utilities visible at the time of the survey, and previously located performed for the City of Halley. Utility locations are approximate and locations should be verified before any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of Aluminum Cap rebar at the intersection of Croy St. and River St. Elevation = 5319.97', Vertical Datum is NAVD 1988.



**A TOPOGRAPHIC MAP SHOWING
CROY STREET EXCHANGE OFFICE CONDOMINIUMS
(16 W. CROY STREET)**

WITHIN SECTIONS 8, 23N, R1E, E3M, CITY OF HALLEY, BLAINE COUNTY, IDAHO
PREPARED FOR COLLEEN BROTHERS CONSTRUCTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Blaine, Idaho 83406
(208) 786-1705
email: galena@galenaengineering.com

NO.	DATE	BY	REVISIONS

V1.0

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of June 17, 2024

To: Hailey Planning & Zoning Commission
From: Robyn Davis, Community Development Director
Emily Rodrigue, City Planner/Resilience Planner

Overview: Consideration of a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, wherein Block 7, Quigley Farm Large Block Plat, is subdivided into ten (10) lots - each parcel ranging in size from 9,908 square feet to 17,989 square feet. This parcel is located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts.

Hearing: June 17, 2024

Applicant: Quigley Farm & Conservation Community, LLC
Location: Block 7, Large Block Plat, Quigley Farms Subdivision
Size & Zoning: 131,214 square feet (3.01 acres); General Residential (GR) and Peri-Urban Agriculture (PA)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on May 29, 2024, and mailed to adjoining property owners on May 29, 2024.

Application: Consideration of a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, wherein Block 7, Quigley Farm Large Block Plat, is subdivided into ten (10) lots - each parcel ranging in size from 9,908 square feet to 17,989 square feet.

The Quigley Farms Subdivision Large Block Plat for - Blocks 1-17 - received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. Block 1 was reconfigured via a Lot Line Adjustment Application and received Administrator approval on May 12, 2021. Blocks 2, 3 and 4 received Final Plat approval on November 9, 2020. Block 10 was deeded to the Blaine County Recreation District on November 6, 2018, and Blocks 11 and 15 received Final Plat approval on January 8, 2024.

Now, the Applicant is working on subdividing the blocks within Phase II. Phase II consists of Blocks 5, 6, and 7. Blocks 5 and 6 received Preliminary Plat approval on July 25, 2022. The current Preliminary Plat Application is proposing to subdivide Block 7 of the Quigley Farms Subdivision.

With regard to the development proposal for Block 7, the total Block Density, located on the Quigley Farm Large Block Plat, for Block 7 is twelve (12) residential units. The Applicant is proposing ten (10) lots, wherein Lots 3 and 4 may include two (2) residential units for a total of twelve (12) units. The proposed development is surrounded by the public streets – Appaloosa Road, Whitebark Road, Red Tail Lane, and Kestrel Street. The lots will gain access off the 40'-wide Public Access, Utility, and Snow Storage

Easement. An additional Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement is proposed along the frontage of Lots 6-10. All lots have frontage on a public street.

Procedural History: The Application was submitted on May 17, 2024, and certified complete on the same day. A public hearing will be held on June 17, 2024, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<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: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.
			Life/Safety: No comments	
			<p>Water and Wastewater: 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.</p> <p>Additionally, the Water Department noted the following:</p> <ul style="list-style-type: none"> - All lots within the block that have six-inch (6") lines going to the lots shall install a valve and valve box on the water main. This is required for any service exceeding two inches (2") in size. - A blow off on the dead end main on White Bark Road shall also be installed, or the fire hydrant relocated to come off the dead-end line. <p>The Wastewater Department noted the following:</p> <ul style="list-style-type: none"> - All manholes shall be relocated to be wholly in the road or public access easement, and not near and/or on the edits of the public right-of-ways. - Any and all duplexes or more than one (1) residential unit within a single lot are allowed one (1) connection only. <p>These have been made Conditions of Approval.</p>	
			Building: No comments	
			Streets: No comments	
			City Arborist: No comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	Please refer to the specific standards as noted herein.
16.04.020: Streets:				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<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><i>Staff Comments</i></p> <p>The project will connect to Appaloosa Road, Whitebark Road, Red Tail Lane, and Kestrel Street. These streets are public streets, and all are 60-foot in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. The proposed streets were contemplated in the Large Block Plat approval for the Quigley Farms Subdivision with careful attention to safe and efficient access from and to adjacent developments and properties, and for further integration within the existing street pattern.</p> <p>A 40-foot wide Public Access, Utility, and Snow Storage Easement is also proposed within Lots 1-10 to further support safe and sufficient access to and from the development where needed. Additionally, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement is proposed along the southern property line of Lots 6-10.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<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><i>Staff Comments</i></p> <p>N/A, as no cul-de-sac or dead-end streets are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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.</p> <p><i>Staff Comments</i></p> <p>Access to the parcels can be achieved from a 40'-wide Public Access, Utility, and Snow Storage Easement, of which will connect to Appaloosa Road and Red Tail Lane. Other surrounding public streets include Whitebark Road and Kestrel Street. No additional access points are required nor requested by Staff at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>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.</p>

			Staff Comments	<i>All streets located near/around Block 7 appear to intersect at 90-degree angles. Additionally, existing streets are separated by the recommended distances, and traffic calming measures include short street sections (Kestrel Street, Whitebark Road). Street signage will be reviewed for compliance by the City Engineer at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>All streets within the subdivision are proposed as public streets. Each street varies in length and alignment in order to best serve Block 7. Deflections and curve radii will be further analyzed by the City Engineer at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>The public streets proposed (Appaloosa Road, Whitebark Road, Red Tail Lane, and Kestrel Street) meet the minimum City Standards of 60' in width.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>This standard will be met. The public streets proposed (Appaloosa Road, Whitebark Road, Red Tail Lane, and Kestrel Street) meet the minimum City Standards of 60' in width.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>The subject Block is relatively flat. It appears that this standard has been met, but will be further reviewed for compliance at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction. This has been made a Condition of Approval.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>This standard will be met and will be reviewed for compliance at final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>Upon approval of the Quigley Large Block Plat, dedication of street names and/or alleys have been achieved and approved by the City, as well as the Blaine County Assessor's Office.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. That said, a 40-foot wide Public Access, Utility, and Snow Storage Easement is proposed within Lots 1-10 to further support safe and sufficient access to and from the development where needed, as well as adequate snow storage for the block. Additionally, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement is proposed along the southern property line of Lots 6-10.</i> <i>Additionally, via the Annexation Agreement, snow storage areas were contemplated therein as a requirement for all streets and roads within the annexed property. Snow storage requirements, as proposed, comply with the Annexations Agreement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as

				parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed.</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. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. This will be reviewed for compliance at final design. All driveways will meet City Standards and further details will be provided at the time of Building Permit submittal.</i> <i>Driveways accessing more than one (1) residential dwelling unit shall be maintained by a Homeowner's Association, or in accordance with a plat note. This has been made a Condition of Approval.</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.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. This will be reviewed for compliance at final design.</i> <i>Additionally, no driveway materials are proposed at this time, but shall conform to this standard. Lastly, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions.</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.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time. Please refer to Section 16.04.020(M) for further details.</i>
<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.
			<i>Staff Comments</i>	<i>This is preferred by the City; however, more details are needed with regard to driveways. Details and compliance of City Standards will be reviewed during the development of construction drawings. Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details.</i>
<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.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and should be compatible with existing and planned residential units; however, further details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	<i>N/A</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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>All proposed streets have adjacent sidewalks or multiuse paths. Additional sidewalks and pathways occur throughout the development. The width of all sidewalks shall comply with the standards noted in Section 18.06.012.C: Mobility Design. This will be further reviewed for compliance at final design.</i> <i>Additionally, A Right-of-Way Maintenance was approved, which addressed maintenance of sidewalks within the City's Right-of-Way and/or other public infrastructure. To summarize, the agreement notes that:</i> <ol style="list-style-type: none"> 1) The Association shall clear snow from all paved sidewalks in the Development which are located within the City's Right-of-Way. 2) The Association shall cause all sidewalks to be swept and cleared of debris at least once each spring after the snow melts, and as reasonably requested by the City. 3) The Association shall be solely responsible for all Maintenance Obligations associated with sidewalks, at a level consistent with the maintenance of the remained of the Common Area. The Association shall replace the sidewalks at the end of their lifecycle.
<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) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Please refer to Section 16.04.030(A) for further details.</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. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</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</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</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. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. A 40'-wide Public Access, Utility, and Snow Storage Easement is proposed to service the Lots 1-10 within Block 7.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	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.
			<i>Staff Comments</i>	<i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</i> <ol style="list-style-type: none"> 1. A 40’-wide Public Access, Utility and Snow Storage Easement is proposed within Lots 1-10 2. An Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement is proposed along the southern property line of Lots 6-10.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<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.
			<i>Staff Comments</i>	<i>Snow storage easements have been delineated on the Plat Plans. The plat shows a 40’-wide Public Access, Utility, and Snow Storage Easement within all of the proposed lots, as well as an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement along the southern property line of Lots 6-10.</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.
			<i>Staff Comments</i>	<i>All proposed blocks are shown on the Preliminary Plat.</i>

16.04.060: Lots

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will

				generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	<i>The proposed lots meet the minimum size required by the General Residential (GR) Zoning District. Additionally, forty (40) feet between Lots 1-5 and 6-10 has been dedicated for public access, utilities, and snow storage, and an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement is proposed along the southern property line of Lots 6-10.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>N/A, as no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>Block 7 includes ten (10) lots, which all have frontage on a public street. It appears that no frontage width will be less than the required driveway width, as noted herein.</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) Zoning District.</i>
16.04.070: Orderly Development				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<p>No Phasing Plan has been developed for Block 7 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</p> <p>Phase II includes the subdivision of Blocks 5, 6, and 7. Each of these blocks shall be fully served by all necessary infrastructure in order to consider and issue a Final Plat for the associated blocks. In accordance with the Annexation Agreement, the future subdivision of blocks, such as this, is anticipated and permitted by the Agreement.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<p>No Phasing Plan has been developed for Block 7 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. N/A b) Provision of other off-site improvements. Several off-site improvements have and will be made, which include, but are not limited to: vehicular/bike lane improvements and Toe of the Hill Trail Connections. c) Dedications and/or public improvements on property frontages. N/A d) Dedication or provision of parks or green space. Please refer to Section 16.04.110 for further details. e) Provision of public service facilities. All public utilities and services proposed will be developed as part of the subdivision. f) Construction of flood control canals or devices. The construction and/or incorporation of roads and drywells are anticipated to improve drainage conditions onsite. g) Provisions for ongoing maintenance. A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the 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. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>These issues have been covered in the full development of the project through the Annexation Agreement, as well as Large Block Plat.</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	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed within Block 7.</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>
			<i>Staff Comments</i>	<i>No floodplain exists and the parcel is currently vacant.</i>
<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>
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>
<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> <ol style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved;

				<p>e) Location of all street and utility improvements including driveways to building envelopes; and</p> <p>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</p>
			<i>Staff Comments</i>	<i>Preliminary grading has been developed for the proposed streets within the subdivision. Preliminary grading, drainage, and street and utility improvements will be further analyzed by the City Engineer at final design.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>The grading has been developed for the proposed streets within the subdivision. Grading for dwelling units shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A, as none exist within Block 7. However, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement has been designated on the preliminary plat map, encompassing the area between Easement Line C26 and Kestrel Street. This area shall benefit future property owners within the subdivision. .</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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <p>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).</p> <p>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</p> <p>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</p>
			<i>Staff Comments</i>	<i>Grading and drainage review shall take place during final design.</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>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. Additionally, the Applicant will complete all applicable EPA permitting prior to construction.</i>

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.). While Block 7 was not required to provide for either parks or additional pathways, an Open</i>

				<i>Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement has been designated on the preliminary plat map, encompassing the area between Easement Line C26 and Kestrel Street. This area shall benefit future property owners within the subdivision.</i>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: <i>.0277 x 176 = 4.8752 acres</i></p> <p><i>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds the required amount. Furthermore, Block 7 is within the Large Block Plat of the Quigley Farm Subdivision, and as an individual plat, is not required to provide separate park space.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Block 7 specifically was not required to provide additional pathways.</i></p>

<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, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</i></p> <p><i>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</i></p> <ol style="list-style-type: none"> <i>1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD;</i> <i>2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and</i> <i>3) Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins.</i> <p><i>These conditions were covered in the full development of the project through the Large Block Plat. They are a work in progress and will see completion through the ongoing development of Quigley Farm Subdivision.</i></p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	<p>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</p>

				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>No private green space specifically for Block 7 is being proposed at this time. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner’s Association.</i> <i>However, an Open Space/Park, Pathway, Parking, Snow Storage, and Public Utility Easement has been designated on the preliminary plat map, encompassing the area between Easement Line C26 and Kestrel Street. This area shall benefit future property owners within the subdivision</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, as no neighborhood park is proposed within Block 7 at this time. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. The block, if fully developed, will satisfy this standard.</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, as no mini park is proposed within Block 7 at this time.</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, as no park/cultural space is proposed within Block 7 at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.

			Staff Comments	<i>Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Block 7 specifically was not required to provide additional pathways.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>No gates or restricted access are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>Please refer to Section 16.040.110.D for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	<i>Please refer to Section 16.040.110.A for further details.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.</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</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 subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A</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</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</i>
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and

				<p>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.</p>
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>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.</p>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.</p>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<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 that parks shall be guaranteed and maintained by the developer for a period of two years.</p>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
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>
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.</i>
<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>	<i>New water, sewer, and pressure irrigation service lines are proposed for Block 7, which will require street cuts. Any and all proposed street cuts shall be per this standard approved by the Streets Division prior to construction. Street cuts will be further analyzed at final design.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>Street names and signage have been reviewed and approved by the City and the Assessor's Office.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as no streetlights are shown and/or proposed.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>Sewer services are shown at this time and will be further reviewed by Staff at final design. Currently, Staff and the Applicant are working to formalize a Water and Wastewater Discharge Agreement, as outlined by the Annexation, Development, and Services Agreement. In the meantime, 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.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>Sewer services are shown at this time and will be further reviewed by Staff at final design. Currently, Staff and the Applicant are working to formalize a Water and Wastewater Discharge Agreement, as outlined by the Annexation, Development, and Services Agreement. In the meantime, 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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

			<i>Staff Comments</i>	<i>N/A, as this project is not within the Townsite Overlay (TO) District.</i>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Review of drainage calculations will take place during final design. Design concepts must conform to City of Hailey standard drawings, specifications and procedures.</i>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			<i>Staff Comments</i>	<i>Utilities will be constructed and installed underground. Additional utility company comment, and engineering details will be required at final design.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			<i>Staff Comments</i>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. This has been made a Condition of Approval.</i> <i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>

16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>
16.08: Townhouses:				
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"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>If townhouse development construction occurs, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>No garages have been shown on the plat. That said, it is expected that all garages be located on the same lot as the principal dwelling. This standard shall be met upon further development of the parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>If townhouse development construction occurs, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>If townhouse development construction occurs, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the

				<p>requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).</p>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	<p>Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	<p>Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<i>The proposed parcel is zoned General Residential (GR), which allows for ten (10) units per one (1) acre. Block 7 is three (3) acres. Ten (10) lots are proposed. Lots 3 and 4 may include two residential units each for a total of twelve (12) units, which is the indicated block density for Block 7 on the Quigley Farm Large Block Plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	<p>Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).</p>
			<i>Staff Comments</i>	<i>N/A</i>

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

The following are suggested Conditions of Approval for the Preliminary Plat Application for Block 7 of Quigley Farm Subdivision:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

- 4) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.

Streets and Right-of-Ways:

- 7) 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. Driveways accessing more than one (1) residential dwelling unit shall be maintained by a Homeowner's Association, or in accordance with a plat note.
 - ii. Drywell and other construction details shall be provided for at final design.
 - iii. To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.

Water and Wastewater:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required.
 - i. All lots within the block that have six-inch (6") lines going to the lots shall install a valve and valve box on the water main. This is required for any service exceeding two inches (2") in size.
 - ii. A blow off on the dead end main on White Bark Road shall also be installed, or the fire hydrant relocated to come off the dead-end line.
 - iii. All manholes shall be relocated to be wholly in the road or public access easement, and not near and/or on the edits of the public right-of-ways.
 - iv. Any and all duplexes or more than one (1) residential unit within a single lot are allowed one (1) connection only.
 - v. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code.

Other:

- 9) All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2017, the Large Block Plat Conditions of Approval dated July 9, 2018, and Phase II of the Final Plat for Blocks 5-7 dated November 23, 2020, still apply.
 - i. The payable amount of \$196,077 for Phase II (Blocks 5, 6, and 7) shall be due and payable as a condition of the City's execution of the first subdivision plat after the subdivision plat created Phase I.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by David Hennessy, represented by David Patrie, wherein Block 7, Quigley Farms Subdivision (Fox Acres Road and Quigley Farm Road) is subdivided to create ten (10) lots, ranging in size from 9,561 square feet to 17,989 square feet, finding that the application meets all City Standards, and that Conditions (1) through (9) are met.

Denial: Motion to deny the Preliminary Plat by David Hennessy, represented by David Patrie, wherein Block 7, Quigley Farms Subdivision (Fox Acres Road and Quigley Farm Road) is subdivided to create ten (10) lots, ranging in size from 9,561 square feet to 17,989 square feet, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

QUIGLEY FARM, BLOCK 7, LOTS 1-10

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

WHEREIN QUIGLEY FARM, BLOCK 7 IS SUBDIVIDED.

APRIL 2024 PRELIMINARY PLAT



LEGEND

- Block Boundary
- Lot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Limit of Road Dedication
- Easement Line (as noted)
- Proposed PIRR Line
- Proposed PIRR Service
- Proposed Sewer
- Proposed Sewer Service
- Proposed Water Main
- Proposed Water Service
- Proposed Joint Utility Trench
- Proposed Storm Drain
- 1' Contour Interval
- Proposed Sewer Manhole
- Proposed Catch Basin
- Proposed Fire Hydrant
- Proposed Transformer
- Proposed Drywell
-
-

SEE SHEET 2 FOR LINE & CURVE DATA,
SURVEY NARRATIVE AND NOTES.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: _____

South Central Public Health District, REHS



QUIGLEY FARM BLOCK 7 LOTS 1-10
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO
SHEET 1 OF 2
Job No. 21116

QUIGLEY FARM, BLOCK 7, LOTS 1-10

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

WHEREIN QUIGLEY FARM, BLOCK 7 IS SUBDIVIDED.

APRIL 2024

PRELIMINARY PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.13'	16.00'	90°00'00"	N14° 31' 59"E	22.63'
C2	272.42'	970.00'	16°05'28"	N67° 34' 42"E	271.52'
C3	25.13'	16.00'	90°00'00"	S59° 22' 34"E	22.63'
C4	24.65'	16.00'	88°16'13"	S29° 45' 33"W	22.28'
C5	50.98'	385.00'	7°35'11"	S70° 06' 04"W	50.94'
C6	184.01'	445.00'	23°41'32"	S78° 09' 14"W	182.70'
C7	91.84'	385.00'	13°40'06"	S83° 09' 57"W	91.63'
C8	24.07'	16.00'	86°12'29"	N60° 33' 51"W	21.87'
C9	189.56'	835.00'	13°00'25"	N23° 57' 49"W	189.15'
C10	49.18'	970.00'	2°54'19"	N60° 59' 08"E	49.18'
C11	90.79'	970.00'	5°21'47"	N65° 07' 11"E	90.76'
C12	90.79'	970.00'	5°21'47"	N70° 28' 57"E	90.76'
C13	41.65'	970.00'	2°27'36"	N74° 23' 39"E	41.64'
C14	24.40'	787.61'	1°46'31"	S60° 53' 51"W	24.40'
C15	82.00'	787.61'	5°57'55"	S64° 46' 04"W	81.97'
C16	80.63'	787.61'	5°51'56"	S70° 41' 00"W	80.59'
C17	24.78'	787.61'	1°48'09"	S74° 31' 02"W	24.78'
C18	51.48'	835.00'	3°31'56"	N28° 42' 04"W	51.47'
C19	131.17'	835.00'	9°00'02"	N22° 26' 05"W	131.04'
C20	82.84'	385.00'	12°19'42"	S82° 29' 45"W	82.68'
C21	9.00'	385.00'	1°20'24"	S89° 19' 48"W	9.00'
C22	38.75'	445.00'	4°59'21"	S87° 30' 20"W	38.74'
C23	70.18'	445.00'	9°02'11"	S80° 29' 34"W	70.11'
C24	75.08'	445.00'	9°40'00"	S71° 08' 28"W	74.99'
C25	6.91'	835.00'	0°28'27"	N17° 41' 50"W	6.91'
C26	203.61'	725.00'	16°05'28"	N67° 34' 42"E	202.94'

Line Table		
Line #	Length	Direction
L1	25.07'	N59°31'59"E
L2	114.78'	N75°37'26"E
L3	301.16'	S14°22'34"E
L4	11.30'	S73°53'39"W
L5	24.01'	N90°00'00"W
L6	47.81'	N30°28'01"W
L7	43.30'	N75°37'26"E
L8	71.48'	N75°37'26"E
L9	99.11'	S14°22'34"E
L10	58.99'	S60°00'35"W
L11	55.86'	S75°25'07"W
L12	86.83'	S75°25'07"W

SURVEY NARRATIVE & NOTES

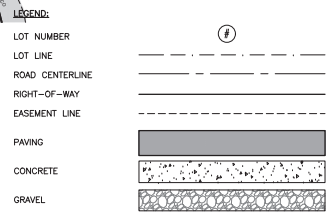
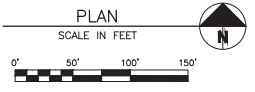
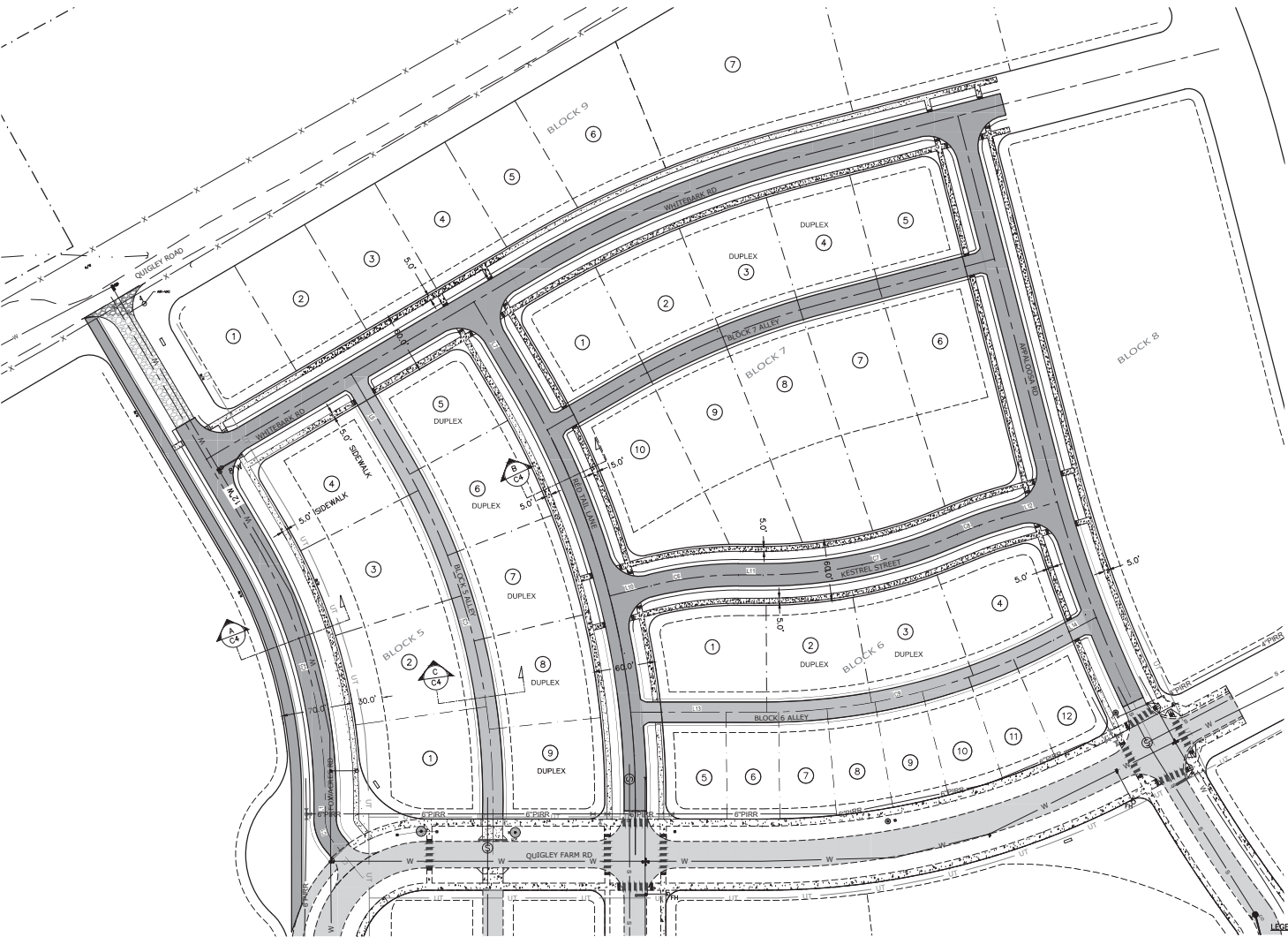
- THE PURPOSE OF THIS PLAT IS TO CREATE TEN LOTS AND ONE PARCEL WITHIN BLOCK 7. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
- DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
 - PLAT OF "QUIGLEY FARM LARGE BLOCK PLAT", INST. NO. 653825.
 - LOT BOOK GUARANTEE NO. G-2222-000090259 BY STEWART TITLE, DATED JANUARY 17, 2024.
 - WARRANTY DEED, INST. NO. 697017.
- REFER TO THE "QUIGLEY FARM LARGE BLOCK PLAT" AND ALL CC&RS, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
- A TEN (10) FOOT WIDE PUBLIC SNOW STORAGE EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC AND PRIVATE STREETS.
- A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS, AND CENTERED ON ALL SIDE PROPERTY LINES.
- A PUBLIC OPEN SPACE/PARK, PATHWAY, PARKING, SNOW STORAGE AND PUBLIC UTILITY EASEMENT IS GRANTED WITHIN LOTS 6 THROUGH 10 AS SHOWN HEREON.
- A FORTY (40) FOOT WIDE PUBLIC ACCESS, UTILITY & SNOW STORAGE EASEMENT IS GRANTED WITHIN LOTS 1 THRU 10 AS SHOWN HEREON.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION, SERVICES, AND DEVELOPMENT AGREEMENT FOR QUIGLEY FARM WHICH IS RECORDED UNDER INSTRUMENT NO. 645279, RECORDS OF BLAINE COUNTY, IDAHO.
- LOTS 3 AND 4 MAY INCLUDE TWO RESIDENTIAL UNITS EACH.
- BLOCK 7 IS ZONED AS GENERAL RESIDENTIAL (GR).
- ELEVATIONS BASED ON BLAINE COUNTY LIDAR DATA, PRE CONSTRUCTION. CONTOUR INTERVAL: 1'.



QUIGLEY FARM, BLOCK 7, LOTS 1-10
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 2 OF 2
Job No. 21116

ISSUED FOR PERMIT



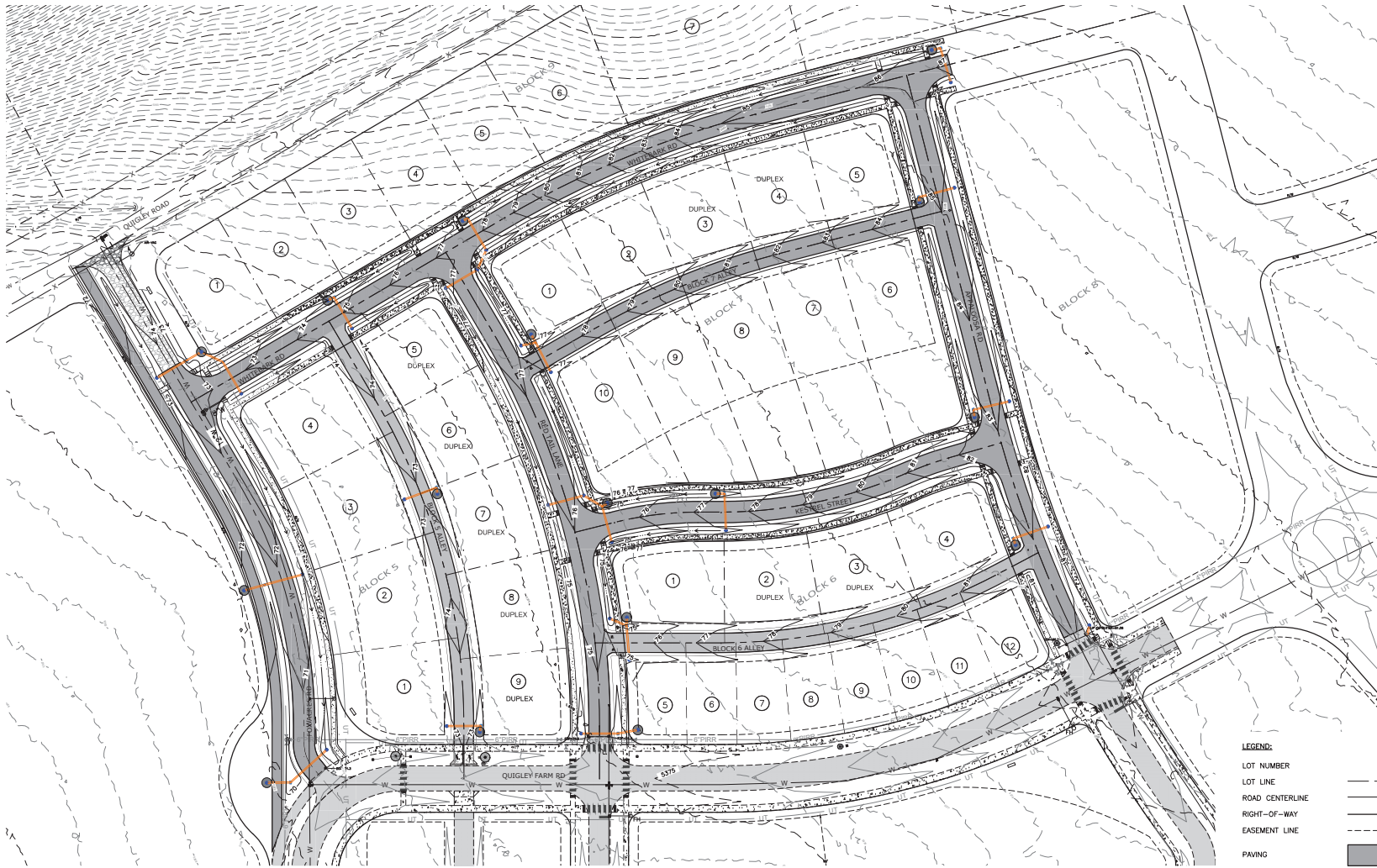
REVISIONS	DATE	BY
No. 1	DESCRIPTION	

GALENA-BENCHMARK ENGINEERING
 Civil Engineers & Land Surveyors
 100 S. Ross, 733
 Boise, Idaho 83740
 (208) 728-0912
 www.benchmark-associates.com

ROADWAY PLAN
 QUIGLEY FARM PUD: PHASE 2, BL 5, 6 & 7
 T2N, R18E, SEC 10, B.M., HALLEY, IDAHO
 PREPARED FOR: HENNESSY COMPANY

DRAWN BY:	PLJ
DESIGNED BY:	PLJ/SLS
CHECKED BY:	
DATE:	4/1/2024
PROJECT NO.:	21116
SHEET NUMBER	

C1



LEGEND:

- LOT NUMBER
- LOT LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PAVING
- CONCRETE
- GRAVEL
- CONTOUR (MAJOR) 5380
- CONTOUR (MINOR) 5381
- STORM PIPE
- CATCH BASIN (PRIMARY)
- CATCH BASIN (SATELLITE)
- DRYWELL



NO.	REVISIONS	DATE	BY

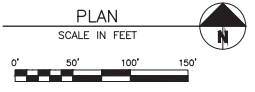
GALENA-BENCHMARK ENGINEERING
 100 Benham Blvd. Suite 200
 Moscow, Idaho 83840
 (208) 738-0111 • www.gbma.com

GRADING & DRAINAGE PLAN
 QUITGLEY FARM PUD: PHASE 2 BL. 5, 6 & 7
 T2N, R18E, SEC 10, B.M., HALLEY, IDAHO
 PREPARED FOR: HENNESSY COMPANY

DRAWN BY: PLJ
 DESIGNED BY: PLJ
 CHECKED BY:
 DATE: 4/1/2024
 PROJECT NO.: 21116

DRAWING NO.
C2

ISSUED FOR PERMIT



UTILITY LEGEND

- RIGHT-OF-WAY
- PROPOSED LOT LINE
- UTILITY TRENCH
- EXIST WATER LINE
- NEW WATER LINE
- NEW WATER SERVICE LINE
- NEW FIRE HYDRANT
- UTILITY EASEMENT
- GATE VALVE
- WATER MAIN FITTINGS
- EXISTING SEWER LINE
- NEW SEWER LINE (8")
- SEWER SERVICE (4")
- NEW SEWER MANHOLE
- NEW SEWER CAP
- EXIST SEWER MANHOLE
- PRESSURE IRRIGATION SERVICE
- PRESSURE IRRIGATION PIPE
- PRESSURE IRRIGATION VALVE

REVISIONS	
No.	DESCRIPTION

GALENA-BENCHMARK ENGINEERING
 Civil Engineers & Land Surveyors
 100 N. Hwy. 73 S. 83040
 (208) 728-0912
 www.benchmark-associates.com

UTILITY PLAN
 QUIGLEY FARM PUD: PHASE 2, BL 5, 6, 8, 7
 T2M, R18E, SEC 10, B.M., HALLEY, IDAHO
 PREPARED FOR: HENNESSY COMPANY

DRAWN BY:	PLJ
DESIGNED BY:	PLJ/SLS
CHECKED BY:	
DATE:	4/1/2024
PROJECT NO.:	21116

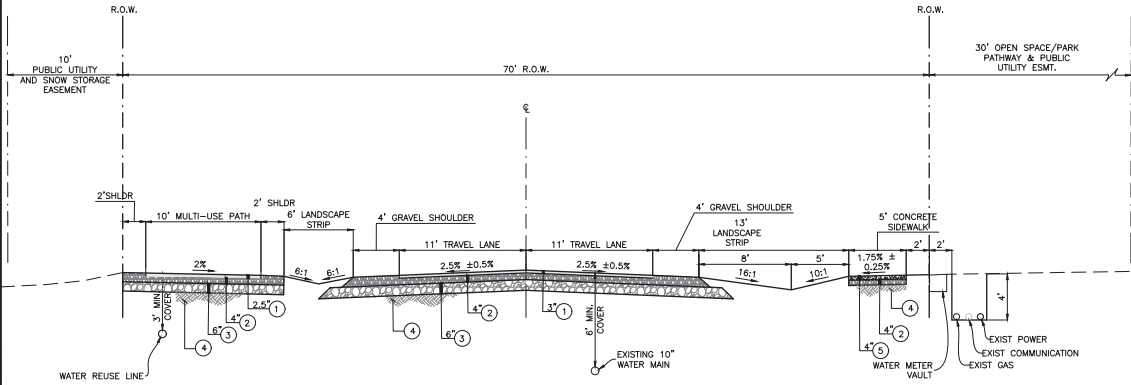
DRAWING NO. **C3**

PERMIT SET - NOT FOR CONSTRUCTION

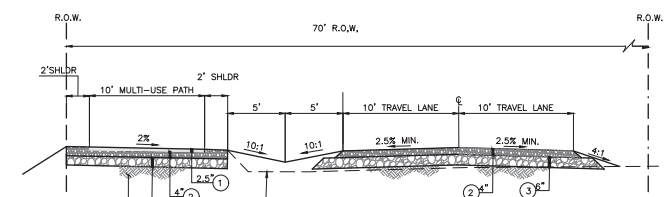


CONSTRUCTION NOTES:

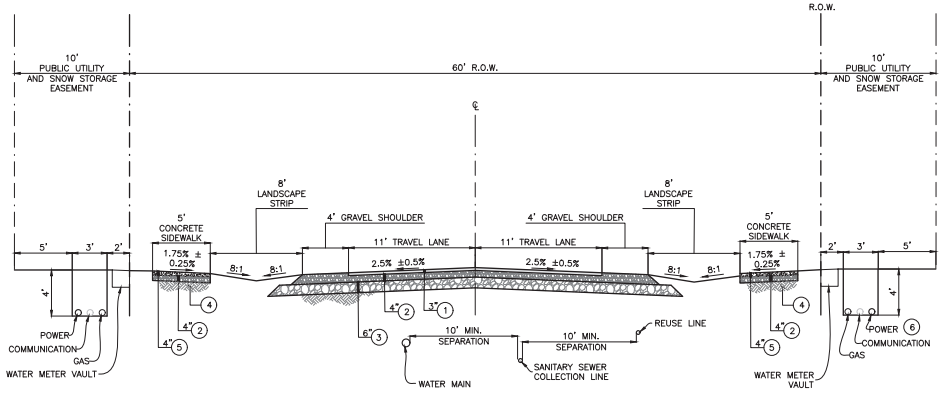
- ① CLASS II PLANT MIX PAVEMENT WITH 3" AGGREGATE GRADATION AND PC58-28 ASPHALT BINDER
- ② TYPE 1 3" MINUS CRUSHED AGGREGATE PER ISPMC SECTION 802- CRUSHED AGGREGATE
- ③ TYPE II 2" MINUS CRUSHED AGGREGATE PER ISPMC SECTION 802 CRUSHED AGGREGATE.
- ④ COMPACT SUBGRADE TO BE APPROVED BY ENGINEER (95% OF STANDARD PROCTOR PER ASTM D-698)
- ⑤ CEMENT CONCRETE SIDEWALK PER ISPMC SD 709. SEE DETAIL ON SHEET MDT.
- ⑥ POWER, COMMUNICATION AND GAS UTILITIES. SEE IDAHO POWER PLANS FOR LOCATIONS.



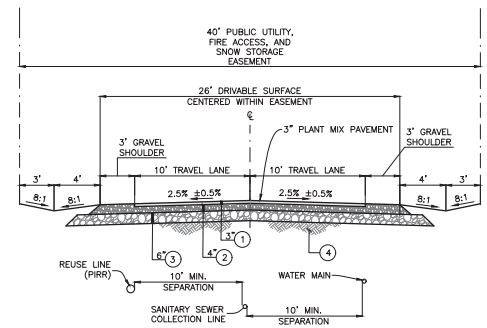
TYPICAL SECTION A
NOT TO SCALE
(70-FT R.O.W.) FOX ACRES RD



TYPICAL SECTION D
NOT TO SCALE
FOX ACRE EMERGENCY ACCESS RD



TYPICAL SECTION B
NOT TO SCALE
(60-FT R.O.W.)
WHITEMARK RD,
RED TAIL LANE
KESTREL ST,
APPALDOSA RD.



TYPICAL SECTION C
NOT TO SCALE
BLOCK 5 ALLEY
BLOCK 6 ALLEY
BLOCK 7 ALLEY

NO.	REVISIONS	DESCRIPTION	DATE	BY

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
P.O. Box 7139
GALENA, IDAHO 83401
(208) 728-9212
www.benchmarkassociates.com

ROAD SECTIONS
QUIGLEY FARM PUD: PHASE 2, BL 5, 6 & 7
T2N, R18E, SEC 10, B.M., HATLEY, IDAHO
PREPARED FOR: HENNESSY COMPANY

DRAWN BY:	PLJ
DESIGNED BY:	PLJ
CHECKED BY:	
DATE:	4/1/2024
PROJECT NO.:	21116

SHEET NUMBER

C4

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