

Agenda
Hailey Planning and Zoning Commission
Monday, June 2, 2025
5:30 p.m.

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

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 - ACTION ITEM

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

Public Hearing(s) - ACTION ITEM

- [PH 1](#) Reconsideration of a Design Review Application, submitted by Overland West, Inc., represented by Jay Cone Architecture, with the proposal to relocate the approved fuel tank. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District. **ACTION ITEM**

Staff Reports and Discussion

- **SR 1** Discussion: Mobile Food Vending
- **SR 2** Meeting:
 - o Monday, June 16, 2025: PP Autumn Crest

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 19, 2025, the Hailey Planning and Zoning Commission considered and approved a Preliminary Plat Application submitted by Charles Tenold, represented by Bruce Smith with Alpine Enterprises, to replat Lot 4, Block 10, Phase II of the Rimrock Cottages and Townhouses Subdivision wherein the parcel would be subdivided into two (2) single family lots ranging in size from 9,023 to 9,708 square feet. This project is known as Rimrock Cottages Phase II, and it is located within the General Residential (GR) Zoning District.

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

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

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

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

The Owners also submitted a First Amendment to the Phasing Plan which, if approved, would allow for the parcel to be developed as two (2) detached dwelling units instead of two (2) dwelling units located within a single building. The proposed First Amendment to the Phasing Plan Agreement will be reviewed by the Hailey City Council on May 27, 2025, whereby the Council will approve, continue, deny, or modify the proposed modifications to said agreement.

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

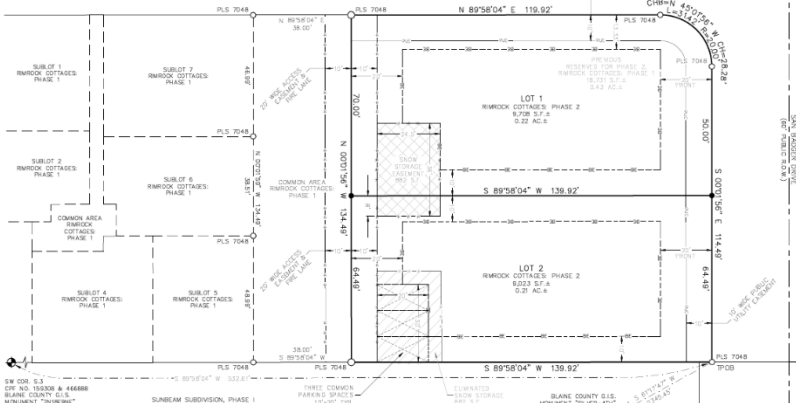
Background: On March 9, 2009, the City Council approved the development of Rimrock Cottages and Townhouse Subdivision, a project situated along the southern boundary of the Old Cutters Subdivision. A component of that project approval included the approval of a Phasing Plan Agreement appurtenant the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

“two townhouse units in a single duplex building” shall be constructed. Phase II is currently undeveloped, vacant land within the subdivision.

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p> <p>Staff Comments <i>The locations of the proposed buildings were planned in an earlier phase of this development, with the integration of the existing public streets (E. Myrtle Street and San Badger Drive), as well as from the existing access lane that separates Phase I and Phase II. Both public streets and access lane have been considered and accounted for in the design and buildout of Phase II.</i></p>  <p>Findings: Compliance. This standard has been met.</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>Staff Comments <i>N/A, as no cul-de-sac or dead-end street are proposed.</i></p> <p>Findings: Compliance. This standard has been met.</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>Staff Comments <i>Pedestrian access to the parcel can be achieved from E. Myrtle Street and San Badger Drive. Vehicular access to the parcel will be achieved via the existing access lane, as originally contemplated. All access points exist and are adequate to service the proposed development.</i></p> <p>Findings: Compliance. This standard has been met.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<p>N/A. All public streets within the subdivision exist and are compliant with City Standards.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			Staff Comments	<p>N/A. All public streets within the subdivision exist and are compliant with City Standards.</p> <p>Findings: Compliance. This standard has been met.</p>
<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>
			Staff Comments	<p>The existing public streets, E. Myrtle Street and San Badger Drive, are 60' in width, which meets City Standards, and are consistent with Title 18 of the Hailey Municipal Code.</p> <p>Findings: Compliance. This standard has been met.</p>
<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>
			Staff Comments	<p>N/A. All public streets within the subdivision exist and are compliant with City Standards.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	<p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%)</p>

				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>N/A. All public streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>N/A. All public streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>N/A, as all street and traffic control signs exist, and are compliant with City Standards. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>All public streets within the subdivision exist, have been named, and are compliant with City Standards. Findings: Compliance. 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.
			Staff Comments	<i>N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.

			Staff Comments	N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.
<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.
			Staff Comments	N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	N/A. No private streets exist within the development and none are proposed. This standard has been met. Findings: Compliance. This standard has been met.
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways Number of Units Served By One (1) Driveway: a. Single-Family Dwelling Units: Driveways may provide access to not more than two (2) single-family dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more

				<p>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.</p> <p>b. Townhouse And Cottage Dwelling Units: Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse subplot accessed by a driveway may be created to the rear of each subplot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.</p>
			Staff Comments	<p>Site circulation has been designed to keep vehicular access off the existing access lane, achieved from the existing public street of E. Myrtle Street. Driveways are proposed to be accessed from the existing access lane, each 20' in width.</p> <p>Additionally, three (3) parking spaces are also proposed along the western property line. These spaces fulfill an agreement made between the property owners of Phase I and Phase II - via a recorded agreement - whereby three (3) additional parking spaces are to be provided to benefit Phase I of the development.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	<p>Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths:</p> <p>a. Accessing one residential unit: twenty feet (20'); b. Accessing two (2) or more residential units: thirty feet (30').</p> <p>No portion of the required fire lane width of any driveway may be utilized for parking, aboveground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</p>
			Staff Comments	<p>This standard will be met.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	<p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p>
			Staff Comments	<p>N/A, as no driveways/parking areas are longer than 150 feet.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			Staff Comments	<p>N/A- as only single-family driveways are proposed with this phase of development.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	<p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified</p>

				on the plat. A building envelope may be required in order to provide for adequate building setback.
			Staff Comments	<i>N/A- as only single-family driveways are proposed with this phase of development. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>Both driveways have been planned with careful attention to existing infrastructure, and residents of Phase I of the Rimrock Cottages. No vehicular and/or pedestrian areas will interfere with the maintenance of existing infrastructure, and as proposed, have minimal impact on the existing and proposed townhouse units/ lots. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 7.	Driveways shall not be named.
			Staff Comments	<i>No driveways have or will be named. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: Multi-family, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Cottage Developments: Cottage developments shall be served by no more than one (1) parking access lane on each public street frontage.
			Staff Comments	<i>N/A, as no multifamily development is proposed for this parcel. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>Fire lanes exist and comply with City Standards. All streets have been approved and currently operate as such. Said lanes/public streets comply with all regulations set forth in adopted fire codes. Findings: Compliance. This standard has been met.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	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>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision. Findings: Compliance. This standard has been met.</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.
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			<i>Staff Comments</i>	<i>N/A. All ROW improvements were completed with Phase I of the development. The subdivision has existing 5'-wide sidewalks along the property frontages to provide greater connectivity to existing sidewalks within the subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			<i>Staff Comments</i>	<i>N/A, as no Lot Line Adjustment is included with this application. Findings: Compliance. This standard has been met.</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase two of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A, as there is no alley proposed for Phase II of the Subdivision. Findings: Compliance. This standard has been met.</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

				<p>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.</p>
			Staff Comments	<p><i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	<p><i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	<p>Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.</p>
			Staff Comments	<p><i>N/A, as there is no alley proposed for Phase II of the subdivision. An access lane exists, and no modifications are proposed.</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.</p>
			Staff Comments	<p><i>The following easements exist:</i></p> <ul style="list-style-type: none"> - 882 square foot snow storage easement along the interior of the lot. - 20'-wide Access Easement and Fire Lane. Mutual Reciprocal Utility Easement for Phase I and Phase II - Public Sewer Main Easement. <p><i>The parcel does not border the Big Wood River.</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River</p>

				shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<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. Findings: Compliance. This standard has been met.</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>The proposed snow storage area for Phase II of the Rimrock Cottages and Townhouse Development is located along the interior of the lot. The total hardscape area for Phase II is 1,800 square feet which would require a minimum of 450 square feet of surface dedicated to onsite snow storage. The Applicant provided 882 square feet of onsite snow storage which exceeds the required snow storage square footage. Findings: Compliance. This standard has been met.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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 new blocks are proposed, and all existing blocks are shown on the Preliminary Plat. Findings: Compliance. This standard has been met.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.

<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.
			Staff Comments	<i>Phase II of the development is located within the General Residential District (GR). The lots proposed conform to the minimum standards for lots within this district. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			Staff Comments	<i>N/A, as no double frontage lots are proposed. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>N/A, as no unbuildable lots are proposed. Findings: Compliance. This standard has been met.</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. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under 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>Both lots are proposed to have frontage off the public street, San Badger Drive. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the

				original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	N/A, as this project is not located in the TO District. Findings: Compliance. This standard has been met.
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.
			Staff Comments	A Phasing Plan Agreement was approved by the City Council in 2009 for Rimrock Cottages and Townhouses. The Phasing Plan Agreement outlined construction details and timelines for both Phase One and Phase Two of the project. Phase Two of the subdivision was to include two (2) townhouse sublots on which two (2) townhouse units in a single duplex building shall be constructed. The Applicant submitted an application to amend the Phasing Plan Agreement with the request to construct two (2) detached dwelling units instead of two (2) townhouse units located within a single duplex building. This will be reviewed by the Hailey City Council on May 27, 2025. If approved, the Applicant has until 2026 to finalize the Preliminary Plat Application. Findings: Compliance. This standard has been met.
<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.
			Staff Comments	A Phasing Plan Agreement was approved by the City Council in 2009 for Rimrock Cottages and Townhouses. The Phasing Plan Agreement outlined construction details and timelines for both Phase One and Phase Two of the project. Phase Two of the subdivision was to include two (2) townhouse sublots on which two (2) townhouse units in a single duplex building shall be constructed. The Applicant submitted an application to amend the Phasing Plan Agreement with the request to construct two (2) detached dwelling units instead of two (2) Townhouse units located within a single duplex building. This will be reviewed by the Hailey City Council on May 27, 2025. If approved, the Applicant has until 2026 to finalize the Preliminary Plat Application. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements.

				<ul style="list-style-type: none"> b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. <i>Existing</i> b) Provision of other off-site improvements. <i>N/A</i> c) Dedications and/or public improvements on property frontages. <i>The dedication and/or public improvements on property frontages exist. Further connectivity of existing sidewalks and infrastructure is planned with the buildout of Phase II.</i> d) Dedication or provision of parks or green space. <i>The public facilities and/or amenities exist and have been determined to be complete.</i> e) Provision of public service facilities. <i>All public utilities and services exist.</i> f) Construction of flood control canals or devices. <i>N/A</i> g) Provisions for ongoing maintenance. <i>Ongoing maintenance within Phase II of the development will be managed by the property owners.</i> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the 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>

			Staff Comments	<i>N/A, as the Developer and/or Owners, do not own contiguous parcels. Findings: Compliance. This standard has been met.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			Staff Comments	<i>N/A- No perimeter gates or walls are proposed. Findings: Compliance. This standard has been met.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	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.
			Staff Comments	<i>Phase II of the development is part of a Phasing Plan Agreement and is compatible with previous phases of the development. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: 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.
			Staff Comments	<i>This standard has been met. Findings: Compliance. This standard has been met.</i>

			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>This standard will be met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: 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.
			Staff Comments	<i>All grading shall comply with 18.12.010. This standard will be met.; further review by the City Engineer and Streets Division Manager will take place during final design, as well as during and throughout project initiation. Findings: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.
			Staff Comments	<i>The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			Staff Comments	<i>N/A, as the proposed subdivision, is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	<i>N/A, as the proposed subdivision, is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A, the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. Findings: Compliance. This standard has been met.</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. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.

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

				<i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	<i>N/A. Phase II of the development is located within the General Residential Zoning District; this standard does not apply. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff Comments	<i>The site plan includes existing attractive and interconnected pedestrian sidewalks that reinforce pedestrian circulation within the subdivision. Findings: Compliance. This standard has been met.</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: 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: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.

			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			Staff Comments	<i>N/A, as the neighborhood park known as Cutters Park exists and meets this standard. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</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>Please refer to Section 16.04.110 A.2 for further details. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</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>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.

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

				all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			Staff Comments	Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	All necessary infrastructure exists from Phase I of the development and meets City Standards and procedures. All City Standards and Procedures, set forth in Title 18 of Hailey's Municipal Code, shall be met. Findings: Compliance. This standard has been met.
<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	This standard shall be met. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set

				of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			Staff Comments	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.
			Staff Comments	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards. Findings: Compliance. This standard has been met.</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)
			Staff Comments	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>This standard has been met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.

			Staff Comments	N/A, as streetlights are not required improvements within this Phase of the development. Findings: Compliance. This standard has been met.
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.
			Staff Comments	All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.
<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.
			Staff Comments	N/A. The project is not located in the TO Zoning District. Findings: Compliance. This standard has been met.
16.05.050: Drainage				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)
			Staff Comments	<i>This standard shall be met and inspected per City Standards. Findings: Compliance. This standard has been met.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			Staff Comments	<i>All utilities will be constructed and installed underground. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>Please refer to Section 16.04.110 for further detail. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. Findings: Compliance. This standard has been met.</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.
			Staff Comments	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements

				to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	<i>N/A, as completion of all major infrastructure is existing. Findings: Compliance. This standard has been met.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)
			Staff Comments	<i>As-built drawings will be required. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>

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

General Conditions:

- A. All conditions of the First Amendment to the Phasing Plan Agreement shall be met.
- B. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
 - i. The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete.
 - ii. There are two (2) connections on the utility map for wastewater. Both should be utilized; one (1) per dwelling unit.
- C. All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- D. During the course of the project, no vehicles shall be parked in any active travel lanes on Myrtle Street or San Badger Drive. All project-related storage must be kept entirely on-site and not placed in the common area. Additionally, a **staging plan** must be submitted for review and approval prior to the start of work.
- E. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- F. Any and all improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

- G. The Applicant shall construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code.
- H. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- I. Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer.
- J. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- K. Any Application Development Fees shall be paid prior to recordation Final Plat.
- L. All utilities shall be installed underground.
- M. All sidewalks located on private property, interior and perimeter, shall be maintained year-round by the HOA.
- N. The approval of the Preliminary Plat for Rimrock Cottages Subdivision, Phase II, will be contingent upon the City Council’s approval of the amended Phasing Plan.
- O. The Applicant shall comply with onsite snow storage requirements for Phase II of the development. Compliance shall be achieved prior to the issuance of a Building Permit.

Signed this _____ day of _____, 2025.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, CDD Building Coordinator

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of June 2, 2025

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

Overview: Reconsideration of a Design Review Application, submitted by Overland West, Inc., represented by Jay Cone Architecture, with the proposal to relocate the approved fuel tank. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

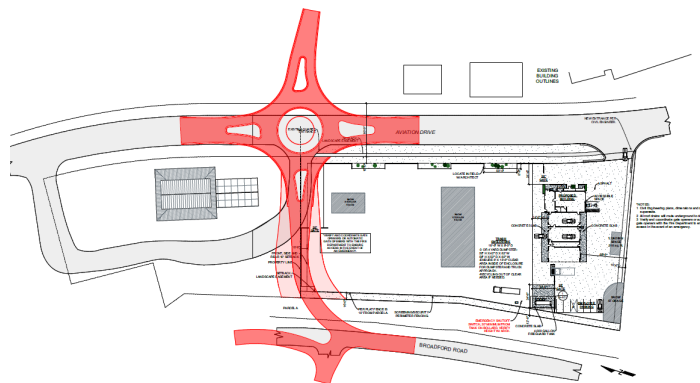
Hearing: June 2, 2025

Applicant: Overland West Inc., represented by Jay Cone Architecture
Location: 1551 Aviation Drive (Lot 3A, Block 34- Airport West Subdivision #2)
Zoning & Lot Size: SCI-Industrial (SCI-I); Lot size 113,090.70 square feet

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on May 14, 2025.

Background: On February 18, 2025, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Overland West, Inc., represented by Jay Cone Architecture, for the construction of a new 6,654 gross square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located at 1551 Aviation Drive.

Between February and April 2025, the Applicant and City Staff met internally to discuss future roadway improvements along Aviation Drive, which included a potential roundabout feature that would provide connectivity between Broadford Road with Aviation Drive – a necessary missing link within this street network.



While only a potential future street redesign, the Applicant submitted revised plans illustrating modifications to the originally approved design for 1551 Aviation Drive. City Staff did not require the Applicant to modify the plan; however, is supportive of such, as:

- the redesigned site would support future street improvements to this area, providing greater connectivity between neighborhoods,
- is a better, more efficient utilization of land, and
- allows for the possibility of a replat/subdivision of the parcel in the future.

In April 2025, the Applicant formally submitted a Design Review Modification Application to the originally approved plans. This voluntary effort depicts the accommodation of the possible future street redesign, as well as future desires of the Applicant, based on previous conversations with Staff.

Application: The Applicant, Overland West Inc., represented by Jay Cone Architecture, has submitted a new proposal – for the Commission to consider - whereby the approved fuel tank, to be located at 1551 Aviation Drive, is relocated from the northwest corner of the site to the southwest corner of the site.

The relocation of the fuel tank accommodates and provides greater maneuverability for larger vehicles accessing the above ground fuel tank, which is essential. To further support site circulation and safety, the building has also shifted slightly west and access to Aviation Drive has been redesigned. These modifications will provide the property owners with various options to accommodate future improvements, along with options to subdivide the property, if so desired.

After further rumination of the “highest and best use” of the land, the Applicant desires to consolidate the development for future redevelopment of the site – or surrounding sites – to “utilize the land better”. The relocation of the fuel tank and slightly modified site plan supports this, and further supports reduced security concerns, as tenants of the Accessory Dwelling Unit will have greater visibility of the site, its features, and fuel tank. As a result, the Applicant is also proposing that the light pole be eliminated.

Staff support the Applicant’s proposal and suggest the Commission review the modified design – described herein – prior to formalizing a motion. The proposed modifications consist of:

- The fuel tank has been relocated along the southwestern property line and placed on a larger integrated support and access pad. The light, signs, and bollards have been adjusted accordingly.
- The asphalt surrounding the building has expanded to align with the southern edge of the tank pad.
- Concrete aprons have been added to both sides of the building for durability.
- The building shifted five feet (5’) to the west to provide additional room along the eastern side for ingress/egress to/from the site.
- Moving the building also necessitated slight adjustments to the gates.

Procedural History: A public hearing before the Planning and Zoning Commission is scheduled for June 2, 2025, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and 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: All codes (Municipal, Building, Fire, and Energy) shall be met. The Applicant provided two secondary containment options for the fuel tank to be considered. Both options provide a double wall "Fireguard" tank which provides secondary containment per the IFC. No external containment safety feature is required on the storage site. The concrete curb provided around the tank pad is not a requirement of the IFC but a suggestion from the Planning and Zoning Commission. Staff and the Fire Department are in agreement, per code, that no secondary system is needed. Water and Sewer: Any and all sewer services shall be relocated to the center of the lot. Building: No comments Streets, Landscaping, Other: No comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		17.09.040.06: EXCESS OF PERMITTED PARKING: A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review. N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

				<p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bulk Requirements	<p>Zoning District: SCI-I Industrial Zoning District.</p> <p>Maximum Height: 35' within the SCI District</p> <p>Required Setbacks:</p> <ul style="list-style-type: none"> - Front Yard: 10 - Side Yards: 10 - Rear Yard: 10 - Lot Coverage: 70%
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p>
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be</p>

				preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas: a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.

			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.

			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: <ul style="list-style-type: none"> i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii. Double glazed windows. iv. Windows with Low Emissivity glazing. v. Earth berming against exterior walls vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
			17.06.080(A)3h	h. All service lines into the subject property shall be installed underground

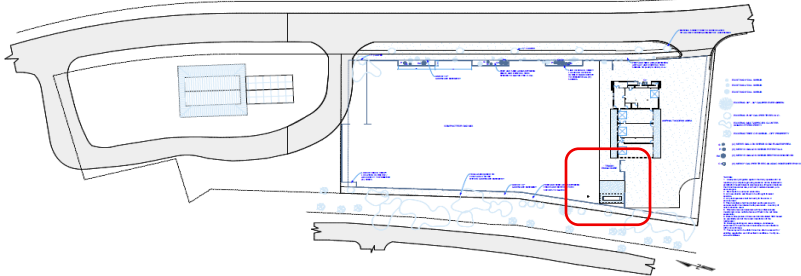
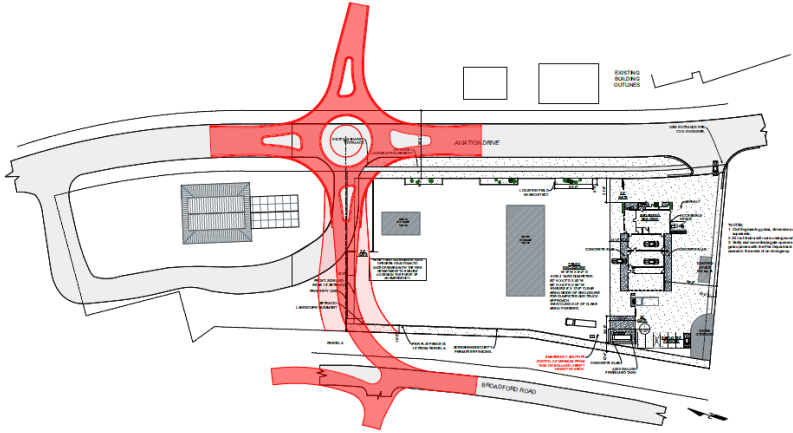
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<i>The fuel tank has been relocated to the southwestern corner of the lot and placed on a larger integrated support and access pad. The light, signs, and bollards have been adjusted accordingly. Large vehicle access to the above ground fuel tank is essential. To ensure access, the tank will be relocated, the building shifted west, and access to Aviation Drive has been redesigned. These modifications will provide the property owners with various options to accommodate future improvements, along with options to subdivide the property, if so desired.</i>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	<p>b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.</p> <p><i>Staff Comments</i> The property has fully built-out street frontages that include sidewalks and existing plantings that have been approved by the HOA. Existing plant materials will remain, and new landscaping will be added to the site for further enhancement. All new site plantings and landscaping have been approved by the Commission, as well as the HOA.</p> <p>While the Applicant is proposing to modify the site plan slightly, site circulation remains convenient, attractive, and interconnected. Pedestrian circulation of the site has not changed and remains a priority. If future improvements are made to the roadway, pedestrian circulation will also be prioritized and reviewed by both the Planning and Zoning Commission and City Council, as a Title 18 Infrastructure Project.</p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(D)1c	<p>c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.</p> <p><i>Staff Comments</i> N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

General Requirements for Accessory Dwelling Units				
---	--	--	--	--

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"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.04D.030	General Provisions. A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		B. Only one (1) Accessory Dwelling Unit is permitted on a lot.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.
			<i>Staff Comments</i>	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08D.060: Subordinate Scale and Size	A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		B. Maximum Floor Area: <table><tr><th>Lot Size (square feet)</th><th>Minimum Gross Floor Area (square feet)¹</th><th>Maximum Gross Floor Area (square feet)¹</th></tr><tr><td>Up to 7,000</td><td>300</td><td>900</td></tr><tr><td>7,001 – 8,000</td><td>300</td><td>950</td></tr><tr><td>Lots 8,001 and greater</td><td>300</td><td>1,000</td></tr></table> Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												
Chapter 17.09: Parking and Loading																
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.												
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>												

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			Staff Comments	<i>N/A, as this was discussed and approved at the Design Review hearing (February 18, 2025) for the overall project design and site plan.</i>

17.06.060 Criteria.

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

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All Conditions of Approval, standards and code regulations, listed within the original Design Review approval (Findings of Fact dated February 18, 2025, still apply, and shall be met.

Motion Language:

Approval: Motion to approve the Reconsideration of a Design Review Application, submitted by Overland West Inc., for the relocation of the approved fuel tank, located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (b) are met.

Denial: Motion to deny the Reconsideration of a Design Review Application, submitted by Overland West Inc., , for the relocation of the approved fuel tank, located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

1551 AVIATION DRIVE



Date:
3/15/2025

Seal:



1551 AVIATION DRIVE

Issue:
BUILDING
PERMIT

IF ANY CHANGES ARE MADE TO THE PERMIT, THE PERMITTEE SHALL OBTAIN A NEW PERMIT. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PERMIT MUST BE APPROVED BY THE CITY ENGINEER. THIS PERMIT IS NOT VALID FOR ANY OTHER PROJECTS. ANY VIOLATIONS OF THE PERMIT SHALL BE PENALIZED. ANY CHANGES TO THE PERMIT MUST BE APPROVED BY THE CITY ENGINEER. THIS PERMIT IS NOT VALID FOR ANY OTHER PROJECTS. ANY VIOLATIONS OF THE PERMIT SHALL BE PENALIZED.

IF THE ABOVE CONDITIONS ARE NOT MET, THE PERMITTEE SHALL OBTAIN A NEW PERMIT. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PERMIT MUST BE APPROVED BY THE CITY ENGINEER. THIS PERMIT IS NOT VALID FOR ANY OTHER PROJECTS. ANY VIOLATIONS OF THE PERMIT SHALL BE PENALIZED.

Scale: AS NOTED
Drawn:
Job: 2024-18

G-001

SHEET 1 OF 40

VICINITY MAP	BUILDING DATA	CONSULTANTS	SELECT ORDINANCE PROVISIONS	SHEET INDEX
	<p>LEGAL DESCRIPTION: Lot 3A Block 4 Airport West Sub. #2 Hailey, Idaho</p> <p>ADDRESS: 1551 Aviation Drive</p> <p>PARCEL NUMBER RPH04000403AO</p> <p>ZONING: SCI-I</p> <p>PERMITTED USES: Transportation Automotive Maintenance Private Fuel Storage and Dispensing as a Conditional Use</p> <p>OCG GROUPS: First Floor S-1 Cleaning Bays First Floor B Multi-Purpose Room Second Floor R-3 ADU</p> <p>CONST. TYPE: VB</p> <p>FIRE PROTECTION: Fire Sprinkler System Throughout Entire Building</p> <p>LOT AREA: 113,090.70 sq. ft. Allowable Lot Coverage 70%</p> <p>MAXIMUM FLOOR AREA: Gross for grouped retail / wholesale + 25,000 sq. ft.</p> <p>SQUARE FOOTAGE: First Floor 5,586 sq. ft. Second Floor (ADU) 998 sq. ft. TOTAL 6,584 sq. ft.</p> <p>MAX. HT. 35' Allowed</p> <p>SETBACKS: 10' Front 10' Side 10' rear</p> <p>SNOW STORAGE: 25% of all hard parking and pedestrian surfaces. 21,800 paved x .25 = 5,450 sq. ft. Req. 9,000 sq. ft. Shown</p> <p>REQUIRED PARKING: Dwelling Units <1,000 sq. ft. =1 space Industrial Uses = 1/1,000 sq. ft. 7 Required. 8 Provided. 510 sq. ft. Loading Space Provided</p> <p>CLIMATE ZONE: IECC 6 per 2018 IECC</p> <p>BLDG. CODE: 2018 IBC 2018 IECC 2018 IFC 2024 NFPA 30 2024 NFPA 30A</p> <p>JURISDICTION: City of Hailey Idaho Design Review Required</p>	<p>ARCHITECT: Jay Cone Architecture PC Jay Cone AIA 651 El Dorado Lane Hailey, Idaho 83333 208-578-5226</p> <p>STRUCTURAL ENGINEER: Kore Four Markell Bateman P.E. 1020 Lincoln Road Idaho Falls, Idaho 83401 208-227-8404</p> <p>SURVEYING: Orion Surveying PLLC Steve Schwarz PLS PO Box 695 Bellevue, Idaho 83313 208-721-3849</p> <p>CIVIL ENGINEERING Opal Engineering PLLC Samantha Stahlhnecker P.E. 416 S. Main Street Suite 204 Hailey, Idaho 83333 208-720-9608</p> <p>ENERGY EVALUATION: Greenworks John Reuter 102 S. 4th Ave. Hailey, Idaho 83333 208-721-2922</p> <p>FIRE PROTECTION DESIGNER: Mountain Fire Sprinkler Bill Gooding 1120 Broadford Road #115 Hailey, Idaho 83333 208-726-5722</p> <p>GENERAL CONTRACTOR: Tormey Construction Inc. John Tormey PO Box 4810 Ketchum, Idaho 83340 208-726-2328</p>	<p>SERVICE COMMERCIAL INDUSTRIAL DISTRICT SCI</p> <p>DISTRICT WIDE REGULATIONS B. Landscape screening and buffering shall be provided and maintained by the owner in all front yards and adjacent to arterial roads. D. Design Review required.</p> <p>INDUSTRIAL SUBDISTRICT SCI-I</p> <p>ACCESSORY USES D. Accessory dwelling units (ADU), provided the following criteria are met: 1. There shall not be more than one ADU per unit within a principal building. 2. ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system and away from work zone alleys. 3. Each ADU shall have designated ground floor storage space for the occupant's use. The storage shall be secure, covered and screened. 4. An ADU shall be occupied by an owner or employee of a business which occupies the principal building. 5. An ADU shall not be sold as a condominium or a separate legal parcel from the principal building</p> <p>BULK REQUIREMENTS B. No parking shall be placed within setback areas. C. All materials stored shall be screened from sight by a wall or fence 4' min., 8' max.</p> <p>DISTRICT USE MATRIX</p> <p>PERMITTED USES Uses include; ADUs, warehouses, transportation, towing, auto repair.</p> <p>ACCESSORY DWELLING UNIT DEFINITION A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.</p> <p>ACCESSORY DWELLING UNITS A. Accessory dwelling units may be located within, or attached to, a principal building or may be located within a detached accessory building. C. In SCI zones accessory dwelling units are permitted in conjunction with commercial buildings.</p> <p>REGISTRATION REQUIRED A. All Accessory dwelling units created after January 25, 2021 shall be issued an accessory dwelling unit compliance certificate.</p> <p>SUBORDINATE SCALE AND SIZE A 1. Scale: The floor area of an accessory dwelling unit (ADU) is limited to no more than sixty-six percent (66%) of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less. A 2. Maximum floor area: Lot Size greater than 8,001 sq. ft. = 1,000 sq. ft. max ADU size. A 2 1. Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included. A 3. Number of bedrooms: Accessory dwelling units may have a maximum of two (2) bedrooms.</p> <p>LIVABILITY A. Outdoor Access: All accessory dwelling units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than fifty (50) square feet in size. The outdoor access area shall be approved through the design review process.</p> <p>DESIGN STANDARDS A 1 G (10) In the SCI district parking may be located at the side or rear of a building. A 1 J Snow storage shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas. A 2 1 All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3): (1) Solar Orientation: If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within thirty degrees (30o) of true south. (3) Double Glazed: Double glazed windows. (4) Low Emissivity Glazing: Windows with low emissivity glazing. A 4 e Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p>	<p>GENERAL DRAWINGS G-001 COVER SHEET G-002 GENERAL NOTES G-003 ACCESSIBILITY DETAILS G-004 CODE COMPLIANCE PLAN - FIRST G-005 CODE COMPLIANCE PLAN - SECOND G-006 CODE COMPLIANCE NOTES G-007 COMCHECK</p> <p>SITE PLANS AS-001 ARCHITECTURAL SITE PLAN AS-002 LANDSCAPE PLAN AS-003 STAGING AND PARKING PLAN</p> <p>CIVIL ENGINEERING C-101 SURVEY C-102 COVER SHEET C-100 DETAIL SHEET C-101 DETAIL SHEET C-110 SITE IMPROVEMENT PLAN C-120 SITE GRADING AND DRAINAGE C-130 GRADING DETAILS</p> <p>FLOOR PLANS A-101 FIRST FLOOR / UPPER WINDOW PLANS A-102 SECOND FLOOR / LOWER ROOF / UPPER R</p> <p>ELEVATIONS A-201 EXTERIOR ELEVATIONS A-202 EXTERIOR ELEVATIONS</p> <p>SECTIONS A-301 BUILDING SECTIONS</p> <p>ENLARGED PLANS A-401 FUEL STATION</p> <p>DETAILS A-501 ARCHITECTURAL DETAILS</p> <p>SCHEDULES A-601 DOOR WINDOW SCHEDULES</p> <p>ELECTRICAL A-701 FIRST FLOOR ELECTRICAL PLAN</p> <p>STRUCTURAL ENGINEERING S1.0 GENERAL STRUCTURAL NOTES S1.1 GENERAL STRUCTURAL NOTES S1.2 TYPICAL DETAILS S1.3 TYPICAL DETAILS S1.4 TYPICAL DETAILS S2.0 FOUNDATION PLAN S2.1 SECOND FLOOR- LOWER ROOF FRMG PLAN S2.2 UPPER ROOF FRAMING PLAN S3.0 FOUNDATION DETAILS S4.0 FLOOR FRAMING DETAILS S5.0 ROOF FRAMING DETAILS S5.1 ROOF FRAMING DETAILS</p> <p>FIRE SPRINKLER DRAWINGS FS-1 FS-2</p>

7.3 The Association shall maintain and keep in good repair...all landscape areas within the dedicated right-of-way...and set aside parks...such as Parcel A.
8.1A Accessory Dwelling Units may be permitted with written approval.
8.4 No alteration shall be made without the prior written approval of the ARB.

2306.2.3 Above-ground fuel tanks shall be listed and labeled in accordance with UL 2085.
TABLE 2306.2.3 Protected above-ground tanks less than 6,000 gallons shall be not less than 15' from any lot line that can be built on.

*Contact the Hailey Fire Department for elective training on safe handling of combustible liquids and use of the above-ground fuel tank.



SCALE: 1" = 40'



0 20 40 60
SCALE 1"=20'
CONTOUR INTERVAL = 1' (SEE NOTE #10)

LEGEND

- PLATTED LOT BOUNDARY
- 1/2" REBAR IS 1061' UNLESS NOTED
- 1" W.C. 1" WITNESS CORNER PER PLAT
- RM 1" REFERENCE MONUMENT (RADIAL) PER PLAT
- X 5000.1± SPOT ELEVATION
- SSMH SEWER MANHOLE
- WV WATER VALVE(S)
- DI DRAIN INLET
- DESIGNATED APPROACH PER PLAT
- X APPROXIMATE FENCE LOCATION
- AREA OF CONCRETE GUTTER AND/OR SIDEWALK
- APPROXIMATE LOCATION OF ACCESS & PUBLIC UTILITY EASEMENT DOTTED FROM SUB'D PLAT-SEE NOTE #11

PHOTO IS FOR GENERAL REFERENCE ONLY

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO SHOW CERTAIN TOPOGRAPHICAL FEATURES AS THEY EXISTED IN EARLY AUGUST OF 2024. CHANGES MAY HAVE OCCURRED TO THE SITE SINCE SAID DATE.
- THIS MAP IS AN INSTRUMENT OF SERVICE AND WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT. IT IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY THE SURVEYOR AND IT IS NOT TO BE USED IN REAL ESTATE TRANSACTIONS.
- THE ELEVATION DATUM IS ASSUMED AND ONE SHOULD USE THE BENCHMARK SHOWN.
- PORTIONS OF THE SOUTHERLY PART OF THE PROPERTY WERE COVERED WITH SPREAD LANDSCAPING BARK, THE DEPTH OF WHICH IS NOT KNOWN. IN ADDITION, A LARGE NUMBER OF RENTAL VEHICLES WERE PARKED ON THE PROPERTY AT THE TIME OF THE SURVEY. ITEMS OCCURRED BY VEHICLES ARE NOT SHOWN HEREON.
- A TITLE POLICY WAS PROVIDED TO THE SURVEYOR BY THE CLIENT AS COMMOTION #2425808 PREPARED BY ISSUING AGENT BLAINE COUNTY TITLE DATED 6/14/2024. CERTAIN ITEMS WITHIN SAID TITLE POLICY MAY AFFECT THE PROPERTY, BUT ARE NOT SHOWN HEREON. THE BOUNDARY AND EASEMENTS SHOWN ON LISTED HEREON ARE PER THOSE SHOWN ON LISTED ON THE SUBDIVISION PLAT ONLY. REFER TO SAID PLAT NOTES, PREVIOUS PLATS, ALL COR'S AND A CURRENT TITLE POLICY FOR OTHER EASEMENTS OR ITEMS/EXCEPTIONS WHICH MAY AFFECT THE PROPERTY, BUT ARE NOT SHOWN OR LISTED HEREON.
- ANY DRAIN PIPES, CULVERTS, DRAINS OR UTILITIES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY AT THE TIME OF THE SURVEY. OTHER UTILITIES MAY EXIST AND THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) AND UTILITY SERVICES SHOULD BE CONFIRMED PRIOR TO FINAL DESIGN AND EXCAVATION. SPRINKLER HEADS AND/OR IRRIGATION DEVICES ARE NOT SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS OTHER THAN THOSE LISTED OR SHOWN ON THE SUBDIVISION PLAT, COUNTY/CITY ACCEPTED BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AVIATION DANGER, EXCEPTIONS CONTAINED WITHIN A CURRENT TITLE POLICY, EXISTING WETLANDS/WETLAND CONDITIONS, ALL PERTINENT SUBDIVISION PLAT NOTES, ITEMS LISTED IN ANY COR'S OR DEVELOPMENT/ANNEXATION AGREEMENT WHICH MAY AFFECT THE PROPERTY, ZONING OR ANY OTHER LAND-USE REGULATIONS.
- DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, USE THE BAR SCALE TO DETERMINE THE ACTUAL PRINTED SCALE OF THE MAP.
- THE EXACT DATE OF THE AERIAL PHOTO SHOWN IS UNKNOWN AND IT IS FOR GENERAL REFERENCE ONLY. IT SHOULD NOT BE USED TO LOCATE ITEMS DEFINITELY.
- CONTOURS IN DENSE VEGETATION ARE APPROXIMATE.
- LOCATION OF ACCESS AND UTILITY EASEMENT DOTTED OFF THE PLAT (APPROX.)
- THIS DRAWING IS VOID AFTER 2 YEARS AND NO ADDITIONAL COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

CURVE TABLE

CURVE	BEARING	CHORD	ARC LENGTH	AREA	PERCENTAGE	CHORD BEARING	CHORD LENGTH
1	N 10°00'00" E	11.342	17.323	17.323	17.323	N 10°00'00" E	11.342



PREPARED BY:
ORION SURVEYING PLLC
SURVEYING AND MAPPING
P.O. BOX 695
BELLEVUE, IDAHO 83315
(208) 721-3848

LOT 3A, BLOCK 4
AIRPORT WEST SUB'D. PH.#2
SEC. 15, T2N, R18E, B.M.
CITY OF HALEY, BLAINE COUNTY, IDAHO.
CLIENT: OVERLAND WEST INC. - ERIC PETERSON
JOB NO. #515 | DWS BY J. SWS | SHEET 1 OF 1
AIRPORT WEST PH#2 LOT 3A BLK 4 PH#2 DATE: 8/15/2024

OVERLAND WEST- CAR RENTAL WASH STATION LOT 3A, BLOCK 4, AIRPORT WEST SUBDIVISION II HAILEY, IDAHO

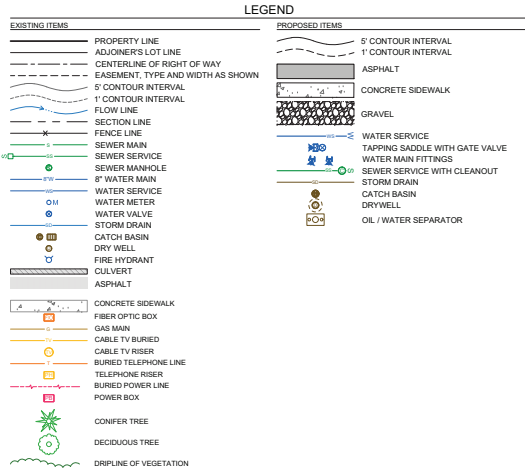
MARCH 2025

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPW AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
4. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
5. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, EROSION/CHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (COP) PERMIT COVERAGE).
7. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPW SECTION 201.
8. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
9. PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE, INCLUDING FOOT TRAFFIC LOADS.
10. IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
11. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPW SECTION 802, TYPE II (STD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
12. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPW SECTION 802, TYPE I (STD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITS T-91.
13. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO (ISPW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPW SECTION 805.
14. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. ALL CONCRETE WORK SHALL CONFORM TO ISPW SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPW SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 308-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
17. ALL TRENCHING SHALL CONFORM TO ISPW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
18. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
19. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PER A SURVEY BY ALPINE ENTERPRISES DATED DECEMBER 2, 2021 AND DECEMBER 18, 2023.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPW AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.



VICINITY MAP
N.T.S.



SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.10	SITE IMPROVEMENT PLAN
C1.20	SITE GRADING & DRAINAGE PLAN
C1.30	GRADING DETAILS

DEVELOPER

OVERLAND WEST INC.
ERIK PETERSEN
2805 WASHINGTON BLVD.
OGDEN, UT 84401

CIVIL ENGINEER

SAMANTHA STAHLNECKER, PE
OPAL ENGINEERING, PLLC
416 S. MAIN STREET SUITE 204
PO BOX 2530
HAILEY, IDAHO 83333

LAND SURVEYOR

BRICE SMITH, PLS
ALPINE ENTERPRISES INC.
660 BELL DR #1
KETCHUM, ID 83340

ARCHITECT

JAY CONE ARCHITECTURE, PC
JAY CONE AIA
651 EL DORADO LANE
HAILEY, IDAHO 83333

COVER SHEET

24011-01
PROJECT NUMBER
C0.10

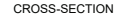
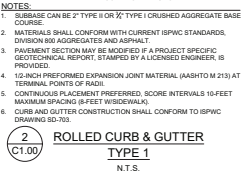
PURPOSE: ISSUE FOR BUILDING PERMIT (03/14/2025)

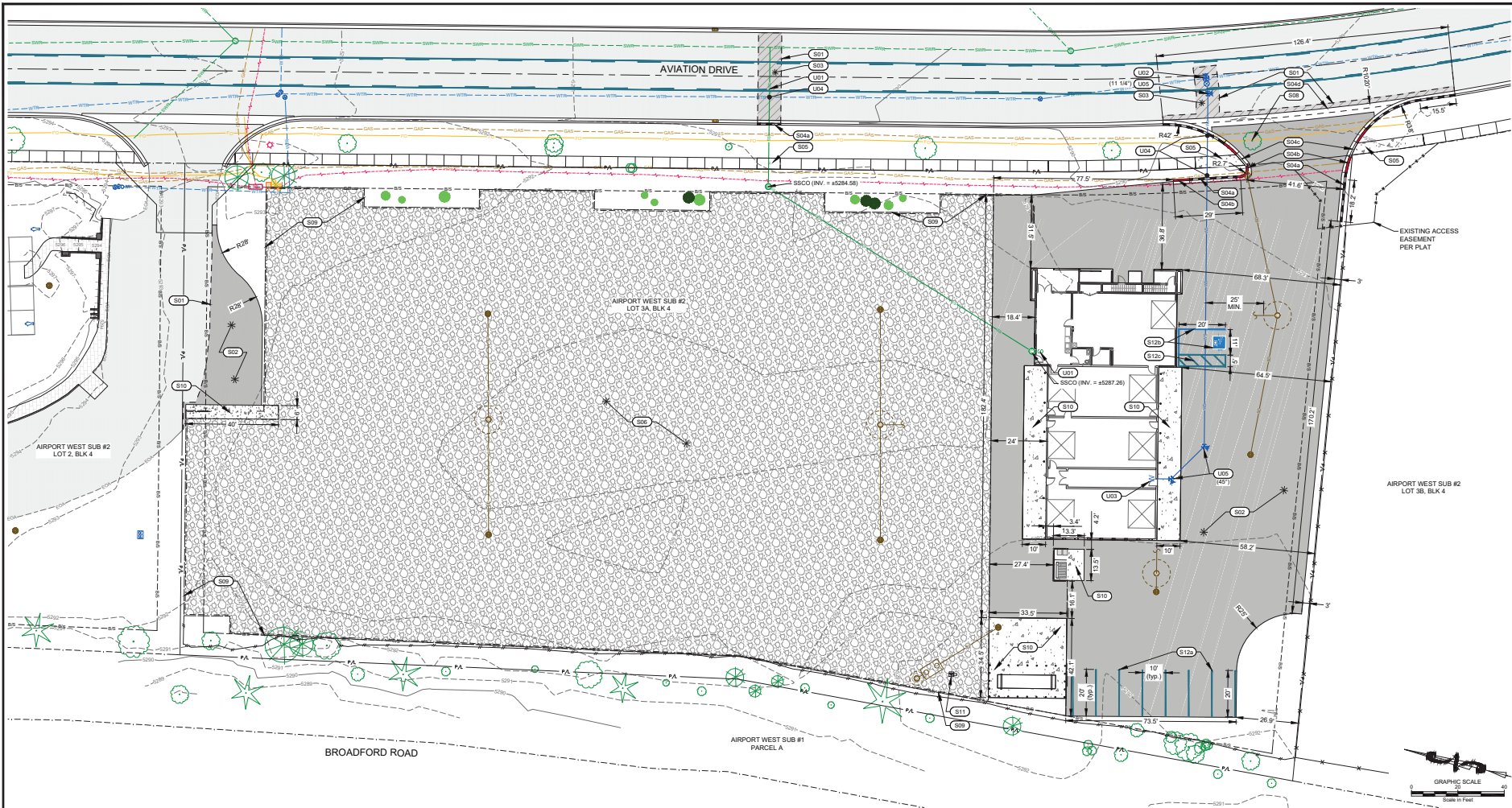
REVISION NO. DATE DESCRIPTION



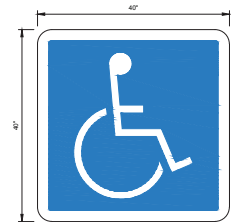
OVERLAND WEST- CAR RENTAL WASH STATION
LOT 3A, BLOCK 4, AIRPORT WEST SUBDIVISION II
HAILEY, IDAHO

1. THESE DRAWINGS, THEIR CONTENTS, AND ANY INFORMATION HEREON, INCLUDING ANY NOTES OR SPECIFICATIONS, ARE THE PROPERTY OF OPAL ENGINEERING, PLLC. NO PART OF THESE DRAWINGS, THEIR CONTENTS, OR ANY INFORMATION HEREON, INCLUDING ANY NOTES OR SPECIFICATIONS, MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OPAL ENGINEERING, PLLC.





SITE IMPROVEMENT PLAN
SCALE: 1" = 20'



NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER.
PREMIUM HANDCAP WITH VIOLET. SMALL
THERMOPLASTIC OR APPROVED EQUAL.

1
C1.10
ADA SYMBOL
N.T.S.

SITE IMPROVEMENT KEY NOTES

- (S01) SAWCUT ASPHALT TO PROVIDE FOR CLEAN VERTICAL EDGE.
- (S02) CONSTRUCT ASPHALT BROADWAY / PARKING AREA. REFER TO DETAIL 1 / C1.00.
- (S03) CONSTRUCT ASPHALT REPAIR. REFER TO DETAIL 1 / C1.00.
- (S04) CONSTRUCT CONCRETE CURB AND GUTTER. REFER TO DETAIL 2 / C1.00.
- a. 4" MODIFIED ROLLED CURB AND GUTTER. REFER TO DETAIL 2 / C1.00.
- b. CURB TRANSITION. REFER TO DETAIL 4 / C1.00.
- c. ZERO REVEAL CURB AND GUTTER. REFER TO DETAIL 4 / C1.00.
- d. 4" WIDE VALLEY GUTTER. REFER TO DETAIL 3 / C1.00.
- (S05) CONSTRUCT CONCRETE SIDEWALK AND SIDEWALK REPAIR. REFER TO DETAIL 5 / C1.00.

- (S06) CONSTRUCT GRAVEL DRIVEWAY / PARKING AREA IMPROVEMENTS. REFER TO DETAIL 6 / C1.00.
- (S07) INSTALL FUEL TANK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (S08) RELOCATE OR REPLACE TREE. REFER TO ARCHITECTURAL PLANS.
- (S09) INSTALL SCREENING / SECURITY PERIMETER FENCE AND GATES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (S10) CONSTRUCT 8" THICK CONCRETE PAD. REFER TO DETAIL 5 / C1.01.
- (S11) INSTALL EMERGENCY SHUTOFF SWITCH. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS AND FINAL PLACEMENT.
- (S12) INSTALL PARKING AREA STRIPING / PAINT.
- (S13) 4" WIDE WHITE PARKING SPACE STRIPING. REFER TO DETAIL 1, THIS SHEET.
- (S14) 4" WIDE WHITE ACCESS STRIPING. 45° ANGLE FROM PARKING SPACE STRIPING AT 4' SPACING ON CENTER.

UTILITY KEY NOTES

- (U01) INSTALL 4" PVC SEWER SERVICE WITH CLEANOUTS (SSCO). REFER TO DETAIL 1 / C1.01 FOR TRENCH AND SURFACE REPAIR AND DETAIL 2 / C1.01 FOR SEWER SERVICE CONNECTION.
- (U02) POINT OF WATER CONNECTION. COORDINATE ACTIVITY WITH THE CITY. INSTALL 3/4" TAPPING SADDLE AND GATE VALVE. REFER TO DETAIL 4 / C1.01 FOR THRUST PROTECTION.
- (U03) INSTALL 4" PVC WATER SERVICE.
- (U04) POTABLE / NON-POTABLE WATER LINE SEPARATION. REFER TO DETAIL 3 / C1.01.
- (U05) INSTALL 4" D.I. WATER SERVICE FITTINGS. REFER TO DETAIL 4 / C1.01 FOR THRUST PROTECTION.

GENERAL NOTES:
1. SEE SHEET C0.10 FOR LEGEND AND CONSTRUCTION NOTES

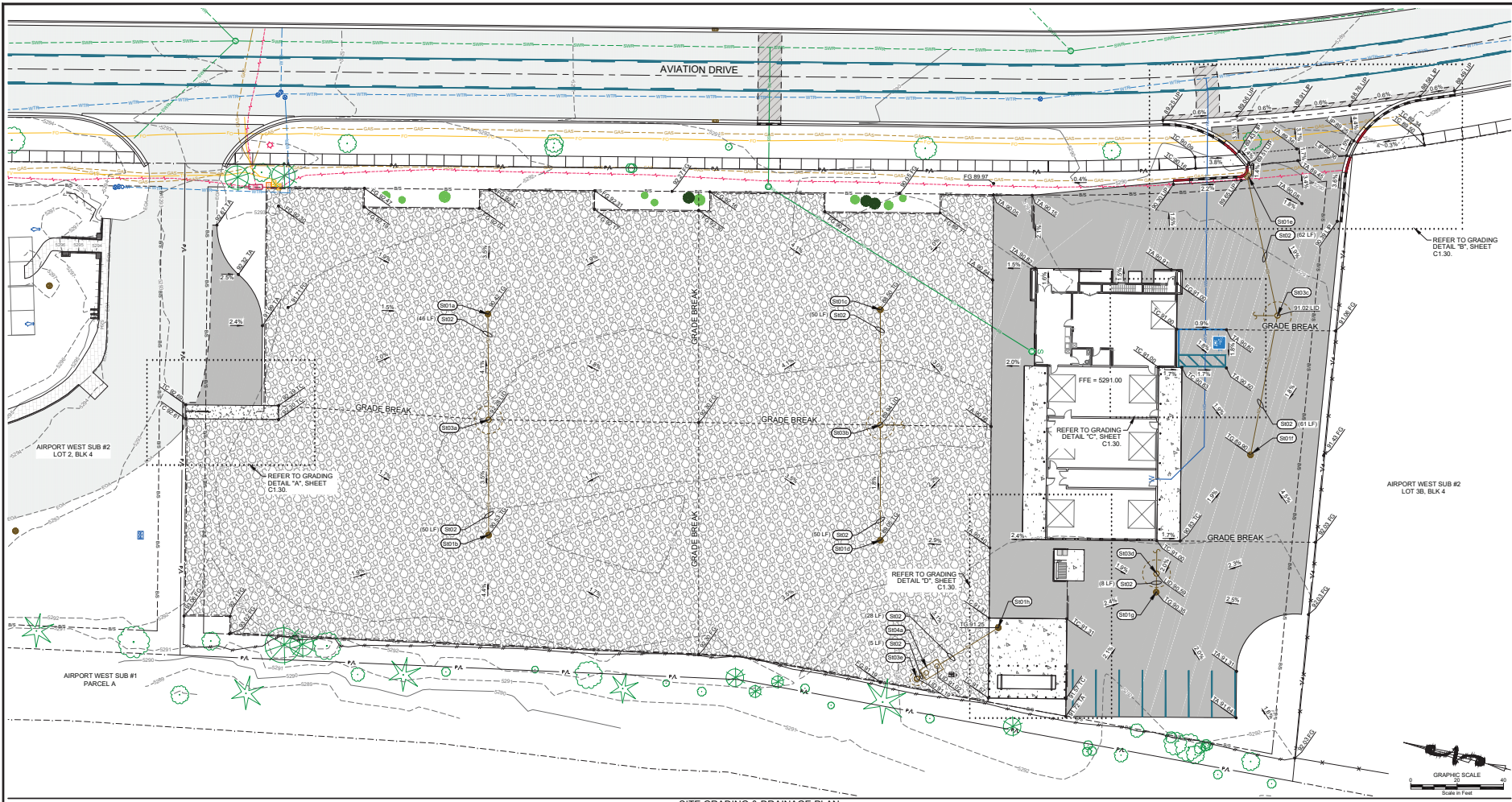
SITE IMPROVEMENT PLAN
OVERLAND WEST - CAR RENTAL WASH STATION
LOT 3A, BLOCK 4, AIRPORT WEST SUBDIVISION II

24011-01
PROJECT NUMBER
C1.10

PURPOSE: ISSUE FOR BUILDING PERMIT (03/14/2023)

REVISION NO. | DATE | DESCRIPTION





SITE GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

STORM SYSTEM KEY NOTES

- **SB1** INSTALL CATCH BASIN.
REFER TO DETAIL 7 / C1.00.
a. RM = 5290.42 (PRIMARY)
I.E. (OUT) = 5287.42
- b. RM = 5290.53 (PRIMARY)
I.E. (OUT) = 5287.53
- c. RM = 5289.50 (PRIMARY)
I.E. (OUT) = 5286.50
- d. RM = 5289.05 (PRIMARY)
I.E. (OUT) = 5286.05
- e. RM = 5289.40 (PRIMARY)
I.E. (OUT) = 5286.40
- f. RM = 5289.30 (PRIMARY)
I.E. (OUT) = 5286.30
- g. RM = 5290.35 (PRIMARY)
I.E. (OUT) = 5287.35
- h. RM = 5291.25
I.E. (OUT) = 5288.25
- **SB2** INSTALL 12" ADS N-12 STORM DRAIN
PIPE WITH A MINIMUM SLOPE OF 2.0%.
(LF)
REFER TO DETAIL 10 / C1.00 FOR
TRENCHING.
- **SB3** CONSTRUCT DRYWELL. REFER TO
DETAIL 8 / C1.00.
** CONNECT ROOF DRAINS TO DRYWELL.
a. RM = 5292.28
I.E. (IN-SB1a) = 5286.50
I.E. (IN-SB1b) = 5286.50
- ** b. RM = 5289.94
I.E. (IN-SB1c) = 5284.50
I.E. (IN-SB1d) = 5285.00
- ** c. RM = 5291.02
I.E. (IN-SB1e) = 5285.10
I.E. (IN-SB1f) = 5285.60
- ** d. RM = 5290.51
I.E. (IN-SB1g) = 5287.10
- e. RM = 5291.19
I.E. (IN-SB1h) = 5287.40
- **SB4** INSTALL 1,000 GALLON PRE-CAST CONCRETE OIL /
WATER SEPARATOR (AMCOS OR APPROVED
EQUAL). INSTALL PER MANUFACTURER'S
RECOMMENDATIONS. REFER TO DETAIL 9 / C1.00.
a. RM = 5291.02
I.E. (IN) = 5287.60
I.E. (OUT) = 5287.50

ABBREVIATIONS

- FG = FINISHED GRADE
- FFE = FINISHED FLOOR AT ENTRY
- I.E. = INVERT ELEVATION
- LD = RIM OF STORM STRUCTURE
- LP = LIP OF GUTTER
- PC = LOW POINT
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- P = POINT OF INTERSECTION
- POC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVE
- PT = POINT OF TANGENCY
- TA = TOP OF ASPHALT
- TBC = TOP BACK OF CURB
- TC = TOP OF CONCRETE
- TG = TOP OF GRATE

GENERAL NOTE:
1. SEE SHEET C0.10 FOR LEGEND
AND CONSTRUCTION NOTES



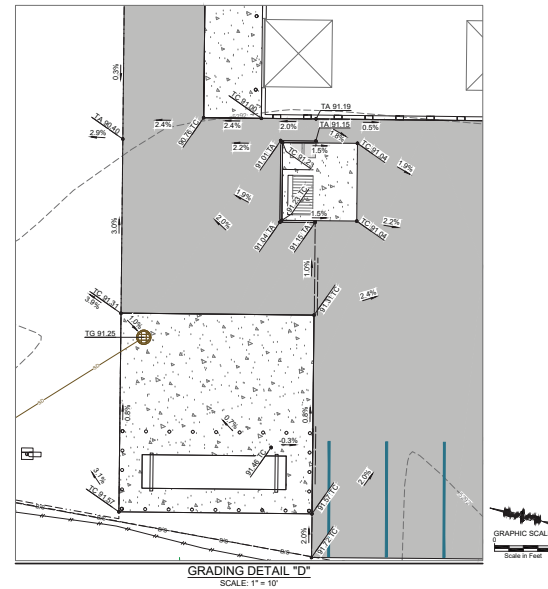
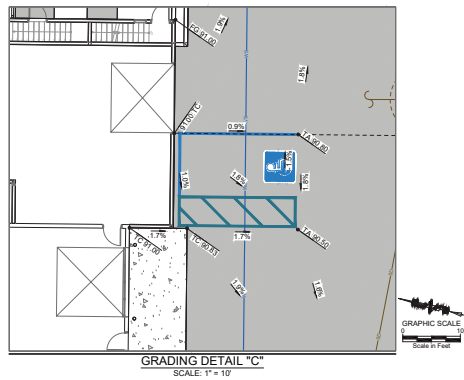
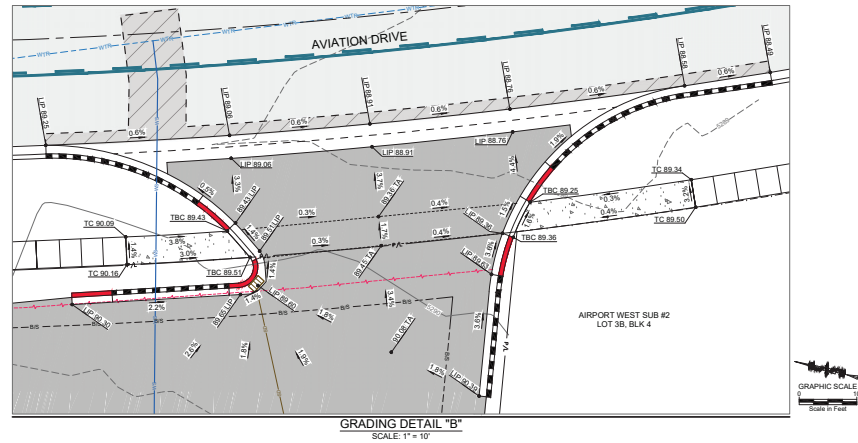
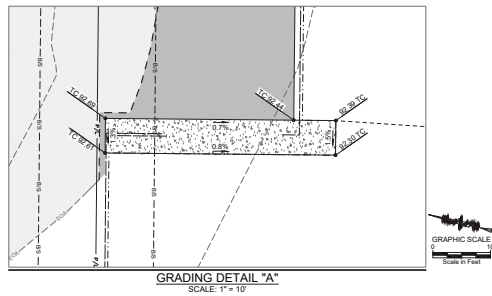
PURPOSE: ISSUE FOR BUILDING PERMIT (03/14/2023)
REVISION NO. | DATE | DESCRIPTION



SITE GRADING & DRAINAGE PLAN

24011-01
PROJECT NUMBER
C1.20

OVERLAND WEST - CAR RENTAL WASH STATION
LOT 3A, BLOCK 4, AIRPORT WEST SUBDIVISION II

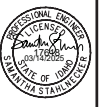


- ABBREVIATIONS**
- EG = EXISTING GRADE
 - FG = FINISHED GRADE
 - FRE = FINISHED FLOOR AT ENTRY
 - IE = INVERT ELEVATION
 - LD = RIM OF STORM STRUCTURE
 - LP = LIP OF GUTTER
 - LP = LOW POINT
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVE
 - PI = POINT OF INTERSECTION
 - POC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVE
 - PT = POINT OF TANGENCY
 - TA = TOP OF ASPHALT
 - TC = TOP OF CONCRETE
 - TG = TOP OF GRADE

GENERAL NOTE:
1. SEE SHEET C0.10 FOR LEGEND
AND CONSTRUCTION NOTES



PURPOSE: ISSUE FOR BUILDING PERMIT (03/14/2023)

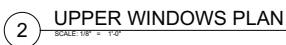


GRADING DETAILS

OVERLAND WEST - CAR RENTAL WASH STATION
LOT 3A, BLOCK 4, AIRPORT WEST SUBDIVISION II

24011-01

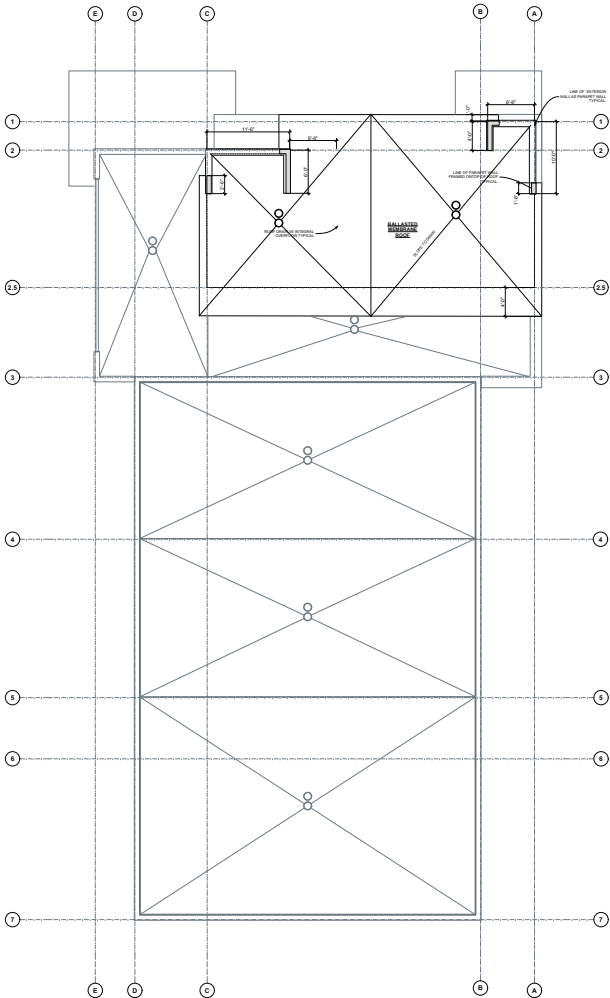
C1.30



SHEET 18 OF 40

ROOF PLAN GENERAL NOTES

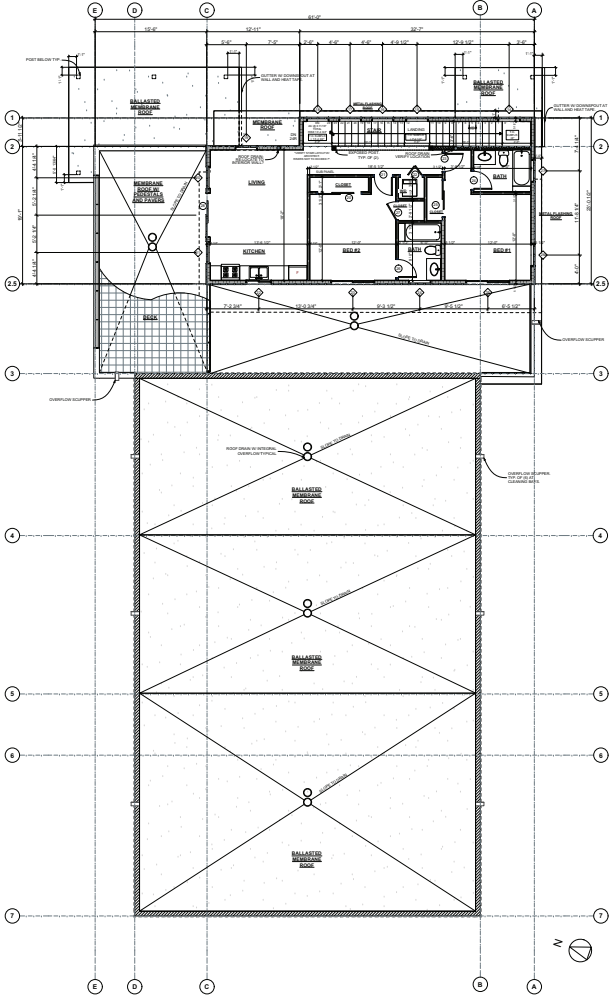
A. VERIFY LOCATION OF ALL GUTTERS AND DOWNSPOUTS W/ ARCHITECT. ALL DOWNSPOUTS AND GUTTERS TO HAVE HEAT TAPE. HEAT TAPE TO EXTEND TO DRYWELLS.



2 UPPER ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 3' MIN. TO INSIDE CORNER OF INTERSECTING WALLS. VERIFY W/ TRIM DETAILS.
- C. SEE CODE COMPLIANCE PLAN FOR CODE SPECIFIC LIGHTING AND OTHER REQUIREMENTS.
- D. SEE ACCESSIBILITY DETAILS SHEET FOR SPECIFIC CRITERIA FOR REQUIRED ACCESSIBLE THRESHOLDS, REACH RANGES FOR REQUIRED ACCESSIBLE CONTROLS ETC.



1 SECOND / LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"

A. SEE CIVIL ENGINEERING FOR FLOOR, SLAB AND GRADE ELEVATIONS.

A. SEE CIVIL ENGINEERING FOR FLOOR, SLAB AND GRADE ELEVATIONS.



Seal:



Issue:
BUILDING
PERMIT

JY CONE ARCHITECTURE P.C.
 EXPRESSLY RESERVES COMMON
 LAW COPYRIGHT AND OTHER
 PROPERTY RIGHTS FOR THESE
 PLANS. THESE PLANS ARE NOT TO
 BE REPRODUCED, CHANGED OR
 COPIED IN ANY FORM OR MANNER
 WHATSOEVER, NOR ARE THEY TO
 BE ASSIGNED TO ANY THIRD
 PARTY WITHOUT FIRST OBTAINING
 EXPRESS WRITTEN PERMISSION
 AND CONSENT FROM JY CONE
 ARCHITECTURE P.C.

1"=ACRUAL

IF THE ABOVE DIMENSION
 DOES NOT MEASURE
 ONE INCH (1") EXACTLY,
 THIS DRAWING HAS
 BEEN ENLARGED OR
 REDUCED, AFFECTING ALL
 LABELED SCALES.

[illegible]

Scale: AS NOTED
Drawn:
Job: 2024-18

A-202

SHEET 21 OF 40





2 BIRDSEYE VIEW
SCALE: 3/32" = 1'-0"



1 SOUTHEAST
SCALE: 3/32" = 1'-0"



8 WALL MOUNT FIXTURE F-3
SCALE: 6" = 1'-0"

ARC1 LED Wall Mount

Size 1 - up to 3,000 lumens

F-3 Wall Mounted Fixture
LITHONIA ARC1 4,000K 2000 Lumens
Bronze
Mounting height 14'



3 EXTERIOR WALL FIXTURE F-1

PRODUCT SPEC

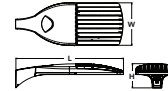
Dimensions	
Extension	7.75"
Height	18.5"
Product Weight	5.5lbs
Shade Height	0.12"
Shade Length	4.44"
Shade Width	4.44"
Wall Plate Dimensions	2.75 x 5 x 7"
Width	5"
Wire Length	6.5"

F-1 Wall mounted fixture:
15 Watt, 3000K A-19 LED = 1600 Lumens
Waterproof with lens.
Dark Bronze
Verify w/ Architect downcast only
Mounting Height 8'-0"



D-Series Size 1 LED Area Luminaire

Specifications	
EPA:	1.2 W 1.2 W
Length:	1.2 W 1.2 W
Width:	1.2 W 1.2 W
Height:	1.2 W 1.2 W
Weight:	1.2 W 1.2 W
(max)	1.2 W 1.2 W



F-2 Pole Mounted Fixture
LITHONIA DSX0 4,000K 6000 Lumens
House Shield, Motion and Ambient Light Sensor
Bronze
Mounting height 17'
Evaluate and/ or fabricate shield to prevent light trespass to West.

7 POLE MOUNTED FIXTURE F-2

Date:
3/15/2025

Seal:



1551
AVIATION DRIVE

Issue:
BUILDING
PERMIT

IF THE ABOVE DIMENSIONS
DO NOT MEASURE
AND ARE NOT TO SCALE,
THEY ARE TO BE
REMOVED, AFFECTING ALL
LUMENS (LUMENS)

Scale: AS NOTED
Drawn:
Job: 2024-18

A-801

SHEET #14/18 (SUBMIT)



Seal:

**1551
AVIATION DRIVE**

Issue:
BUILDING
PERMIT

© JAY CONE ARCHITECTURE P.C.
EXPRESS RESERVES COMMON
LAW COPY RIGHT AND OTHER
PROPERTY RIGHTS FOR THESE
PLANS. THESE PLANS ARE NOT
TO BE REPRODUCED, CHANGED OR
COPIED IN ANY FORM OR MANNER
WHATSOEVER, NOR ARE THEY TO
BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING
EXPRESS WRITTEN PERMISSION
AND CONSENT FROM JAY CONE
ARCHITECTURE P.C.

1" = ACTUAL

IF THE ABOVE DIMENSION
DOES NOT MEASURE
ONE INCH (1") EXACTLY,
THIS DRAWING HAS
BEEN ENLARGED OR
REDUCED, AFFECTING ALL
LABELLED SCALES.

[illegible]

Scale:	AS NOTED
Drawn:	
Job:	2024-18

AS-001

SHEET 7 OF 42

PRELIMINARY NOT FOR CONSTRUCTION

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

SCALE: 1" = 40'

Return to Agenda