City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

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

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815
Fax: (208) 788-2924

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, March 16, 2020
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kiki Tidwell and Gary Poole represented by Susan Scovell Architects for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B),Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. **ACTION ITEM**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Planned Unit Development (PUD) Application (Phase I) for Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, with 90 units in Phase 1, to be located on Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey. **ACTION ITEM**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This application is concurrent with a Planned Unit Development (P.U.D.) Application. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. Each four plex will include two (2) two-bedroom units, 1,040 square feet in size, and three (3) three-bedroom units, 1,324 square feet in size. The proposed project will be located on Lots 1-6, Block 86, Woodside Subdivision No. 25 (east side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District. The proposal also includes: 39 covered parking spaces and 33 uncovered parking spaces. **THIS ITEM WILL BE CONTINUED ON THE RECORD TO APRIL 6, 2020. ACTION ITEM**

PH 2 Consideration of a Preliminary Plat Subdivision Application (Phase I) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a

total of 23 residential units. This project is located on the corner of Shenandoah Drive and Countryside Boulevard within the Limited Business (LB) Zoning District. **ACTION ITEM**

PH 3 Consideration of a Planned Unit Development (PUD) Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders, The Architects Office, for a PUD to construct two multi-family housing buildings, one Senior Community Housing Building, and one Family Community Housing Building. Each building will contain 30 units for a total of 60 units. The majority of the units will be rent-restricted. The project includes parking, outdoor gathering space, and a play area. 0.27 acres is proposed to be dedicated to Hailey for a partial road connecting to a future road along the southern property boundary of Wertheimer Park Block 1 Lot 1. The applicant is requesting a waiver the Business Zone Maximum Multi-Family Units per Acre. Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B. **ACTION ITEM**

PH 4 Consideration of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

- Community Development End of Year PowerPoint Presentation by Lisa

SR 2 Discussion of the next Planning and Zoning meeting: April 6, 2020

- DR: Tanner Investments, Block 86 Woodside
- DR: Lena Cottages
- PP: Lena Cottages
- DIF Advisory
- PP Quigley Homes

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 2, 2020, the Hailey Planning and Zoning Commission considered and approved the Design Review Application by Kiki Tidwell and Gary Poole for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B) and Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO).

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 12, 2020 and mailed to property owners within 300 feet on February 11, 2020.

Application: Kiki Tidwell and Gary Poole submitted a Design Review Application for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences. The proposed project will be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B),Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code.

The proposed project will consist of:

- Sixteen (16) onsite parking spaces, of which seven (7) are tuck-under spaces
- Two (2) studio-units (333 square feet in size)
- Five (5) one-bedroom units (ranging in size from 540 square feet to 678 square feet)
- Nine (9) two-bedroom units, which includes three accessible bedrooms (ranging in size from 753 square feet to 755 square feet)
- Approximately 1,257 square feet of common useable open space

On February 3, 2020, the Planning and Zoning Commission reviewed the Design Review Pre-Application for Silver River Residences. The Commission neither approved nor denied the proposal, but suggested that the Applicant Team consider the following:

- **Building Design, Materials and Colors:** The Commission suggested that the Applicant Team utilize more color on the exterior of the building. The Applicant Team's utilization of exterior materials and colors are described herein.

On March 2, 2020, the Planning and Zoning Commission reviewed and approved the Design Review Application. Any amendments made or additional Conditions of Approval have been noted herein.

Procedural History: A Design Review Pre-Application public hearing before the Planning and Zoning Commission of the project was held on February 3, 2020, in the Hailey City Council Chambers. The Commission reviewed the project and provided suggestions, as noted herein. No decision was made. A public hearing before the Planning and Zoning Commission for approval was held on March 2, 2020, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *The City Engineer and Public Works Department recommended that the following items be resolved at final design:* - *General Construction Note 14, Sheet 1: Add reference to COH Standard Drawing A1 in addition to ISPWC 301 (because A1 specifies concrete slurry for existing street sections)* - *Detail 1/C0.1: Add reference to COH Standard Drawing F.1 (curbed street section with 8" of base) and G (Street Widening)* - *Detail 3/C0.1, others as applicable: Add reference to ISPWC SD-701 or other applicable ISWPC details* - *Sheet C1.0, truncated dome on River Street: Check for correct spacing to back of curb or specify on drawing* - *Sheet C1.0, S06a&b&c: Center base of sign to be 2' from BOC* - *Sheet C1.0: Add City Standard Street light midway between "traditional" ADA ramps with light head 2' from BOC (light will be 45° from center of intersection); show control box and electrical* - *The Applicant shall provide winter maintenance of interior and perimeter sidewalks. This has been made a Condition of Approval.* - *Add Street tree locations to Civil Plan* - *The Applicant shall maintain the landscaping and irrigation system within the public right-of-way until the City assumes responsibility in the future. This has been made a Condition of Approval.* - *Existing drywell on River Street is aging and inadequate. The Applicant shall provide a new drywell on River Street. This has been made a Condition of Approval.* -
				Life/Safety: *The Fire Chief recommends that the Applicant install a building sprinkler system and alarm system, as set forth in the IFC. This has been made a Condition of Approval.*
				Streets, Water & Wastewater: *The Public Works Department recommends that the following items be resolved at final design:* - *The Applicant is proposing a new sewer connection to the site via the alley. The Wastewater Division would prefer that the Applicant utilize the two (2) existing sewer connections, rather than tap a new line. This has been made a Condition of Approval.* - *If no meter is located inside of a mechanical room, please locate the external meter outside of the dumpster area* - *The Applicant shall abandon any existing water services not proposed for use. This has been made a Condition of Approval.*
				Building*: No comments*
				Streets: *Please refer to Section 17.06.050, "Engineering", for further details pertaining to the Streets Division.*

				City Arborist: *The Hailey Tree Committee met on February 13, 2020 to discuss the project. The Hailey Tree Committee unanimously voted to approve the street tree plan design with the following recommendations:* - *Add one (1) Honey Locust Tree along North River Street, exchanging the furthest south. This reconfiguration would allow two (2) Chokecherry Trees to flank the west entrance. Additionally, along West Silver Street, the middle Chokecherry Tree would remain and the two (2) trees on either side of it would be exchanged for Honey Locust Trees.* *The Landscape Plan has been updated to reflect the Hailey Tree Committee's recommendation; thereby, no Condition of Approval is needed.*
☒	☐	☐	**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	*Signage is proposed and a master sign plan has been submitted. That said, the Applicant has submitted a plan, but it appears all proposed signage is exempt from permitting requirements (i.e., smaller than four square feet, address signage, etc.). Any signage exceeding four (4) square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of one (1) apartment building with a total of sixteen (16) residential units. The site plan shows a total of 16 onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of three (3) spaces as compact spaces.* *The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public right-of-ways are improved, this shall satisfy the guest parking requirement.* *The Applicant is proposing to improve the public right-of-way and off-street parking along River Street and Silver Street. Fourteen (14) off-street parking spaces are proposed (along River Street and Silver Street), of which, two (2) parking spaces are accessible parking spaces.* *The Commission found that the parking requirements for the proposed project have been met.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*

☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Light fixture samples have been submitted. The Commission found that this standard has been met.*
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:**
			Staff Comments	*Building Height:* - *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40').* - *Proposed Building Height: 35'-7/8"* *Building Setbacks:* - *Permitted Setbacks:* o *Front Yard: 0'* o *Side Yards: 0'* o *Rear Yard: 0'* - *Proposed Setbacks:* o *Front Yard (River Street): 2'* o *Side Yard (north): 5'-2"* o *Side Yard (south): 2'-7 ½"* o *Rear Yard: 2'* *The Commission found that all setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A new 10'-wide sidewalk is shown along the property frontage of Silver Street. Heading west along this sidewalk, it opens to a large bulbout and angles north, connecting to a new sidewalk along the property frontage of River Street.* *The new sidewalk along River Street has been delineated by a four (4') foot wide landscape strip. On the west side of the landscape strip, a seven (7') foot wide sidewalk (5' wide concrete path and 2' wide paver path) is proposed. On the east*

				side of the landscape strip, an eight-and-one-half (8.5') foot wide sidewalk is proposed. The proposed perimeter sidewalks will connect to interior sidewalks and patio area, providing safe access and sufficient circulation around and through the site. *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*This standard will be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The building is primarily oriented along an east/west axis to maximize sun exposure for the apartments and the solar PV panels. The building also parallels River Street, with the primary entrance off of River Street. The building forms a U-shape around a south-facing courtyard, which is located along the south side of the building. This communal outdoor area creates a gathering space - equipped with picnic tables, a BBQ area, shade trees and bicycle racks -- that is usable by residents and can safely be accessed from the building.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*N/A, as no existing plant material exists onsite. Please Refer to Section 17.06.080(A)4d for further details regarding the proposed Landscape Plan, Plant Materials List and locations of proposed trees.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access and onsite parking to the existing alley. A new 10'-wide sidewalk is shown along the property frontage of Silver Street. Heading west along this sidewalk, it opens to a large bulbout and angles north, connecting to a new sidewalk along the property frontage of River Street.*

				The new sidewalk along River Street has been delineated by a four (4') foot wide landscape strip. On the west side of the landscape strip, a seven (7') foot wide sidewalk (5' wide concrete path and 2' wide paver path) is proposed. On the east side of the landscape strip, an eight-and-one-half (8.5') foot wide sidewalk is proposed. The proposed perimeter sidewalks will connect to interior sidewalks and patio area, providing safe access and sufficient circulation around and through the site. *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash receptacles, recycling and utility boxes are located to the rear of the building, off of the existing alley. A trash/recycling enclosure is located off of the alley and screened on all sides by the proposed building, as it is located under the second-floor level. The location of the trash enclosure appears to be practical; however, a letter from Clear Creek Disposal commenting on accessibility shall be provided. This has been made a Condition of Approval.* *Furthermore, a power box is located off of the alley, at the southeast corner of the site. This power box will be screened with tall ornamental grasses, subject to Idaho Power clearance regulations.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The existing alley will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of the existing alley and to the rear of the building. A prominent entrance is proposed along River Street, and all parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.* *It is anticipated that snow will be hauled from the site, as the total number of dwelling units and onsite parking spaces proposed leave little space for snow storage.*
☒	☐	☐	**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	*The site is serviced by two public streets, River Street and Silver Street. Onsite parking can be accessed from the existing alley at the east end of the property. Primary pedestrian access can be achieved from River Street and Silver Street.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*No snow storage areas have been provided onsite, as it is anticipated that snow will be hauled from the site. Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)1g for further detail.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multi-family building of sixteen (16) dwelling units in the Business (B) and Townsite Overlay (TO) Zoning Districts. A variety of homes, single-family and multi-family, as well as commercial spaces, exist. The proposed building design incorporates a variety of features, such as balconies, breezeways and/or pop-outs. The building sees gable roof forms and architectural elements/sun shades over each window (west and south facades), which will complement the design and layout of the buildings in the surrounding area.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The building features street-level material changes, clad in a mix of corrugated metal siding and stucco to break up the long wall planes, massing and scale of the building. The proposed building incorporates a prominent front entry, a communal outdoor space to encourage human activity and interaction and generous openings to facility easy pedestrian circulation.* *Horizontal elements, such as the sun shades and balconies, provide interest and further reduce the mass and scale of the building.*

				 A variety of landscaping and plant material will also be utilized, which encourages human activity and interaction. These include small trees, grasses and vines to soften the visual impact.
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façades (along River Street and Silver Street) of the building occupies most of the street frontage along River Street and Silver Street. Windows, balconies, entrances, breezeways and a variety of windows emphasize human scale and break up the large building surfaces. The mix of corrugated metal siding and stucco siding also break up the facades vertically and horizontally. The scale and design components complement the surrounding area nicely.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the building. The corrugated metal siding will be of a dark gray/brown. The stucco will be of a lighter gray/brown, which will complement the proposed metal siding. Fascia trim, sun shades and windows will be black to accentuate the proposed siding, and the roofing material will be black/gray in color.* *Raw steel balcony railings will eventually rust. As an accent, the entry doors to each individual unit and all signage will be painted a similar rust color. The natural wood stair stringers, knee braces, gable end vents and balconies will offer an additional accent material and color to the overall design (see image below for further details).*

				 The Commission discussed and found that the variety in exterior materials, natural elements and rust accents complement the surrounding area and accentuate the building nicely. The Commission found that this standard has been met.
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior colors and materials proposed have been integrated into the architecture of the building and are similar to other buildings in the surrounding neighborhood. Please refer to Section 17.06.080(A)2f for further details.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*N/A, as no flat roofs are proposed. The building will incorporate gabled roofs.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.**

				vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	*The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* - *Solar Orientation: The longer wall plan of the building runs east/west, along Silver Street, and is oriented at 29 degrees of true south to provide optimal solar access to each unit, as well as to the solar PV panels to be installed on the roof.* - *South Facing Windows with Eave Coverage: Less than 40% of the building's glazing is oriented to the south, those which are oriented south and/or west are protected from the summer heat gain by adequate roof overhangs, sun shades and street tree plantings.* - *Double Glazed Windows: All windows will be, at a minimum, double glazed.* - *Low Emissivity Glazing: All windows will likely have low emissivity.* *Furthermore, the Applicant noted that that an electric car charging station will be installed onsite (to be the first in Hailey), and that the Applicant Team is striving to achieve an all-electric building, as alternative ways to minimize energy consumption. The Commission commended the Applicant Team for their efforts and found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*All proposed pedestrian entrances are covered by low pitched gables and/or flat roofs. It is not anticipated that snow will shed onto walkways and/or other pedestrian areas.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**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.**
			Staff Comments	*N/A, as no master signage plan is needed. That said, the Applicant has submitted a plan, but it appears all proposed signage is exempt from permitting requirements (i.e., smaller than four square feet, address signage, etc.).*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed.*
			17.06.080(A)3b	**b. Accessory structures shall be located at the rear of the property.**

☒	☐	☐	***Staff Comments***	*N/A, as no accessory structures are proposed. A trash/recycling enclosure is located off of the alley, at the rear of the property, and screened on all sides by the proposed building, as it is located under the second-floor level.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*A corrugated metal fence, approximately five (5') feet in height, is proposed at the east end of the carport for screening purposes. Materials will match the metal siding on the proposed building.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Please refer to Section 17.06.080(A)3d for further detail. Tall grasses are proposed along the alley side of the fence to soften the visual impact.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time. Solar PV panels; however, are proposed to be installed on the roof.*
☒	☐	☐	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*The proposed solar PV panels will be roof-mounted at the same pitch as the roof structure. Given the nature of the building, it's height and relatively low roof pitch, the panels will be minimal and hardly visible from the street below.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Trash receptacles, recycling and utility boxes are located to the rear of the building, off of the existing alley. A trash/recycling enclosure is located off of the alley and screened on all sides by the proposed building, as it is located under the second-floor level.* *The Idaho Power transformer box will be located, per IPCO Regulations, at the southeast corner of the property and will be screened from Silver Street by tall ornamental grasses.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All services lines will be underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**

			Staff Comments	*It appears that plant materials will be appropriate for the environment. No turf grass is proposed.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant has stated that all plant species proposed are hardy to a minimum USDA Zone 4. Said plants have also been selected based on availability from local nurseries.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The Applicant is proposing to utilize a drip irrigation system on a programmable, moisture-sensor system, which will run as necessary to maintain plant health. The Irrigation Plan will be further reviewed at final design.*
☒?	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses and vines. The Landscape Plan (Sheet L1.01) shows a total of five (5) trees to be planted onsite and a total six (6) street trees to be planted offsite.* *Three (3) Pear, dwarf of semi-dwarf, Trees and two (2) Maackia Amur Trees are proposed onsite. No tree sizes are proposed at this time and due to having less than ten (10) trees planted onsite, the standard above is not applicable.* *Six (6) street trees are proposed, which include:* *- Three (3) Honey Locust Trees* *- Three (3) Chokecherry Trees* *No tree sizes are proposed at this time, but the Applicant intends to incorporate a larger caliper size to the above street trees. The Commission did not discuss at great length or suggest tree sizes to the Applicant Team, but agreed with the Applicant Team in that they shall utilize larger tree sizes for the street trees along River Street and Silver Street.* *Lastly, the Hailey Tree Committee met on February 13, 2020 to discuss the project. The Hailey Tree Committee unanimously voted to approve the street tree plan design with the following recommendations:* *- Add one (1) Honey Locust Tree along North River Street, exchanging the furthest south. This reconfiguration would allow two (2) Chokecherry Trees to flank the west entrance. Additionally, along West Silver Street, the middle Chokecherry Tree would remain and the two (2) trees on either side of it would be exchanged for Honey Locust Trees.* *The Landscape Plan has been updated to reflect the Hailey Tree Committee's recommendation; thereby, no Condition of Approval is needed.*

☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Business (B) Zone District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*

Additional Design Review Requirements for Multi-Family within the City of Hailey

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

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

☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The project is located on the corner of River Street and Silver Street. The proposed building complements the surrounding area and adjacent uses nicely. The surrounding area and adjacent uses are multi-family, commercial and/or mixed-use. Communal outdoor space has been provided, as well as pedestrian connections to neighboring properties.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*Interior and perimeter sidewalks are proposed, as well as a bicycle lane along the property's frontage of River Street. Pedestrian circulation is ample and includes three (3) covered pathways connecting to adjacent streets, which facilitate access to the dwelling units and onsite parking.* *The Public Works Department recommended that the Applicant maintain all sidewalks, interior and perimeter, year-found. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*The proposed building has been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the existing alley and public streets (Silver Street and River Street). A new 10'-wide sidewalk is shown along the property frontage of Silver Street. Heading west along this sidewalk, it opens to a large bulbout and angles north, connecting to a new sidewalk along the property frontage of River Street.* *The new sidewalk along River Street has been delineated by a four (4') foot wide landscape strip. On the west side of the landscape strip, a seven (7') foot wide sidewalk (5' wide concrete path and 2' wide paver path) is proposed. On the east side of the landscape strip, an eight-and-one-half (8.5') foot wide sidewalk is proposed. The proposed perimeter sidewalks will connect to interior sidewalks and patio area, providing safe access and sufficient circulation around and through the site.* *The Public Works Department recommended that the Applicant maintain all sidewalks, interior and perimeter, year-found. This has been made a Condition of Approval.*

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

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

☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*

General Requirements for the Downtown Residential Overlay District (DRO)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.04R.030**	**General Application: The Downtown Residential Overlay District shall be an overlay district with bulk, open space, landscaping and parking requirements for buildings and structures located within the district which are developed as multi-family or mixed uses. Where the regulations specified for the underlying zoning district, the requirements of this article shall apply and control, except as otherwise specified in this article (Ord. 1238, 2018).**
☒	☐	☐	**17.04R.040(A)**	**Use and Bulk Requirements: Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein (Supplementary Location and Bulk Requirements of Chapter 17.07 of this title shall also apply in the DRO).**
				A. Residential Percentage: There shall be no maximum residential percentage on the ground level (Ord. 1238, 2018).
			Staff Comments	*The project proposes three (3) dwelling units on the ground floor, parking and storage spaces for each unit.*
☒	☐	☐	**17.04R.050(A)**	**Multifamily and Mixed-Use Density:** **A. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and standards of review from Chapter 17.06: "Design Review", of this title. The Commission shall have the discretion to modify building design based on the standards in Chapter 17.06 of this title.**
			Staff Comments	*Please refer to the Design Review Standards as noted herein.*
☒	☐	☐	**17.04R.050(B)**	**B. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building (Ord. 1238, 2018).**
			Staff Comments	*This standard has been met.*
☒	☐	☐	**17.04R.060 (A)**	**Parking Spaces, Screening and Storage Requirements:** **A. Onsite Parking Space Requirements Multiple Family Dwellings and Dwelling Units Within A Mixed-Use Building:** **1. A minimum of one space per residential dwelling unit, where up to twenty five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.** **2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of one (1) apartment building with a total of sixteen (16) residential units. The site plan shows a total of 16 onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of three (3) spaces as compact spaces.*

				The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public right-of-ways are improved, this shall satisfy the guest parking requirement. *The Applicant is proposing to improve the public right-of-way and off-street parking along River Street and Silver Street. Fourteen (14) off-street parking spaces are proposed (along River Street and Silver Street), of which, two (2) parking spaces are accessible parking spaces.* *The Commission found that the parking requirements for the proposed project are met.*
☒	☐	☐	**17.04R.060 (B)**	**B. Useable Open Space, Screening and Landscaping:** **1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.** **2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and** **3. Minimum distance setbacks in Section 17.09.020.11 of this title shall not apply.**
			Staff Comments	*The total lot area is 10,800 square feet in size. The Applicant is required to provide 1,080 square feet of useable open space or ten (10%) percent of the total lot area. The Applicant is proposing useable open space that is approximately 1,257 square feet in size. The Commission found that this standard has been met.* *Please refer to Section 17.09.020.11 for further details regarding setbacks.*
☒	☐	☐	**17.04R.060 (C)**	**C. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two (22') feet, as determined through the design review process.**
			Staff Comments	*The Applicant is proposing that all onsite parking angles be of ninety degrees (90°). They have also proposed an aisle width to access said parking of twenty-two (22') in width. The Commission found that this standard has been met.*
☒	☐	☐	**17.04R.060 (D)**	**D. Storage: All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process (Ord. 1238, 2018).**
			Staff Comments	*The Applicant is proposing two (2) dwelling units under five hundred (500) square feet; thereby requiring that two (2) onsite storage spaces be provided for bikes, skis and other similar items. The site plan shows onsite storage available to all sixteen (16) dwelling units. These units are located on the ground floor, under the second floor of the building, and are approximately sixteen (16) square feet in size. The Commission found that this standard has been met.*

17.06.060 Criteria.

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

1. The project does not jeopardize the health, safety or welfare of the public.

2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

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

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

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

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

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Zoning Ordinance and City Standards.

DECISION

The Design Review Application by Kiki Tidwell and Gary Poole for a sixteen (16) unit residential project, three stories in height, to be known as Silver River Residences, and to be located at 17 West Silver Street (Lots 18-20, Block 56, Hailey Townsite), within the Business (B) and Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO), has been

approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (o) are met:

a) All applicable Fire Department and Building Department requirements shall be met. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. The Applicant shall install a building sprinkler system and alarm system, as set forth in the IFC.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. The Applicant shall utilize the two (2) existing sewer connections rather than tap a new line, if possible.
    ii. The Applicant shall abandon any existing water services not proposed for use.
    iii. The Applicant shall provide a new drywell on River Street.
d) All sidewalks, perimeter and interior, shall be maintained year-round by the Applicant.
e) The Applicant shall maintain the landscaping and irrigation system within the public right-of-way until the City assumes responsibility in the future.
f) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
g) The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure.
h) The Applicant shall remove and haul snow from the site, as needed.
i) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
j) A Lot Line Adjustment Application, to remove the interior lot lines, shall be applied for concurrently with the Building Permit.
k) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
l) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
m) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.
n) There shall be no exterior storage on balconies and/or patios. Items include those that are

not utilized on balconies and/or patios.

o) The Lease Agreement shall limit Tenants to one onsite parking space.

Signed this _____ day of _____, 2020.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

Findings of Fact, Conclusions of Law and Decision

On March 2, 2020 the Hailey Planning and Zoning Commission considered a Planned Unit Development Application by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Two-Phased PUD totaling 145 units, to be located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey) within the Limited Residential 1 (LR 1) Zoning District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, herby makes the following Findings of Fact, Conclusions of Law and Decision.

Notice:
Notice for the January 21, 2020 public hearing was published in the Idaho Mountain Express on January 1, 2020, mailed to property owners and public agencies on December 31, 2019 and the onsite notice was posted on January 10, 2020. The project was continued on the record from the January 21 and February 18, 2020 meetings. Notice for the March 2, 2020 public hearing was published in the Idaho Mountain Express on February 12, 2020, mailed to property owners and public agencies on February 11, 2020 and the onsite notice was posted on February 24, 2020.

Procedural History:
The application was submitted on December 20, 2019 and certified complete on January 2, 2019. The Planning and Zoning Commission first heard the project on January 21, 2020 and continued on record to February 18, 2020. On February 18, 2020 Public Hearing the Planning and Zoning Commission heard the revised changes and discussed the Water and Traffic Studies, continuing on record to March 2, 2020. On March 2, 2020 the Planning and Zoning Commission heard the final changes and unanimously voted to approve the PUD Application.

Background and Application:
Sunbeam Subdivision by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, for development of a Planned Unit Development (PUD) Application (Phase I) for development of a Two-Phased PUD totaling 145 units, to be located on 54.38 acres (Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey). The project will consist of:

- Park and Open Space for Residential and Public Use
- Bike and Pedestrian Connector Trails
- Recreation Field, Natural Play and Scenic Area
- Curtis Park Connection
- Single-Family Lots and Cottage Single-Family Lots

A PUD Application has been submitted requesting to allow the Applicant to cluster a portion of the residential density of 66 units onto six (6) newly created parcels or cottage single-family lots (36) and 24 single-family lots smaller than 8,000 square feet. The remaining 79 lots will be greater than 8,000 square feet. Current zoning allows for a density of 177 lots, at a minimum lot size of 8,000 square feet. This application will consist of two (2) phases of development and is concurrent with a Preliminary Plat Subdivision Application:

Phase I: 71 Lots**,** 90 units total
23 Cottage Units
12 single family lots less than 8,000 sq. ft.

Phase II: 71 Lots, 55 units total
13 Cottage Units
12 single family lots less than 8,000 sq. ft.

55 single family lots greater than 8,000 sq. ft. 30 single family lots greater than 8,000 sq. ft.

Total Number of Units Proposed: 145 units
Total Number of Lots Proposed: 115 Lots

The Applicant has chosen to apply for a Planned Unit Development, which allows for greater flexibility in land use regulations, thereby allowing the Applicant to utilize a more creative and thoughtful approach in developing the land. Typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations may also allow the Applicant to retain, preserve and enhance more of the unique features of the site.

A PUD gives the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing and single-family residences, recreation and park, and, where appropriate, commercial centers, all within one development or subdivision. PUDs allow for waivers of certain city standards in exchange for one or more benefits, as outlined in the standards. Thus, flexibility is granted in exchange for superior design and/or amenities. City Staff is supportive of the Applicant's decision to apply for a PUD.

The purpose of a PUD is as follows:

17.10.010: PURPOSE:

In some limited circumstances, the city of Hailey recognizes that strict adherence to the bulk and use regulations set forth in this title on a lot by lot basis is not always the most effective manner in which to carry out the intent of this title and the goals and objectives of the comprehensive plan. The planned unit development ("PUD") process encourages flexibility and creativity in the development of land in order to improve the design, character and quality of new development in projects that provide certain benefits to the public. Specific purposes of the planned unit development process include:

A. Promoting flexibility in the type, design and siting of structures to preserve and take advantage of the site's unique natural resources or scenic features, and to avoid or mitigate any hazardous areas, thereby improving the character and quality of new development.

B. Encouraging more efficient use of land, public streets, utilities and government services.

C. Preserving green space for the benefit of residents or employees of planned unit developments, as well as the community in general.

D. Achieving a compatible relationship between the uses in the planned unit developments, as well as the community in general.

E. Encouraging the use of renewable resources and energy conservation measures. (Ord. 1191, 2015)

This application is concurrent with a Preliminary Plat Subdivision Application. Per Section 17.10.050.02 of the Hailey Municipal Code also provides for concurrent submission, such that a Planned Unit Development (PUD) Application may be submitted and reviewed concurrently with other applications affecting the same piece of property.

Upon their initial review at the January 21, 2020 public hearing, the Commission recommended that the Applicant refine the proposed plat to consider the following:

1) **Positive feedback from the Commission regarding the variety in lot sizes: Look at increasing density, reducing the average lot size and offering a variety of residential use types.**
2) **Consider relocating the proposed cottage lots closer in proximity to the park/open space or to the interior of the subdivision.**
3) **Consider developing parking spaces along the perimeter of the park/open space and/or integrate a small parking area within the park/open space.**
4) **Consider additional sidewalks within the proposed subdivision.**
5) **Look carefully at road connections to the proposed subdivision within Phase I: Consider additional connections or modify Phase I connections.**
6) **Retain connections to all City streets that touch the project (Phases I and II).**
7) **Look carefully at water use issues.**

These issues were addressed by the applicant in their resubmittal, and at the hearing. The applicant also made presentation regarding water delivery and transportation, as described elsewhere in this report. At the February 18, 2020 public hearing, two of the Commissioners shared their concerns and preferences for constructing Carbonate Street, as a through street or connector street to Sunbeam Street, within Phase I of the development. The applicant has Memorandum from Hales Engineering on February 21, 2020 regarding the necessity (or lack thereof) and feasibility of extending Carbonate Street in Phase I of the development. (See Subdivision Staff Report Attachments). The Commission found that the Phase I roads as proposed were adequate.

I. <u>Explanation and Analysis of Amenities Proposed and Developer Benefits</u>

Amenities as described by the Applicant include:

A. Green Space: The proposed preliminary plat includes approximately 5.12 acres of park area in excess of the required park space (4.02 acres) per City of Hailey code § 16.04.110. The proposed park space will provide primitive trails for public walking paths around the parcel. This significant contiguous parcel will provide a direct benefit both for residents of Sunbeam Subdivision and residents of the City of Hailey. It should be noted that the design for the green space presents a space that is contiguous to the existing Curtis Park. Parcel A is to be improved in Phase I and will include improvements that will activate and connect to

this existing underutilized park.

B. Active Recreation Facilities- The applicant is proposing Parcel A (Phase I park) and Parcel B (Phase II open space) be dedicated to and maintained by the City of Hailey in perpetuity.

Parcels A and B and Curtis Park will provide contiguous open space with vast potential for active recreation facilities. The applicant is proposing a paved path through the park space, and primitive trails through the open space parcel. Additionally, passive park equipment will provide children a place to play without high maintenance play structures. Berming will allow for winter sledding. The scale of the open space parcel offers long term flexibility of use to meet a variety of future needs for the City of Hailey. Parking has been added to serve the park based on feedback at the January 21, 2020 hearing.

Sunbeam Subdivision also includes asphalt paved pedestrian pathways providing a much-needed connection between Old Cutters Subdivision, Hailey Replat Subdivision, and Quigley Road. Both Old Cutters and Hailey Replat Subdivisions currently have no separated access to Quigley Road which leads to Quigley Canyon recreation. The 10-foot-wide path provides that connection. The wider paths offer a benefit in that narrower, traditional sidewalks do not allow for: side-by-side biking and family walking. The 10-foot-wide paths are also physically separated from the paved vehicular circulation, which offers a potential safety and visual benefit.

C. Preservation of Vegetation- The parcel does not contain any native vegetation and consists of a large agricultural field bordered by mature planted evergreens. A small number, less than 25%, of these mature conifers will be impacted by proposed road connections at Gray's Starlight Drive, San Badger Drive, and Doc Bar Drive. If possible, the trees impacted by these connections will be relocated on site.

D. Real Property- The applicant is proposing to dedicate 5.12 acres of open space to the City of Hailey in excess of the required park space for a total of 9.14 acres of park space. The total park area, 9.14 acres, shall be conveyed to the City of Hailey at the time of approval of Phase I. A temporary easement allowing the continued agricultural use of Parcel B will be dedicated to the applicant. This easement will be vacated upon approval of Phase II.

E. Other Amenities: added density per the request of the city staff- The applicant's original proposal included 108 single family lots. After staff's initial review, the city responded to the applicant with a request for more density and a variety of residential use types, specifically cottage townhouses. Cottage townhouses are only permitted in the LR-1 zoning with a Planned Unit Development (PUD). Per staff's request and direction, the applicant agreed to pursue a layout that provides higher density and cottage townhouses. The added density is a benefit of the PUD subdivision as it will offer a wider variety of housing options.

The original proposal consisted of 108 lots ranging in size from 0.19 acres to 0.98 acres. The average lot size was 13,382, or 0.31 acres. The revised layout includes six cottage lots that, combined with single family lots, allow for a total of 145 units. The single-family lots range in size from 0.13 acres to

0.75 acres, and the average lot size is 9,807 square feet, or 0.23 acres. The average lot size has decreased by 26%; the number of residential units has increased by 34%.

F. **Other Amenities: reduced water consumption-** The applicants originally proposed 108-lot subdivision included less impervious surfaces (fewer roads) and larger lots (more irrigable area). An analysis of the irrigable area showed that roughly 36 acres of the subdivision was available for irrigation. An analysis of the revised subdivision layout shows that the plan revisions resulted in a reduction of approximately 2 acres of irrigable area, for a total of 34 acres. Of that remaining irrigable area, the applicant is proposing to include the following restrictions in the CC&Rs to minimize the subdivision's impact to the municipal water system.

The applicant proposed CC&R restrictions that will be in alignment with the Wood River Land Trust's "Trout Friendly Lawn" program. Measures to limit time-of-day watering, chemical use, and species of grass will be initiated for the front yard setback areas for all properties. In addition, the right-of-way irrigated areas will feature use of more drought tolerant grass species.

To further reduce consumption of municipal water, the Applicant has proposed the following irrigation restrictions to be included as a plat note or in the Development Agreement as noted in the staff report on file.

The restrictions below were made a requirement of the newest subdivision in Hailey, Colorado Gulch Preserve, as a way to reduce water consumption and lessen the impact to the municipal water system.

Colorado Gulch will require seventy-five (75%) percent of the total land area of each residential lot on the plat shall be either hardscape, xeriscape, or qualified drought tolerant. Colorado Gulch will cause the Association to, prior to the issuance of the Building Permit for any residential lot, require and approve a drought tolerant Landscape Plan that incorporates at least the following criteria:

- **i. Integrates City of Hailey Smarty Water Program techniques**
- **ii. Promotes a low water use landscape through the use of drought tolerant plants as set forth on an approved plant list**
- **iii. Each residential irrigation system shall be at a 70% distribution uniformity**
- **iv. Includes detailed irrigation plans identifying water usage (per day) based on proposed plant requirements**
- **v. Encourages rainwater harvesting techniques when environmentally feasible**
- **vi. Minimizes impervious surfaces to the greatest extent reasonably feasible**

Numerous lots in Colorado Gulch Subdivision are 14,000 square feet. Therefore, these lots would be limited to 3,500 square feet of "hardscape, xeriscape, or qualified drought tolerant" (non-turf areas). Therefore, the Commission found that lots under 14,000 square feet in Sunbeam Subdivision be limited to 3,500 square feet of turf area, to be on par with the recently approved Colorado Gulch Subdivision. Staff also recommends deleting ".v" and ".vi" above, as impractical and unenforceable, and so found by the Commission, as edited in Condition #7.

Waivers Requested: The request of waivers is fundamental to the PUD process, as it allows for greater flexibility in design than traditional Euclidean zoning. Section 17.10.040: Developer Benefits, of the Hailey Municipal Code allows the Council to grant modifications or waivers of certain zoning and/or subdivision requirements. The Applicant is proposing modifications to or waivers of the current zoning and subdivision requirements:

A. **LR-1 Minimum Lot Size:** The Applicant is proposing smaller lot sizes than what is currently permitted in the Limited Residential (LR-1) Zoning District. Specifically, the Applicant is proposing eighteen (18) small lots and forty-four (44) cottage units, which are smaller than the minimum permitted lot size allowed.

B. **LR-1 Minimum Lot Width:** Per the Hailey Municipal Code, the minimum lot width within the LR-1 Zoning District is 75 feet. The Applicant is proposing nine (9) small lots in Phase I that are less than 75 feet in width. The narrowest proposed lot is 60 feet in width. The forty-four (44) cottage units, as noted above, will also be insufficient in lot width.

C. **Private Street -- Number of Units Served:** Section 16.04.020 of the Hailey Municipal Code allows private streets to serve a maximum of five (5) residential dwelling units or private streets may be allowed within planned unit developments. Though no private streets are proposed, the cottage lots may include private streets. The allowance for potential private streets is requested as a part of this PUD Application.

D. **Private Street -- Requiring Parking Spaces:** Section 16.04.020(L) of the Hailey Municipal Code requires an additional two (2) parking spaces for each unit served off of a private street. Though no private streets are proposed at this time, the cottage lots may include private streets. Given the anticipated size of the future cottage units, the Applicant feels that four (4) parking spaces are excessive and requests that all units served off of a private street only be required to provide two (2) spaces per unit, consistent with Section 17.09.040.01 for Single-Family Residences. The Commission added a condition that parking be determined to be adequate at the time of platting of the cottage lots.

E. **Number of Flag Lots:** Chapter 16.04.060, Section D allows for the permittance of one flag lot per subdivision. Given the irregular shape of the property, the applicant is requesting the permittance of two (2) flag lots in Phase I and one (1) flag lot in Phase II, for a total of three (3) flag lots.

II. **Procedural History:** The Application was submitted on November 1, 2019 and certified complete on November 19, 2019**.** A public hearing before the Planning and Zoning Commission was held on January 21, 2021, in the Council Chambers of Hailey City Hall. The project was continued on the record until February 21, 2020.

Department Comments:

Life/safety issues: Fire: no fire or life/safety issues are presented by the PUD.

Water issues: Issues related to potable municipal water service are outlined under Standard #11 in this report and in the Subdivision staff report. The PUD application allows the applicant to create smaller cottage lots, which are naturally more water-conservative as there is less land to irrigate. The applicant states that they have reduced two (2) acres of irrigable area based on the PUD submittal. They are proposing restrictions in the CC & R's to align with the Wood river Land Trust "Trout Friendly lawn" practices, as well as some turf limitations.

The applicant made a presentation regarding irrigation water service at the February 18th meeting. The City Engineer concurs that the City does need to increase water supply due to demand approaching FIRM capacity. The additional irrigation demands from the Sunbeam development will contribute to this need to increase supply. The applicant has offered a cash contribution of $200,000 towards the development of a new well. This will be incorporated into the Development Agreement. The Commission found that language similar to the requirements placed on the Colorado Gulch Subdivision with regards to landscape limitations be placed on this project. See conditions of approval and discussions herein.

Sewer issues: Issues related to regular sewer service are outlined in the Subdivision staff report. There are no additional sewer service issues that are raised as a result of the PUD application.

Engineering issues: Issues related to regular road service are outlined in the Subdivision staff report. Regarding the waivers requested:

The City Engineer supports the concept of permitting private streets to serve more than five (5) units. Private streets removal the burden of street maintenance from the City, and will work well to serve the proposed cottage lots. Engineering and planning staff feel there will be adequate on-street guest parking throughout the proposed project, and support the waiver to private street required parking spaces. The Commission added a condition of approval related to adequacy of parking on private streets.

17.10.030: General Requirements:

A. **Minimum Size: The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.**

The Commission found that this standard has been met.

B. **Ownership: A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.**

The Commission found that this standard has been met.

C. Area Development Plan:

1. **When the owner of Contiguous Parcels is required to obtain PUD approval for 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:**

   The Commission found that this standard has been met.

   a) **Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.**

   The Commission found that this standard has been met.

   b) **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.**

   The Commission found that this standard has been met.

   c) **Water main lines and sewer main lines shall be designed in the most effective layout feasible.**

   The Commission found that this standard has been met.

   d) **Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**

   The Commission found that this standard has been met.

   e) **Park land shall be most appropriately located on the Contiguous Parcels.**

   The Commission found that this standard has been met.

   f) **Grading and drainage shall be appropriate to the Contiguous Parcels.**

   The Commission found that this standard has been met.

   g) **Development shall avoid easements and hazardous or sensitive natural resource areas.**

   The Commission found that this standard has been met.

2. **Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting**

and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.

The Commission found that this standard has been met.

D. Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.

The Commission found that this standard has been met.

E. Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.

The Commission found that this standard has been met.

F. Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.

The Commission found that this standard has been met.

G. Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.

The Commission found that this standard has been met.

H. Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.

The Commission found that this standard has been met.

I. Amenities: Each PUD shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

The Commission found that this standard has been met.

1. **Green Space: All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring**

that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:

For residential PUDs	**A minimum of .05 acres per residential unit.**
For non-residential PUDs	**A minimum of 15% of the gross area of the proposed PUD**

The Commission found that this standard has been met.

2. **Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.**

   The Commission found that this standard has been met.

3. **Public Transit Facilities: Public transit facilities include a weather-protected transit stop or transit station, and must be located on a designated transit route.**

   The Commission found that this standard has been met.

4. **Preservation of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least 75% of mature trees greater than 6-inch caliper on the site.**

   The Commission found that this standard has been met.

5. **Wetlands: Protection of significant wetlands area must constitute at least 10% of the gross area of the proposed PUD.**

   The Commission found that this standard has been met.

6. **River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.**

   The Commission found that this standard has been met.

7. **Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as Community Housing Units affordable to households earning between 50% and 120% of the Area Median Income, or the provision of at least twenty percent (20%) as Community Housing Units affordable to households earning less than 50% of the Area Median Income.**

The Commission found that this standard has been met.

8. **Real Property: Dedication or conveyance of real property or an interest in real property to the City.**

   The Commission found that this standard has been met.

9. **Sidewalks: Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:**

For residential PUDs	**A minimum of 100 linear feet per residential unit.**
For non-residential or mixed-use PUDs	**A minimum of 100 linear feet per 1000 square feet of gross floor area.**

   The Commission found that this standard has been met.

10. **Underground Parking: Underground parking must be provided for at least 50% of the required number of parking spaces in the PUD.**

    The Commission found that this standard has been met.

11. **Energy Consumption: All principal buildings within the PUD must comply with sustainable building practices, as follows:**

For residential PUDs	**Buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.**
For non-residential or mixed-use PUDs	**Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.**

    The Commission found that this standard has been met.

12. **Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to**

promote the purpose of this Chapter and the goals and objectives of the Comprehensive Plan.

The Commission found that this standard has been met.

17.10.040: Developer Benefits:
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

The Commission found that this standard has been met.

17.10.040.01: Density Bonus:

A. **The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:**
   1. **Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.**

   2. **Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.**

   3. **Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).**

   4. **Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.**

   5. **Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**

   6. **Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**

   7. **Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**

   The Commission found that this standard has been met.

B. **Density bonuses for project amenities and benefits to the community other than those listed**

here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)

The Commission found that this standard has been met.

17.10.040.02: Density Transfer:
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.

The Commission found that this standard has been met.

17.10.040.03: Bulk Requirements Modification:

A. **Setbacks, Lot Size and Width: Modifications may be permitted in minimum front, side and/or rear yard setbacks, minimum lot size and/or minimum lot width, provided the proposal creates a superior design resulting in clustering of units for the purpose of creating green space or other common amenities.**

   The Commission found that this standard has been met.

B. **Height: In order to provide flexibility in the type and design of structures, the maximum height or size of buildings and structures may be varied in consideration of the following factors:**
   1. **Geographic location.**
   2. **The probable effect on surrounding slopes and terrain.**
   3. **The visual effect on adjacent sites or other areas in the immediate vicinity; potential problems for adjacent sites caused by shadows, loss of circulation or loss of view.**
   4. **The integration, or lack thereof, of the proposed building or structure with surrounding buildings, structures or other manmade or natural features.**
   5. **Uses within the building or structure requiring additional height as clearly shown by the applicant.**
   6. **Applicable IFC, IBC and IRC requirements. (Ord. 1191, 2015)**

   The Commission found that this standard has been met.

17.10.040.04: Off-Street Parking Modification:

A. **The number and/or dimensions of off-street parking spaces required by this title may be increased or decreased in consideration of the following factors:**
   1. **Proximity to central business district or other employment center.**

2. **The actual parking needs of any nonresidential uses as clearly shown by the applicant.**

3. **The varying time periods of use, whenever joint use of shared parking is proposed; provided shared parking is approved in accordance with section 17.09.040.08 of this title.**

4. **Available public transit.**

   The Commission found that this standard has been met.

B. The dimensions of spaces may be modified in consideration of the following factors:

1. **Whether spaces will be primarily utilized by residents/employees of a development, or by public/customers.**

2. **The actual parking needs of any nonresidential users as clearly shown by the applicant.**

3. **The spaces are located underground or within a parking structure. (Ord. 1191, 2015)**

   The Commission found that this standard has been met.

17.10.040.05: Phased Development Allowed:
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:

A. Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.

The Commission found that this standard has been met.

B. Number of Units: The number of units to be built in each submission.

Phase I: 71 Lots**,** 90 units total
23 Cottage Units
12 single family lots less than 8,000 sq. ft.
55 single family lots greater than 8,000 sq. ft.

Phase II: 44 Lots, 55 units total
13 Cottage Units
12 single family lots less than 8,000 sq. ft.
30 single family lots greater than 8,000 sq. ft.

Total Number of Units Proposed (Phases I and II): 145 units
Total Number of Lots Proposed (Phases I and II): 115 Lots

C. Schedule for Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.

The Commission found that this standard has been met.

D. Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

The Commission found that this standard has been met.

17.10.040.06: Modifications to the Subdivision Standards:
Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.

The Commission found that this standard has been met.

17.10.050.04(C): Standards of Evaluation required by City Council:

1. **The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;**

The Commission found that this standard has been met.

2. **The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;**

The Commission found that this standard has been met.

3. **The PUD will not create excessive additional requirements at public cost for public facilities and services;**

The Commission found that this standard has been met.

4. **The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**

The Commission found that this standard has been met.

5. **The development plan incorporates the site's significant natural features;**

The Commission found that this standard has been met.

6. **Each phase of such development shall contain all the necessary elements and**

improvements to exist independently from proposed future phases in a stable manner;

The Commission found that this standard has been met.

7. One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;

The Commission found that this standard has been met.

8. All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and

The Commission found that this standard has been met.

9. The proposed PUD Agreement is acceptable to the applicant and the City.

The Commission found that this standard has been met.

Conclusions of Law and Decision

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

1) The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments;
2) The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed;
3) The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.

The project shall receive Planned Unit Development approval subject to the following conditions, and the conditions of concurrent applications (Preliminary Plat):

1. The project shall receive Planned Unit Development approval subject to the following conditions outlined in the PUD Development Agreement.

2. Waivers are hereby granted as follows:

   A. **Section 17.05.050, District Use Matrix, LR-1 Minimum Lot Size:** Waivers are hereby granted to Section 17.05.050, District Use Matrix, allowing for lots smaller than the minimum permitted lot size allowed as shown on the approved site plans.

   B. **Section 17.05.050, District Use Matrix, LR-1 Minimum Lot Width:** Waivers are hereby

granted to Section 17.05.050, District Use Matrix, allowing for lots in Phase I that are less than 75 feet in width as shown on the approved site plans.

C. **Section 16.04.020.L.1, Private Streets:** Waivers are hereby granted to Section 16.04.020.L.1, allowing for private streets to serve a more than five (5) residential dwelling units and within a planned unit development.

D. **Section 16.04.020.L.6, Private Street -- Requiring Parking Spaces:** Waivers are hereby granted to Section 16.04.020.L.6 of the Hailey Municipal Code waiving the requirement for an additional two (2) parking spaces for each unit served off of a private street.

E. **Section 16.04.060.D, Flag Lot**—maximum of one: Waivers are hereby granted to Section 16.04.060.D, Flag Lot waiving the requirement that no more than one (1) flag lots be designed in any subdivision, and allowing for three (3).

3. Acceptance of additional park space as a benefit called for under 17.10.030.I.1 in the amount of 5.12 acres above the standard requirement, to be dedicated as part of Phase 1 at the time of recordation of Phase 1 Final Plat, subject to an easement for agricultural use as specified in the Development Agreement.

4. Conveyance of 0.24 cfs of the subject water right (Water Right 37-21112) to the City of Hailey at the time of approval of Phase 1 of the subdivision to be used by the City of Hailey as an additional source of water for the irrigation of 8.8[1] acres of the park parcels in both phases. The applicant shall construct the necessary infrastructure to deliver this portion of the subject water right from the Hiawatha Canal through the existing diversion works that serve Curtis Park and onto the subdivision parks. This system will also be conveyed to and operated by the City of Hailey.

5. The project shall pursue certification per the National Green Building Standard (NGBS) ICC-700 2015 – Land Development path, Level 3 as outlined in the Development Agreement.

6. Each new residence in the subdivision shall make accommodations for a future solar photovoltaic system. At building permit submittal, plans shall be submitted showing accommodations for the system, including roughed in wiring and space allotted to accommodate the associated equipment, such as solar panels, inverters and/or battery storage. Rough in wiring for the system shall be completed and inspected prior to issuance of a Certificate of Occupancy.

7. Drought Resistant Water Policy. The Development Agreement shall be amended to include the following:

"The following turf landscape restrictions apply:

[1] This number excludes paved surfaces

A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.
E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

8. Developer shall plat no less than 36 cottage units at the time of final plat approval of Phase 2. Adequate designated parking shall be delineated in each cottage plat.

Approved this _____day of _____, 2020.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 2, 2020, the Hailey Planning and Zoning Commission approved a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided into 90 units on 71 lots. This includes development of four (4) cottage single-family lots (23 units in total). A 4.72-acre Park will be dedicated in Phase I. The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This Application was heard concurrently with a Planned Unit Development (PUD) Application, which the Planning and Zoning Commission also recommended for approval by the Hailey City Council.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 12, 2020, mailed to property owners and public agencies on February 11, 2020 and the onsite notice was posted on February 24, 2020.

Background: Upon their initial review and based on reoccurring public comment at the January 21, 2020 public hearing, the Planning and Zoning Commission recommended that the Applicant refine the proposed plat to consider the following:

1) **Positive feedback from the Commission regarding the variety in lot sizes: Look at increasing density, reducing the average lot size and offering a variety of residential use types.**
2) **Consider relocating the proposed cottage lots closer in proximity to the park/open space or to the interior of the subdivision.**
3) **Consider developing parking spaces along the perimeter of the park/open space and/or integrate a small parking area within the park/open space.**
4) **Consider additional sidewalks within the proposed subdivision.**
5) **Look carefully at road connections to the proposed subdivision within Phase I: Consider additional connections or modify Phase I connections.**
6) **Retain connections to all City streets that touch the project (Phases I and II).**
7) **Look carefully at water use issues.**

The Commission addressed the considerations above at the January 21, 2020 public hearing. Their feedback can be found in the Staff Report dated February 18, 2020.

Current Application: The Planning and Zoning Commission considered a Preliminary Plat Subdivision Application (Phase I) by Marathon Partners, LLC, where Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, is subdivided as follows:

Phase I: 71 Lots**,** 90 units total
23 Cottage Units
12 single family lots less than 8,000 sq. ft.
55 single family lots greater than 8,000 sq. ft.

Phase II: 44 Lots, 55 units total
13 Cottage Units
12 single family lots less than 8,000 sq. ft.
30 single family lots greater than 8,000 sq. ft.

Total Number of Units Proposed (Phases I and II): 145 units
Total Number of Lots Proposed (Phases I and II): 115 Lots

Additionally, the proposed park/open space contains minor revisions and/or a slight reconfiguration. A 4.72 acre (205,458 square feet) public park is proposed to benefit the general public and satisfy the City's park contribution. An additional open space parcel, approximately 4.42 acre (192,395 square feet), will be developed and dedicated in Phase II of the project. The total park/open space contribution between the two phases is 9.14 acres. The park land area contribution is slightly less than the first iteration, but still exceeds the City's park contribution requirement.

The primary issues discussed at the February 18, 2020 hearing were traffic impacts, if any, including vehicular connections, and water usage.

1. **Traffic Impacts and/or Vehicular Connections.** The original plat proposed two vehicular connection points through Phase I of the subdivision: Carbonate Street, to be accessed from Quigley Road, and Gray's Starlight Drive, to be accessed from the Old Cutters Subdivision. The Applicant has modified Phase I connections to connect to three streets, as follows:
    a. The public street, previously labeled as Carbonate Street, will retain its access from Quigley Road; however, the street will be renamed to San Badger Drive.
    b. San Badger Drive will run north-to-south through the subdivision and connect to the existing San Badger Drive within the Old Cutters Subdivision.
    c. San Badger Drive, previously labeled Carbonate Street, will retain its connection to Gray's Starlight Drive, also a connection point to/from the Old Cutters Subdivision.

The Commission found the Applicant's proposal to develop all adjacent streets that provide access to other abutting neighborhoods, properties and/or arterial streets, adequate. By doing so, the subdivision can be fully integrated into adjacent neighborhoods. Connection to all adjacent streets will help to minimize vehicular congestion during peak hours and more evenly distribute traffic. The Traffic Impact Study concludes that all intersections, existing and proposed, will operate at acceptable levels of service during peak hours.

Furthermore, at the February 18, 2020 public hearing, two of the Commissioners shared their concerns and preferences for constructing Carbonate Street, as a through street or connector street to Sunbeam Street, within Phase I of the development. The City received a Memorandum from Hales Engineering on February 21, 2020 regarding the necessity and feasibility of extending Carbonate Street in Phase I of the development.

In summary, Hales Engineering found that there is a reserve capacity in both the San Badger Drive/Myrtle Street and Carbonate Street/Quigley Road intersections to adequately handle the traffic volumes proposed in Phase I of the Sunbeam Subdivision, and that an additional connection to Carbonate Street is not needed for capacity reasons. The Commission concurred.

2. **Water Usage.** At the February 18, 2020 public hearing, the Commission discussed whether the Applicant should be required to develop a separate irrigation system tied to the private water right instead of using potable municipal water to serve irrigation needs as proposed, or recommend that the City Council consider offsetting mitigation. The Applicant has presented data and legal opinion as to why a separate irrigation system is impractical, as described in Section 16.04.070(C). The Applicant also proposed mitigation as an alternative to the redundant system, as described herein.

Procedural History: The project is to be known as Sunbeam Subdivision and will consist of two (2) phases of development. This project is located in the Limited Residential (LR-1) Zoning District.

This parcel was previously known as and annexed into the City of Hailey (October 13, 1981) as Hidden Meadows Subdivision. Hailey Ordinance No. 439 describes the annexation process and has been attached to this report.

This Application was concurrently head with a Planned Unit Development (PUD) Application, which the Planning and Zoning Commission recommended for approval by the Hailey City Council. Pursuant to Section 17.10.050.02: Concurrent Submission:

> A PUD Application may be submitted and reviewed concurrently with other applications affecting the same piece of property with the approval of the Administrator. Concurrent submissions shall be voted on separately. (Ord. 1191, 2015).

The Application was submitted on November 1, 2019 and certified complete on November 19, 2019**.** A public hearing before the Planning and Zoning Commission was held on January 21, 2021, in the Council Chambers of Hailey City Hall. The Planning and Zoning Commission continued the item to February 18, 2020. A second public hearing before the Planning and Zoning Commission was held on February 18, 2020. The Planning and Zoning Commission continued the item to March 2, 2020. A public hearing before the Planning and Zoning Commission was held on March 2, 2020, in the Council Chambers of Hailey City Hall.

Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.* *The Public Works Department has the following comments and recommends that the following be resolved and/or completed prior to final design:* *1. The final Traffic Impact Study is attached to the February 18, 2020 report. A peer review has been conducted by an independent traffic engineer selected by the City (Stanley Engineering). The independent engineer has asked for minor changes to the analyses and assumptions. A final review by the independent engineer can be found in the March 2, 2020 Staff Report, and has been incorporated herein.* *2. The Water Study is complete and attached to the February 18, 2020. See comments elsewhere in this Staff Report regarding potable*

				municipal water consumption and impacts to water pressure in other City neighborhoods resulting from development of this subdivision. *3. Acceptable to have the multi-use pathway within a 70' road easement.* *4. The Public Works Department supports the compromise of sidewalks constructed as proposed, as well as a partial sidewalk in-lieu payment. Two cost estimates will be required at the time of construction to determine the final amount of the partial in-lieu payment.* *5. Native grass area between pathway and road likely to be problematic with weeds for City staff on a limited landscape budget. Staff recommends that the HOA should maintain, and that a Maintenance Agreement be developed to spell out roles and responsibilities.* *6. Final design must be in conformance with City Code and other applicable standards.* *7. The remainder of Quigley Road ROW shall be dedicated to the City (this is shown on the plat).*
				Life/Safety: *No comments*
				Water and Wastewater: *The Water and Wastewater Divisions recommend that the following be made Conditions of Approval:* *- Water valve locations shall be provided at final design.* *- Proposed tree plantings shall be located 5' or more from the water main, water services or water vaults. Trees located within 10' of water mains shall be the Applicant's or lot Owner's responsibility to replace if damaged due to water main repair or maintenance.* *- Water mains shall be located 5' or more from the property lines or other obstructions (i.e., trees, etc.).* *- A 'hot tap' shall be installed at the Quigley Road tie in.* *- The sewer effluent shall be split so Phase I transmits southerly and Phase II portion transmits westerly. A sewer profile shall also be provided at final design.* *- A minimum 6" sewer service shall be installed for future redevelopment parcels (i.e., Lots 8, 42, 50 and 65).*
				Building: *No comments*
				Streets: *The Streets Division recommended that the following be made Conditions of Approval:* *- The Applicant shall submit a Street Signage Plan at final design.* *- The Applicant shall submit a Traffic Control Plan and Construction Staging Plan at final design.* *- All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.* *- Vision triangles shall be unobstructed at intersections. This shall be shown on the Civil Plans at final design.* *- Minimal driveway crossings of the 10'-wide multi-use paths are*

	preferred.
	- *A final landscape plan for the right-of-ways acceptable to the City and the Applicant shall be developed prior to final approval of construction drawings, including tree location.*
	- *The Applicant will enter into a Maintenance Agreement with the City, binding on the Subdivision's HOA to address landscape maintenance, HOA maintenance of the native grass area between the pathway and roadway, trees, grass and installation and repair of associated irrigation (with the exception of costs to water the landscaping) within the public right-of-way. The Maintenance Agreement shall spell out responsibilities if trees are damaged during snow maintenance and other events.*
	- *The Subdivision's HOA shall keep the 10'-wide multi-use paths on San Badger Drive free of snow year-round commencing at the time of Phase II final plat recordation.*
	- *All utilities shall be installed underground.*
	- *Detailed plans for the proposed pathway/existing Old Cutters sidewalks for the tie in at Gray's Starlight Drive and San Badger Drive shall be provided at final design.*
	- *A portion of Doc Bar Drive within the Old Cutters Subdivision is unpaved. The Applicant shall pave this portion of the street prior to recordation of the final plat of Phase II.*
	- *Two cost estimates to determine the final amount of the Phase I partial sidewalk in-lieu payment shall be provided. Pursuant Section 16.05.010 of the Hailey Municipal Code, the Applicant shall pay the partial sidewalk in-lieu payment prior to City Council review of Final Plat.*
	- *Canal crossing/Culvert details for the pathway canal shall be provided at final design.*
	- *Drywell and other construction details shall be provided at final design.*
	- *The Applicant shall set aside land area for the following public transit facilities and accessories in the following areas:*
	  o *Intersection of Quigley Road and San Badger Drive (north side of Quigley Road):*
	  ▪ *Land area shall be set aside for a future bus stop location along the property frontage of Quigley Road. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses.*
	  ▪ *Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter, to be located east of the proposed intersection of San Badger Drive and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.*
	  o *Public right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I) and public right-of-way fronting the proposed park in Block 6*

				(across Gray's Starlight Drive): • *Land area shall be set aside for a future bus stop location along the property frontage of at locations suitable to Mountain Rides and the Applicant. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses and red-painted curb.* • *Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter adequate to serve passengers in the opposite direction from the bus stop located in front of proposed Lot 54.* - *The PUD Development Agreement shall stipulate bus stop curb, signage and shelter improvements to take place in Phase II of the project.*
				City Arborist: *The Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:* • *All Ash Trees shall be removed* • *Additional plantings, with appropriate diversity, shall be incorporated* • *All plantings shall be wildlife appropriate* *The above recommendations have been made to the Landscape Plans; thereby, no Conditions of Approval are needed.* *The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made.*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*Please refer to the specific standards as noted herein.*
16.04.020: Streets:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.020**	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
☒	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to**

				adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	*The full project will connect to Quigley Road, Carbonate Street, El Dorado Lane, Doc Bar Drive, San Badger Drive and Gray's Starlight Drive. Phase I proposes connections to Quigley Road, San Badger Drive and Gray's Starlight Drive. The Commission concurs with connecting this project to all available City streets at buildout, and Phase 1 streets as outlined above.* *All streets proposed in Phase I are to be public streets, 60-feet in width, except San Badger Drive, an arterial street planned at 70-feet in width. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.* *A Traffic Impact Study has been submitted and has had preliminary review by an independent traffic engineer selected by the City (Stanley Engineering). Final review by Stanley has been completed, and Stanley concur with the report conclusions. Please see the Traffic Study summary in Section 16.04.070 of this report.* *The remainder of the Quigley Road Right-of-Way shall be dedicated to the City (this has been shown on the plat).* *The Commission found that this standard has been met.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A, as no cul-de-sacs or dead-end streets are proposed.*
☒	☐	☐	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*The project will connect to Quigley Road, Carbonate Street, El Dorado Lane, Doc Bar Drive, San Badger Drive and Gray's Starlight Drive. Phase I has been modified to show connections to Quigley Road, San Badger Drive and Gray's Starlight Drive. The Commission concurs with the Phase I connections, and with connecting this project to all available City streets at buildout. The Commission found that this standard has been met.*
☒	☐	☐	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the**

				City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	*It appears that all proposed streets intersect at 90-degree angles and that the proposed streets are separated by 250-890'. Traffic calming measures have also been incorporated within the development – short street sections on Eclipse Street and Gray's Starlight Drive, and limited to no straight street sections.* *Upon an initial review, the Public Works Department recommends that the following be resolved and/or completed prior to final design: Unobstructed vision triangles at intersections must be calculated and documented by a professional engineer (tree plantings). Please show on the Civil Plans in comparison to plantings. This has been made a Condition of Approval.* *The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for slightly larger intersection separation distances on Carbonate Street and Sunbeam Street. The Commission found the Applicant's request appropriate, and that this standard has been met.*
☒	☐	☐	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*All streets within the subdivision are proposed as public streets. Each street varies in length, right-of-way width and alignment in order to service the proposed subdivision, its lots and the park/open space.* *Deflections and curve radii will be further analyzed by the City Engineer at final design. The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for larger radii to act similar to that of straight streets with slight curvature. The Commission found the Applicant's request appropriate, and that this standard has been met.*
☒	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*The public streets proposed in Phase I (San Badger Drive, Gray's Starlight Drive, Eclipse Street and Sunbeam Street) meet the minimum City standards of 60' in width (San Badger Drive is proposed to be 70' in width), which is consistent with Title 18. The Commission found that this standard has been met.*

☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*The proposed roadway width from edge of asphalt to edge of asphalt is 22'-wide with 2'-wide shoulders, which totals 26'-wide roadways. The Commission found that this standard has been met.*
☒	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*The subject property is relatively flat. Per the Applicant, no road slopes are proposed to be greater than 6%. Slopes are proposed to be a minimum of 0.5%. Road cross slopes are proposed to be 2.5%.* *The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for flatter slopes, as it will result in less cut/fill activity and unnecessary peaks and valleys. The Commission concurred with this recommendation.*
☒	☐	☐	**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	*Drywells are proposed along all public streets. The Streets Division further recommends that the following be resolved and/or completed prior to final design:* *1. Drywell details and other construction related details shall be provided at final design.* *2. Final design must be in conformance with City Code and other applicable standards.* *The recommendations and/or comments above have been made Conditions of Approval.* *Additional drainage may be needed to address seasonal (rain on snow) events from the undeveloped portion of Phase II. The Commission found that this standard has been met.*
☒	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*Street Signage is proposed. The Streets Division recommends that the type and location of street signs be incorporated into the plan prior to final design.*

				This has been made a Condition of Approval. The Commission found that this standard has been met.
☒	☐	☐	**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	*Proposed street names have been approved by City Staff and by Blaine County. The proposed subdivision name has also been approved by the Blaine County Assessor. The Commission found that this standard has been met.*
			L.	**Private Streets:**
☒	☐	☐	**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	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*
☒	☐	☐	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*
☒	☐	☐	**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	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*

☒	☐	☐	**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	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*
☒	☐	☐	**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	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*
☒	☐	☐	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision, if approved as part of the PUD Application (the Commission concurred with these waivers. Please refer to the PUD Staff Report for further information). The Commission found that this standard has been met.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street,**

				not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	*At this time, the Applicant is proposing shared driveways between Lots 2 and 3, Lots 4 and 5, and Lots 6 and 7. All other driveways will access one (1) residential unit (with the exception of the proposed cottage lots) and will meet City Standards at the time of individual Building Permit.* *The Streets Division has the following questions and/or comments:* *1. A single driveway crossing of the multi-use pathway is preferred.* *2. Minimal pathway crossings are preferred. This has been made a Condition of Approval.* *The Commission found that this standard has been met.*
☒	☐	☐	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a) Accessing one residential unit: twelve feet (12')** **b) Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*No driveway materials are proposed at this time, but shall conform to this standard. The Commission found that this standard has been met.*
☒	☐	☐	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*It appears that no driveway exceeds 150' in length. More details are needed with regard to proposed driveways. Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*This is preferred by the City; however, more details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details.*
☒	☐	☐	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**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	*Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units. The Streets Division has some questions and/or comments with regard to driveways, which will be addressed in the*

				construction drawings. Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met.
☐	☐	☒	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*All proposed streets are 60' in width, except San Badger Drive, which is 70' in width. No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision.* *At their March 2, 2020 public hearing, the Commission discussed whether allowing a private street to serve more than five (5) residential dwelling units was appropriate. Ultimately, the Commission found that that the above could be addressed in more detail during the platting process of said cottage lots, and drafted a Condition of Approval that states:* - *All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.* *No parking access lanes are proposed. The proposed streets comply with IFC Requirements for fire access to interior lots. The Commission found that this standard has been met.*
☒	☐	☐	**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	*All proposed streets are 60' in width, except San Badger Drive, which is 70' in width. No private streets are proposed at this time; however, the cottage lots may include private streets as part of the PUD Application.* *Pursuant Section 17.10.040, the Applicant would request a waiver to allow private streets to serve more than five (5) residential dwelling units within the subdivision. Please refer to the PUD Staff Report for further information.* *At their March 2, 2020 public hearing, the Commission discussed whether allowing a private street to serve more than five (5) residential dwelling units was appropriate. Ultimately, the Commission found that that the above could be addressed in more detail during the platting process of said cottage lots, and drafted a Condition of Approval that states:* - *All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.*

				No parking access lanes are proposed. The proposed streets comply with IFC Requirements for fire access to interior lots. The Commission found that this standard has been met.
16.04.030: Sidewalks and Drainage Improvements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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	*A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. The City sees this as a desirable connection. This path also runs through the proposed park, connecting to Carbonate Street. A separated multi-use asphalt path is also proposed adjacent to Quigley Road for the project frontage.* *Comments at the January 21, 2020 public hearing noted the desire for additional sidewalks within the subdivision. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk.* *The Applicant requested an approved alternative to the requirement for all sidewalks within residential zoning districts, with a request for a partial in-lieu payment. A preliminary calculation has been submitted, and two cost estimates will be required at the time of construction to determine the actual amount.* *The Commission agreed that any sidewalk in-lieu fees be applied toward the separated multi-use pathway connecting from the subject property to Quigley Road, thereby completing a key missing link in the cities nonmotorized pathway system (note that the Quigley Farms Development Agreement requires a commitment towards this pathway in Phase II of Quigley Farms, if funds are remaining after the $200,000 slated towards the completion of the improved intersection at Bullion and 8th, and also after the completion of the mini-roundabout at 8th and Croy Street. Due to the uncertainty of timing of Phase II of Quigley Farms, combined with the uncertainty of funding, reliance on Quigley Farm contributions towards this project are uncertain). Two cost estimates will be required at the time of construction to determine the final amount of the partial in-lieu payment- see conditions of approval.* *City Staff and the Commission agreed that the following comments regarding the proposed multi-use pathway and drainage be addressed as Conditions of Approval:* *1. Native grass area between pathway and road may be problematic with weeds on a limited landscape budget. It is preferred that the HOA maintain these areas (Please refer to the Conditions of Approval regarding the need for a Rights of Way Maintenance Agreement).*

				2. *Details for the new pathway/existing Old Cutters sidewalks for the tie in at Gray's Starlight Drive and San Badger Drive shall be provided.* 3. *Drywell details and other construction related details shall be provided at final design.* *The above comments have been made Conditions of Approval. The Commission found that this standard has been met.*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*During Phase I of the project, a 10'-wide separated multi-use asphalt path is proposed through the park/open space, which will provide pedestrian access to Carbonate Street (an existing dead-end street). The asphalt path is also proposed to run the length of San Badger Drive (western side of the proposed street). This pathway allows for connectivity to the existing subdivision, Old Cutters Subdivision. This connection is highly desired. This path also runs through the proposed park, connecting to Carbonate Street.* *The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk. The Commission found that this standard has been met.* *Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff. The Commission found that this standard has been met.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A*
16.04.040: Alleys and Easements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*N/A, as no alleys are proposed.*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*N/A, as no alleys are proposed.*
			A. 3.	**All alleys shall be dedicated to the public or provide for public access.**

☐	☐	☒	***Staff Comments***	*N/A, as no alleys are proposed.*
☐	☐	☒	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*N/A, as no alleys are proposed.*
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*N/A, as no alleys are proposed.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A, as no alleys are proposed.*
☐	☐	☒	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*N/A, as no alleys are proposed.*
☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
☒	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the plat for Phase I:* *1. Snow storage and public utility easements along all frontages.* *A 10' private irrigation easements along the north and east boundaries to continue to provide irrigation to existing conifers until all lots are purchased.* *A 15' wide sewer easement (located in Parcel B, Phase II), shown graphically and noted in the plat notes.* *2. The 20' wide Hiawatha Canal easement along the west property boundary. This has been modified to encompass all of the canal.* *The Commission suggested plat notes, somewhat simpler to those from the Old Cutters Subdivision be included as Conditions of Approval. The Commission found that this standard has been met.*

☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.*
☒	☐	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*Snow storage easements are proposed along all lot frontages. The Commission found that this standard has been met.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*All proposed blocks are shown on the Preliminary Plat. The Commission found that this standard has been met.*
16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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.** *A concurrent PUD Application submittal allows for varied lot sizes, which are proposed within the zoning district. The overall density of the project is less*

				than the 177 lots, which could be created if the Limited Residential (LR-1) Zoning District minimum lot size of 8,000 square feet was utilized. *See also Section 16.04.070 of this Staff Report for additional suggested restrictions on irrigated areas. The Commission found these restrictions appropriate, as the project impacts water pressure in other City neighborhoods, and because water conservation is a desired goal for the City of Hailey. Irrigation water conservation will lessen impacts to water pressure and water use. The Commission found that this standard has been met.*
☒	☐	☐	**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	*Nine (9) lots in Phase I are more than double the minimum size of the Limited Residential Zone District (minimum size is 8,000 square feet). Staff did not count lots planned for cottage development, as they will contain more than one home. One (1) of these lots, which is double the minimum lot size, has been shown as a flag lot. The second flag lot proposed in Phase I is approximately 11,000 sq. ft. (Lot 20). No other lots in Phase I are proposed as flag lots. These other, larger lots could be shown as flag lots with a waiver to the provision below allowing for only a single flag lot.* *The Commission found that this standard has been met.*
☐	☐	☒	**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	*N/A, as no double frontage lots are proposed.*
☒	☐	☐	**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	*Park and open space are delineated; no unbuildable lots are proposed. The Commission found that this standard has been met.*
☒	☐	☐	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where**

				parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	*The Applicant is proposing two (2) flag lots in Phase I and one (1) flag lot in Phase II. Given the irregular shape of the subject parcel, the Applicant is requesting a wavier to this standard (pursuant Section 17.10.040) as part of the PUD application. The Commission did not see the three (3) flag lots as problematic and agreed to waive this standard in their PUD Findings.* *Please refer to Section 16.04.060(A) regarding lots that are more than twice the minimum lot size. The Commission found that this standard has been met.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*Within Phase I of the proposed development, it appears that all proposed lots have adequate street frontage off of the proposed public streets: Sunbeam Street, San Badger Drive, Eclipse Street and Gray's Starlight Drive. The Commission found that this standard has been met.*
☐	☐	☒	**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 within the Townsite Overlay (TO) Zone District.*

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*The proposed project will consist of two (2) phases of development:* ***Phase I:*** *71 Lots, 90 units total* *23 Cottage Units* *12 single family lots less than 8,000 sq. ft.* *55 single family lots greater than 8,000 sq. ft.* ***Phase II:*** *44 Lots, 55 Units* *13 Cottage Units* *12 single family lots less than 8,000 sq. ft.* *30 single lots greater than 8,000 sq. ft.* ***Total Number of Units Proposed:*** *145 units* ***Total Number of Lots Proposed:*** *115 Lots* *A 4.72-acre (205,458 square feet) park space parcel is proposed to benefit the general public and satisfy the City's Park Contribution.*

				The Commission found that this standard has been met.
☒	☐	☐	**B.**	**<u>Agreement:</u> 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 Agreement will be incorporated into the PUD Agreement, which will layout all of the commitments that are required in Phase I. A Phasing Agreement shall be submitted prior to the public hearing of the Preliminary Plat with City Council. This has been made a Condition of Approval.* *That said, the Commission concurred with the phasing layout as proposed, subject to commitments developed in the PUD Agreement.*
☒	☐	☐	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*Comment letters have been received from Idaho Department of Fish and Game and from Mountain Rides.* *Off-site improvements identified for discussion by City Staff include the completion of Seventh Avenue, parking along Seventh Avenue related to Curtis Park, the completion of the Quigley Road multi-use separated path, and the need for a new City well based on current water pressures in Northridge Subdivision and the projected slight drop in water pressure associated with the development of this subdivision.* ***a) Provision of on-site or off-site street or intersection improvements.*** *A Traffic Impact Study has been prepared by traffic consultant, Hales Engineering. A peer review was conducted by Stanley Engineering, and numerous comments were incorporated into the draft that was presented to the Commission.* *This study addressed the traffic impacts associated with the proposed Sunbeam Subdivision. Included within the analyses for this study were the traffic operations and recommended mitigation measures for existing conditions, as well as project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2030 conditions were also analyzed. The evening peak hour level of*

				service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1 of the report. *Assumptions: The development will consist of 145 single-family homes. It was assumed that 90 homes would be constructed immediately, a total of 120 homes would be constructed within the next five years, and that all 145 homes would be built by 2030.* *The following intersections were studied:* *· Main Street (SH-75) / Myrtle Street* *· 2nd Avenue / Myrtle Street* *· 5th Avenue / Myrtle Street* *· Buttercup Road / Myrtle Street* *· Project Access (Doc Bar Drive) / Myrtle Street* *· Project Access (San Badger Drive) / Myrtle Street* *· El Dorado Lane / Mother Lode Loop* *· Carbonate Street / 6th Avenue* *· Main Street (SH-75) / Bullion Street* *· 5th Avenue / Bullion Street* *· 2nd Avenue / Croy Street* *· 4th Avenue / Croy Street* *· 8th Avenue / Croy Street* *· Eastridge Drive / Quigley Road* *· Project Access (Carbonate Street) / Quigley Road* *· Buckhorn Drive / Quigley Road* *The report projects the following total traffic volumes:* *Phase 1 (Per ITE Trip Gen)* *Daily Trips: 944* *Morning Peak Hour Trips: 71* *Evening Peak Hour Trips: 92* *Phase I and Partial Phase II (Per ITE Trip Gen) Daily Trips: 1,230 Morning Peak Hour Trips: 91 Evening Peak Hour Trips: 122* *Buildout, Phases I and II (Per ITE Trip Gen)* *Daily Trips: 1,464* *Morning Peak Hour Trips: 108* *Evening Peak Hour Trips: 146* *Enter/Exiting Distribution (Per ITE Trip Gen) Daily Trips: 50/50 Morning Peak Hour Trips: 25/75 Evening Peak Hour Trips: 63/37* *The report proposes that the trips will be distributed as follows:* *Directional Trip Distribution: 60% North, 40% South* *Phase I (See Figure 4 of Traffic Study)* *North: Gray's Starlight- 20%* *San Badger- 40%* *South: Quigley Road- 40%*

				Phase I and Partial Phase II (See Figure 5 of Traffic Study) *North: Gray's Starlight- 15%* *San Badger- 20%* *Doc Bar- 20%* *El Dorado- 5%* *South: Quigley - 35%* *Carbonate- 5%* *Buildout, Phases I and II (See Figure 6 of Traffic Study)* *North: Gray's Starlight- 15%* *San Badger- 20%* *Doc Bar- 20%* *El Dorado- 5%* *South: Quigley - 35%* *Carbonate- 5%* *The complete Traffic Impact Study, dated February 11, 2020, can be found at the link provided:* *https://www.haileycityhall.org/meetings/documents/20200212FINALTISSunbeamSubdivision.pdf* *Summary of Key Findings and Recommendations:* *1. Myrtle Street and Main Street: The Main Street (SH-75) / Myrtle Street intersection is currently operating at a poor LOS and is anticipated to continue to operate poorly in all scenarios (the intersection is failing due the fact that Main Street carries a very heavy volume, with few gaps for traffic from Myrtle Street to enter Main Street).* *Staff Comment: Over the long term, the City of Hailey plans to pursue a traffic light at Myrtle Street and Main Street to create an alternative to the light at Bullion Street.* *At this time the minor street volumes are too low to warrant a traffic signal at the intersection, even with the buildout of this project.* *Staff Comment: The City will pursue a signal at this intersection despite the "warrant" constraints.* *The City of Hailey could consider striping a left-turn lane and a shared through/right turn lane on the westbound and eastbound approaches of the Main Street (SH-75) / Myrtle Street intersection to reduce delays and queuing.* *2. Main Street and Bullion street: The study confirms the results of the Quigley Traffic Study, that the intersection of Main Street and Bullion Street is heavily impacted due to the lack of additional signalized intersections in the downtown. Based on queueing in the future (2024) background analysis, City of Hailey could consider changing the westbound and eastbound left-turn phasing at the Main Street (SH-75) / Bullion Street intersection to reduce queueing. Changing the timing of the traffic light to allow westbound permissive protected and eastbound permissive left-turn phasing instead of*

				protected-only left turn phasing may help reduce queue lengths for both approaches. *By future (2030) background conditions, the Main Street (SH-75) / Bullion Street signalized intersection is anticipated to operate at LOS E. City of Hailey could consider installing a right-turn pocket on the eastbound approach of the Main Street (SH-75) / Bullion Street intersection. It is anticipated that the Main Street (SH-75) / Bullion Street intersection would operate at LOS D (40.1 sec. of delay per vehicle) with the proposed turn pocket.* *Staff Comment: This turn pocket will further reduce parking. A better solution may be to pursue traffic lights at both Myrtle Street and Elm Street on Main Street.* *Based on review of the Traffic Impact Study and observation of neighborhood traffic patterns, the Commission and City Staff concurred that discussion regarding the need to improve Seventh Avenue could take place during Phase II of the subdivision. The Public Works Director recommended that, ultimately, Seventh Avenue should be improved even though the Traffic Impact Study did not show it to be crucial for circulation.* *The Commission found that this standard has been met.* ***b) Provision of other off-site improvements.*** *As noted in Section 16.05.040 of this report, a new City well is needed, and this project impacts water pressure in existing neighborhoods (Northridge Subdivision). The Public Works Director is working with SPF Consultants at this time to determine the best location for a new City well, which may be on the subject property, or may be at the well site dedicated at Quigley Farms. The Applicant has proposed to contribute $200,000 towards the development of a new well, which equals approximately 27% of the cost based on most recent cost estimates. The Commission found the Applicant's contribution generous; however, the City Council will ultimately determine the adequacy of the financial contribution.* *Water consumption was also a point of discussion with a new subdivision that contains larger lots. Hailey's Resiliency Program is based on a three-legged stool of "Energy, Water and Waste". The subject property is currently an agricultural field under productive agricultural use with irrigation supplied by a center pivot using existing Hiawatha Canal Water Rights. Idaho Code, Title 67, Chapter 65, Local Land Use Planning, states the following:* ***67-6537. USE OF SURFACE AND GROUND WATER.*** ***(1) The intent of this section is to encourage the use of surface water for irrigation. All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation. Surface water shall be deemed reasonably available if:*** ***a) A surface water right is, or reasonably can be made, appurtenant to the land;***

				b) The land is entitled to distribution of surface water from an irrigation district, canal company, ditch users association, or other irrigation delivery entity, and the entity's distribution system is capable of delivering the water to the land; or ***c) An irrigation district, canal company, or other irrigation delivery entity has sufficient available surface water rights to apportion or allocate to the land and has a distribution system capable of delivering the water to the land.*** ***(2) Consistent with sections 42-108 and 42-222, Idaho Code, any change in the nature of use of surface water provided by an irrigation delivery entity must be authorized by the entity holding the water right(s) for the available surface water. Nothing in this section shall alter the authority and discretion of irrigation delivery entities to apportion, allocate and distribute surface water, or for municipalities, counties, or water and sewer districts to pass ordinances or regulations to promote the use of surface water for irrigation.*** ***(3) Nothing in this section shall be construed to override or amend any provision of title 42 or 43, Idaho Code, or impair any rights acquired thereunder.*** *The above statute directs the City to look at the use of existing surface water rights for irrigation in the land use planning process. It appears to Staff that the change from irrigated agricultural fields to residential subdivision is a "land use change", as described in the statute.* *The City is well aware from years of documented water use data that the largest residential lots in Hailey create a high demand on domestic water during irrigation season. Northridge Subdivision, in particular, shows the highest municipal water demands of any Hailey neighborhood during July and August. Two (2) recent subdivisions (which were also annexations) were required to construct separate irrigation systems and to exclusively use existing water rights serving the properties up to the point of curtailment (Quigley Farms and Colorado Gulch Preserve). Irrigation use is the single most significant demand placed on our potable water supply. Generally speaking, providing irrigation water separate from a chlorinated, DEQ-regulated drinking water system is considered a responsible use of resources which is consistent with both previous annexations and Idaho Code.* *The proposed project contains a mix of lot sizes; however, 57% of the lots are larger than lots typical of surrounding neighborhoods, and are comparable in size and scale to lots in the Northridge Subdivision.* *At the February 18, 2020 public hearing, the Commission discussed whether the Applicant should be required to develop a separate irrigation system tied to the private water right instead of using potable municipal water to serve*

				irrigation needs as proposed, or recommend that the City Council consider offsetting mitigation. The Applicant has presented data and legal opinion as to why a separate irrigation system is impractical, described below. The Applicant also proposed mitigation as an alternative to the redundant system, described below. *The Applicant stated that, 1) the cost of a separate irrigation system is cost prohibitive due to the amount of piping and infrastructure (estimated at $750,000), 2) the water right associated with the property is curtailed in July/August approximately 50% of the time, and 3) during those curtailment periods, the City municipal water would be needed as a backup; therefore, still resulting in demands on the potable system during peak times. The Applicant also noted:* • *The water right is 37-21112.* • *The 2018 curtailment was 25% on August 10, 2018 and 100% on Sept. 4, 2018. The right was not cut for priority in 2019. From 1990 through 2019 the dates of curtailment ranged from July 1 to August 29 (see also Attachment B to this report).* • *The Hiawatha Canal diversion works were destroyed by the 2017 flooding. They have been re-built, but they are thought by the applicant to be at risk of damage by another very high-water year which would make this water right completely non-deliverable even though it was in priority (Staff would note that the beneficiaries of the Hiawatha Canal are unlikely to allow for failure of this infrastructure).* • *Actual delivery to the Marathon Partners property has been even worse than that, since the property is over five (5) miles from the diversion on the Big Wood River. The Hiawatha Canal users are not policed effectively, and upstream users take excessive water on a regular basis, making the Marathon right extremely unreliable.* • *Based on the above facts 37-21112 the applicant concludes that water is NOT "reasonably available" under Idaho Code 67-6537 for residential irrigation in the proposed PUD Development.* *The Applicant stated that a secondary water system is anti-conservation and, in their opinion, is wasteful of water. According to a City Memo dated April 19, 2017 (City water right status, options and requirements for irrigation of new developments), "A drawback to this requirement (LUPA) could be that water meters may not be installed at individual properties for irrigation use and as a result, property owners would not be charged for usage based on the gallons of water consumed. This could lead to excessive water use and less incentive for individuals to conserve. In addition, a private system like this would not allow the City the ability to impose watering restrictions during certain times of day or days of the week, which improves water conservation". Once people become used to using that excessive amount of water, their habits will not change once switched to the municipal system (Staff would note that the City's highest priority for conservation is to conserve municipal potable water and use of existing surface water rights from the Hiawatha Canal is a lower concern to the City).*

				The Commission found that, at the February 18, 2020 public hearing, a secondary water system would not be the preferred alternative. *To further reduce consumption of municipal water, the Commission concurred that the following irrigation restrictions be applied:* *A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.* *B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.* *C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.* *D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.* *E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.* *F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.* *The above restrictions have been made Conditions of Approval.* *For further details regarding the Water Study Analysis, please refer to Section 16.05.040(A).* *The Commission found that this standard has been met.* ***c) Dedications and/or public improvements on property frontages.*** *The Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway on the property frontage. Mountain Rides has also requested land area for a future bus stop in this location, which could result in a slight redesign of the path such that it be located behind a future bus stop. The Commission found that this standard has been met.* ***d) Dedication or provision of parks or green space.*** *See multiple Standards of Review in this report regarding the park space dedication, and the amount of park space in excess of City Standards. The Commission found that this standard has been met.* ***e) Provision of public service facilities.*** *See previous comments regarding a city well and bus stops needed both on and off-site. The Commission found that this standard has been met.*

				f) Construction of flood control canals or devices. *This property has experienced occasional sheet flooding during rain on snow events when the ground is frozen. The Applicant will address possible sheet flooding while Phase II is still in agricultural use. The Commission found that this standard has been met.* ***g) Provisions for ongoing maintenance.*** *Roads within the subdivision will become public roads maintained by the City of Hailey. The park land will be dedicated to Hailey and maintained by the Parks Division. The Conditions of Approval address ongoing maintenance of sidewalks in winter, bus stops and landscape strips. The Commission found that this standard has been met.*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A, as no contiguous parcel is owned by the Applicant.*
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**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	*N/A, as it appears no perimeter walls, gates or landscape berms are proposed.*
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			**Standards and Staff Comments**	

Yes	No	N/A	City Code	City Standards and *Staff Comments*
☒	☐	☐	**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	*The site is flat and free of vegetation. No floodplain exists and the parcel is currently utilized as irrigated agricultural land with appurtenant water rights.* *Per the Applicant, grading is designed for minimal impact to natural grade (natural grade is approximately 0.5% sloping from north to south across the property).* *The Applicant is proposing to fill in an existing ditch along the north property boundary, which historically, has been used for flood irrigation. Parcel B, proposed to be developed during Phase II of the project, will remain an agricultural field, currently irrigated with a pivot.* *The Commission found that this standard has been met.*
☐	☐	☒	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted. The Commission found that this standard has been met.*
☒	☐	☐	**A. 2.**	**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	*Preliminary grading, drainage, landscaping, street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein. The Commission found that this standard has been met.*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**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	*Very little grading will be necessary as the site is relatively flat. Any and all excess material removed for the road base will be disposed of on Parcel A*

				(park/open space), which will help to create unique and varied landscape features. The Commission found that this standard has been met.
☐	☐	☒	**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	*N/A, as none exist onsite.*
☒	☐	☐	**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	*Erosion control and re-vegetation shall be included in final design. The Commission found that this standard has been met.*
☒	☐	☐	**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	*Proposed grading appears to meet standards; further review shall take place during final design. The Commission found that this standard has been met.*
☒	☐	☐	**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	*A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design.*

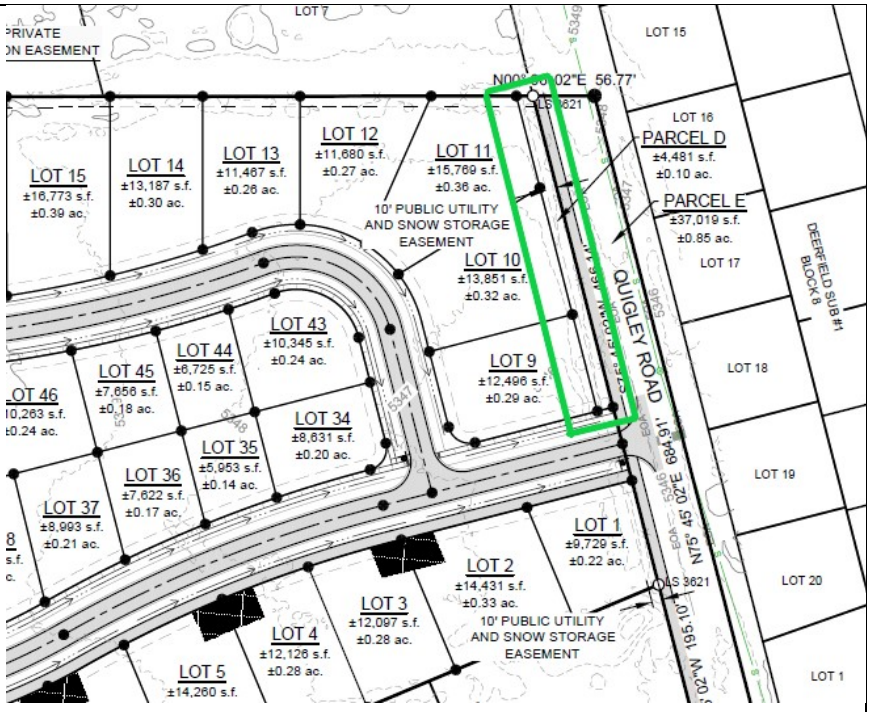
				This has been made a Condition of Approval. The Commission found that this standard has been met.
16.04.100: Overlay Districts				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**
☐	☐	☒	**A. 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	*N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.*
☐	☐	☒	**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	*N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.*
☐	☐	☒	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*
☒	☐	☐	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*The Applicant shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval. The Commission found that this standard has been met.*
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***
☒	☐	☐	**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.**
			Staff Comments	*The project is proposed to be developed in two (2) phases. To fulfill the Park Area Requirements, as noted in the Hailey Municipal Code, the Applicant is proposing to dedicate a 205,458 square foot (4.72 acre) park to the City. The proposed park space will include a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide*

				and sledding hills and pathways connecting one subdivision to another; new trails to existing trails (see image below for further details). *In addition to the Park Space, the Applicant is also proposing to develop 192,395 square feet (4.42 acre) of open space, which is scheduled during Phase II of the project. The total park/open space contribution proposed between the two phases is 9.14 acres. The contribution exceeds the City's Park Contribution requirement.* *The Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:* • *All Ash Trees shall be removed* • *Additional plantings, with appropriate diversity, shall be incorporated* • *All plantings shall be wildlife appropriate* *The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made.* *The Commission found that this standard has been met.*
			A. 1.	**Parks:**
☒	☐	☐	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and**

				residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula: **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*Mathematical calculations of this formula for the submitted plat result in the following requirements:* ***Project Buildout with Number of Units:*** *Project Buildout: 145 x .0277 = 4.02 acres (175,111 square feet)* *Proposed size of Park Parcel – Phase I: 4.72 acre (205,458 square feet)* *In addition to the park space, the Applicant is also proposing to develop 192,395 square feet (4.42 acre) of open space, which is scheduled during Phase II of the project.* *The total park/open space proposed is approximately 5.12 acres in excess of the required park space, per the Hailey Municipal Code. This is an additional benefit to the City, which is described in more detail in the PUD Staff Report.*

				 The proposed park and open space are greater than the required park contribution. The Commission found that the proposed park/open meets and exceeds the Parks Contribution, as outlined in the Hailey Municipal Code. *The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations or conditions were made. The Commission found that this standard has been met.*
☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*N/A, as the subdivision is located within the Limited Residential (LR-1) Zone District.*
☐	☐	☒	**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	*N/A, as no paths are located on the property to be subdivided or on City property adjacent to the proposed project.*
☐	☐	☒	**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	*N/A*
☒	☐	☐	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*The Hailey Tree Committee met on February 13, 2020 and unanimously voted to accept the street tree plan/park design with the following recommendations:* • *All Ash Trees shall be removed* • *Additional plantings, with appropriate diversity, shall be incorporated* • *All plantings shall be wildlife appropriate* *The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made. The Commission found that this standard has been met.*
			D.	**Minimum Requirements:**
☒	☐	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*The Applicant is proposing Parcel D as private green space. Per the Applicant, said space will allow for a potential monument sign to the subdivision (see image below). Note that this area may need to be slightly redesigned to accommodate the Mountain Rides bus stop. The Commission found that this standard has been met.*

				 *Parcel B will remain agricultural space until Phase II of the future subdivision is developed. The Commission found that this standard has been met.*
☒	☐	☐	**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	*The proposed neighborhood park space will include a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide and sledding hills and pathways connecting one subdivision to another; new trails to existing trails (see image below for further details).*

More specifically, the Applicant is proposing to add a slide and natural play area (logs, boulders, etc.), stone steps, picnic area, bridge and benches, bike and pedestrian paths, sledding hill, small parking area and turf area.

The Applicant is also proposing the following trees to be incorporated within the park during Phase I of the project:

- *Two (2) Acer x Freemanii 'Jeffsred' of 4" caliper*
- *Ten (10) Crataegus Ambigua of 3" caliper*
- *Two (2) Gleditsia Triancanthos Inermis 'Skyline' of 4" caliper*
- *One (1) Gymnocladus Dioicus of 3" caliper*
- *Twelve (12) Juniperus Scopulorum of 8' B&B*
- *Fifteen (15) Malus X 'Snowdrift' of 8' B&B*
- *Three (3) Pseudotsuga Menziesii of 12' B&B*
- *Sixteen (16) Quercus Alba of 3" caliper*
- *Three (3) Syringa Reticulata of 3" caliper*
- *Four (4) Tilia Cordata of 4" caliper*

The following shrubs are also proposed to be incorporated within the park during Phase I of the project:

- *Thirty-eight (38) Amelanchier Canadensis of 8' B&B*

				- Five (5) Prunus Tomentosa of 5 gallons *- Eighty-three (83) Prunus Virginiana of 6' B&B* *- Twenty-five (25) Rhus Trilobata of 5 gallons* *- Thirty (30) Salix 'Flame' of 6' B&B* *Per the Hailey Municipal Code, Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of four (4") inch caliper or larger.* *In Phase I, the Applicant is proposing a total park space of 4.72 acres in size; therefore, a total of 60 trees are required.* *The Applicant is proposing a total of 68 trees, which is in excess of eight (8) trees, per the Hailey Municipal Code. Of the 60 trees required, nine (9) trees shall be of four (4") inch caliper or larger. The Applicant is proposing eight (8) trees of four (4") inch caliper or larger. The Applicant shall add at least one (1) more tree of four (4") inch caliper or larger to the proposed park space (Parcel A). This has been made a Condition of Approval.* *The Hailey Municipal Code further states that a maximum of 20% of any single tree species may be used (12 trees in total). The Applicant is proposing a total of 16 trees as a single species (Quercus Alba). This does not meet the Code Requirements and shall be revised to do so. This has been made a Condition of Approval.* *The Applicant is also proposing a total of 15 trees as a single species (Malus X 'Snowdrift'). This does not meet the Code Requirements and shall be revised to do so. This has been made a Condition of Approval.* *Furthermore, it was recommended that the Applicant Team consider substituting Quercus Alba with a mix of Quercus Bicolor (Swamp White Oak) and Quercus Macrocarpa (Bur Oak). The Applicant is in favor of this substitution, which will be incorporated into the Landscape Plans at final design.* *Water conservation will also be incorporated into the Maintenance Agreement developed for the public right-of-ways (please refer to the Conditions of Approval for further detail). The Commission found that this standard has been met.*
☐	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A, as no mini park is proposed at this time.*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced**

				sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	*N/A, as no park/cultural space is proposed at this time.*
☐	☐	☒	**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	*N/A, as no pathways are proposed in a separate right-of-way. All pathways are proposed to be constructed in either road rights-of-way or within the park/open space parcels.*
☒	☐	☐	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☒	☐	☐	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.*
☒	☐	☐	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*This standard shall be met. The Commission found that this standard has been met.*
☒	☐	☐	**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	*No gates or restricted access are proposed. Whether private or public, the proposed park space shall be dedicated as public space to benefit the development and allow for public access. The Commission found that this standard has been met.*
☒	☐	☐	**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	*The size of the proposed park space is configured in such a way that is welcoming to intended users. Whether private or public, the proposed park space shall be dedicated as public space to benefit the development, allow for public access, shall be unbuildable, and shall not be subdivided. It is accessible from Carbonate Street, Quigley Road, San Badger Drive and Gray's Starlight Drive for non-resident users. A small parking area, to better access the proposed park space, is also proposed. The number of parking spaces is yet to be determined.* *The proposed parcel is not located in drain ways, floodways or wetland areas. No non-recreational buildings are proposed at this time. The Commission found that this standard has been met.*
☒	☐	☐	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*The proposed park space does not appear to have a negative impact on adjacent properties and appears to enhance the character of the area. A landscape buffer is also proposed to separate the park space from the neighboring properties to the south. The Commission found that this standard has been met.*
☒	☐	☐	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*The Applicant Team is proposing low maintenance landscaping, including turf, which will require trimming and mowing. A Maintenance Plan shall be provided. This has been made a Condition of Approval. Water rights are also proposed to be dedicated to service the new park; however, a backup system will likely be required. The Commission found that this standard has been met.*
☒	☐	☐	**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):**
☒	☐	☐	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision. The Commission found that this standard has been met.*
☒	☐	☐	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision. The Commission found that this standard has been met.*
			G.	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☒	☐	☐	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.*

☒	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*The proposed park space (Phase I) complements that of the proposed open space (Phase II), creating one large, cohesive park. The park space nicely integrates and complements Curtis Park, an existing City park that abuts the proposed development. The proposed design is contiguous and interconnecting with the proposed open space and Curtis Park.* *Due to feedback and public input at the January 21, 2020, the Applicant has reconfigured the proposed park/open space to accommodate for smaller lots, relocate the proposed cottage single-family lots and provide better circulation through the site. The park/open space sees a more compact design, which is still contiguous and interconnecting with the existing Curtis Park (see image below).* *The Commission found that this standard has been met.*
☐	☐	☒	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*N/A, as minimal private green space is proposed (Parcel D only). This parcel will be utilized for monumentation only. The Commission found that this standard has been met.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**

			Staff Comments	*Draft C.C. & Rs have been submitted. Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed. The Commission found that this standard has been met.*
			H.	**In-Lieu Contributions:**
☐	☐	☒	**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	*N/A, as no in-lieu contributions are proposed. The Parks and Lands Board met on February 12, 2020 and unanimously voted to accept the park dedication and design as proposed. No recommendations and/or conditions were made.*
☒	☐	☐	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
			Staff Comments	*Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that 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***
☒	☐	☐	**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	*The Applicant intends to construct all necessary infrastructure.* *In the January 21, 2020 proposal, the Applicant requested that City Staff allow the installation of asphalt pathways in-lieu of concrete sidewalks on both sides of all public streets within the proposed subdivision. Per the Applicant, the proposed pathways would allow for safe pedestrian circulation throughout the subdivision and to adjacent neighborhoods/Quigley Canyon for recreation.* *This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant has modified the application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street. The Applicant has stated that this combination of built sidewalk and a partial in-lieu payment will assist the City in the completion of the separated multi-use path along Quigley Road.* *The Applicant is requesting an approved alternative to the requirement for sidewalks within residential zoning districts. Pursuant Section 16.05.060, which states that, "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".* *The Applicant believes the addition of a 10'-wide asphalt path and the construction of sidewalks around all interior subdivision blocks is of a superior design and promotes the public health, safety and welfare. First, the Applicant believes the overall design is superior in that it best relates with the City's 2020 Resiliency efforts. The Applicant feels that it is wasteful to install sidewalk on both sides of the street when a pedestrian could cross a low volume street to access the proposed sidewalk on the other side of the street.* *Furthermore, the Applicant also believes the following contribute to the overall design and superiority than that of a neighborhood with sidewalks along both sides of the street:* • *Providing sidewalk on one side of the street allows for the separation of parking from pedestrian travel ways.* • *Providing a ten (10') foot wide asphalt path allows pedestrian traffic to more comfortably commute from north to south via the Old Cutters Subdivision and Quigley Road.*

				• *Funds from sidewalk infrastructure can be utilized elsewhere within the City, which can be applied to areas where pedestrian infrastructure is at a higher demand and/or a necessity.* *Lastly, the Applicant believes the proposed design promotes the health, safety and welfare of the public in two ways:* 1. *Providing sidewalks on one side of the street throughout the subdivision allows for pedestrians to circulate through and around the subdivision on a path separated from vehicular traffic.* 2. *By providing the multi-use path, the Applicant hopes it will further promote a healthy lifestyle where more emphasis is placed on non-vehicular travel.* *At the February 18, 2020 public hearing, the Commission commended the Applicant Team for their creative use of sidewalks and ability to better meet the needs of the residents of Hailey. The Commission found the proposed design from the Applicant with regard to sidewalks and pathways adequate for the site.* *See discussion in the PUD Staff Report as to the environmental qualities of asphalt versus concrete. The Commission found that this standard has been met.*
☒	☐	☐	**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 will be met. The Commission found that this standard has been met.*
☒	☐	☐	**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	*This standard will be met. The Commission found that this standard has been met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard will be met. The Commission found that this standard has been met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**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	*All public infrastructure shall meet City specifications**.** No street lights are proposed at this time.* *In the Applicant's original proposal, in-lieu of concrete sidewalks, a 10'-wide separated multi-use asphalt path was proposed. For Phase I, this path paralleled Starlight Drive and Carbonate Street to the west. The path also meandered through the proposed park/open space. A separated multi-use asphalt path was also proposed adjacent to Quigley Road for the project frontage (see comments noted above regarding the completion of this path and contributions from Quigley Farm Development above).* *Upon their initial review the Commission recommended that the Applicant refine the proposed plat to consider the following:* • ***Consider additional sidewalks within the proposed subdivision.*** *This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant modified the Application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street. The Applicant has stated that this combination of built sidewalk and a partial in-lieu payment will assist the City in the completion of the separated multi-use path along Quigley Road.*

At the February 18, 2020 hearing, the Commission commended the Applicant Team for the addition of sidewalks and their ability to better meet the needs of the residents of Hailey.

Additionally, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway along the property frontage, which the Commission concurred with. Mountain Rides also requested land area for a future bus stop in this location, which would result in a slight redesign of the path such that it be located behind a future bus stop.

Mountain Rides suggested that the bus stop be completed with:

1. *An 80'-in-length, paved, off-street pull out for buses*
2. *Standard Mountain Rides bus stop signage*
3. *A Mountain Rides standard, or approved alternative, bus stop shelter, to be located east of the proposed intersection of Sunbeam Street and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.*

To accompany this bus shelter, Mountain Rides requests that a bus stop serving passengers traveling in the opposite direction, be installed. Possible locations include:

1. *At/near the stop sign on Sunbeam Street, where it intersects with Quigley Road.*
2. *On the south side of Quigley Road, directly across from Bus Stop A, to be located on the north side of Quigley Road.*

				Mountain Rides also requested that a bus stop be located in the right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I). This bus stop would include: *1. An 80' length of curb painted red.* *2. Standard Mountain Rides bus stop signage.* *3. A Mountain Rides standard, or approved alternative, bus stop shelter, serving passengers in the opposite direction from the bus stop located in front of proposed Lot 54.* *Lastly, Mountain Rides requested that a bus stop be located across the proposed street, Gray's Starlight Drive, fronting the proposed park in Block 6.* *Based on the above recommendations outlined by Mountain Rides, the Commission made the following Conditions of Approval:* *- The Applicant shall set aside land area for the following public transit facilities and accessories in the following areas:* *o Intersection of Quigley Road and San Badger Drive (north side of Quigley Road):* *▪ Land area shall be set aside for a future bus stop location along the property frontage of Quigley Road. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses.* *▪ Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter, to be located east of the proposed intersection of San Badger Drive and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.* *o Public right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I) and public right-of-way fronting the proposed park in Block 6 (across Gray's Starlight Drive):* *▪ Land area shall be set aside for a future bus stop location along the property frontage of at locations suitable to Mountain Rides and the Applicant. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses and red-painted curb.* *▪ Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter adequate to serve passengers in the opposite direction from the bus stop located in front of proposed Lot 54.* *▪ The PUD Development Agreement shall stipulate bus stop curb, signage and shelter improvements to take place in Phase II of the project.*

				For further details, comments and/or concerns noted by City Staff with regard to Streets, Sidewalks, Lighting and Landscaping, please refer to Section 17.06.050. The Commission found that this standard has been met.
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.* *All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. The Commission found that this standard has been met.*
☒	☐	☐	**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	*Street names and signage are proposed. All proposed street names have been reviewed and approved by the City and the Assessor's Office. A Street Signage Plan will be needed. This has been made a Condition of Approval. The Commission found that this standard has been met.*
☐	☐	☒	**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 VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*N/A, as no street lights are shown and/or proposed.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to*

				City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. *The Commission found the following recommendations by the Wastewater Division appropriate and concurred that said recommendations be listed as Conditions of Approval:* *1. As stated in prior reviews, the sewer effluent will need to be split so a portion transmits southerly and a future portion transmits westerly. A sewer profile shall be provided for review.* *2. A minimum 6" sewer service is recommended for future. redevelopment parcels 14 & 67. This will be required at final design.* *The Commission found that this standard has been met.*
16.05.040: Water Connections				
☒	☐	☐	**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	*Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.* *The Commission found the following recommendations by the Water Division appropriate and concurred that said recommendations be listed as Conditions of Approval:* *- Water valve locations shall be provided at final design.* *- Proposed tree plantings shall be located 5' or more from the water main, water services or water vaults. Trees located within 10' of water mains shall be the Applicant's or lot Owner's responsibility to replace if damaged due to water main repair or maintenance.* *- Water mains shall be located 5' or more from the property lines or other obstructions (i.e., trees, etc.).* *- A 'hot tap' shall be installed at the Quigley Road tie in.* *Please refer to Section 16.04.070(C) regarding municipal potable water use relative to water conservation.*

				The 2020 Northridge Pressure Study determined the minimum pressure in the Northridge/Old Cutters area was 32-36 psi and recommended solutions that would result in a projected increase to 45 psi (DEQ required minimum pressure is 40 psi). The recommended improvements are proposed to be incorporated into a pending Capital Improvement Plan project list for completion this year. *The SPF Water Analysis for the proposed Sunbeam Subdivision, dated February 3, 2020, used the 2020 Northridge Pressure Study Model to assess impacts with the assumption that recommended improvements are in place. This analysis determined that the addition of Sunbeam Subdivision, with the proposed irrigation demands, would reduce the "to be achieved" Northridge/Old Cutters water pressure from 45 psi down to 43 psi upon completion of both phases. The SPF Analysis also determined that fire flows are acceptable and may be slightly improved over existing conditions.* *The 2015 Facilities Planning Study Capital Improvement Project #10 is construction of a new well at an estimated cost of $732,000 excluding land acquisition. The recently completed 2020 Northridge Pressure Study also recommends commencing the process of constructing a new well (Alternatives 4A/B/C) with the estimated cost of approximately $1.05 million excluding land and water right acquisition. The Applicant has proposed to contribute $200,000 towards the development of a new well, which equals approximately 27% of the 2020 estimated cost based on most recent cost estimates. At the February 18, 2020 public hearing, the Commission found that the Applicant's contribution adequate and a secondary water system unnecessary. Ultimately, the City Council will determine the adequacy of the financial contribution.* *Additional evaluation of the Water Study is ongoing with further detail and/or discussion points to be identified; however, it is important to note that the City does need to increase water supply due to demand approaching FIRM capacity. The additional irrigation demands from the Sunbeam Subdivision will contribute to this need to increase supply.* *<u>Water (source):</u>* • *2015 FPS FIRM Capacity: 7.30 mgd* • *2015 FPS Total Capacity: 9.79 mgd* • *2015 FPS Max Day Demand projected for 2019: 7.9 mgd* • *Measured SCADA Capacity: 10.29 mgd (7,150 gpm)* • *Measured Demand 2019 (with irrigation): 6.2 mgd* *<u>Notes:</u>* • *SCADA capacity is higher because Turbine provides 1200 gpm vs. 845 gpm in Facility Planning Study.* *<u>Water (rights):</u>* • *2015 FPS Combined Water Right DIVERSION RATE for the POTABLE water supply (page 54) composed of well production plus Indian*

				Creek is 10.4 mgd (7200 gpm or 16.05 cfs), which is projected to satisfy demands until 2034. • *2015 FPS identifies non potable water rights via surface canals or via permitted wells in excess of the previously identified potable rights.* *The Commission found that this standard has been met.*
☐	☐	☒	**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, as this project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**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	*Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff. The Commission found that this standard has been met.*
16.05.060: Utilities				
☒	☐	☐	**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	*Utilities will be constructed and installed underground. This has been made a Condition of Approval. Additional utility company comment and engineering details will be required at final design.*
16.05.070: Parks, Green Space				
☒	☐	☐	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*Please refer to Section 16.04.110 for further detail. The Commission found that this standard has been met.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**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	*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 the compliance with the Hailey Municipal Code.*

				The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. The Commission found that this standard has been met.
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	**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	*This standard shall be met. The Commission found that this standard has been met.*
☐	☐	☒	**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	*N/A, as completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**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	*As built drawings will be required. This standard will be met. The Commission found that this standard has been met.*

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Planning and Zoning Commissions makes the following Conclusions of Law:

1. Adequate notice, pursuant to Chapter 16.03 of the Hailey Municipal Code was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The Application for Preliminary Plat, as presented on the day these findings are signed, is approved by the Planning and Zoning Commission.

DECISION

The Application for the Preliminary Plat Subdivision (Phase I) by Marathon Partners, LLC, represented by Ben Young Landscape Architects and Galena Engineering, where Tax Lot 6655, Section 9 & 10, T2N,

R18E, Hailey, is subdivided into 90 units on 71 lots. This includes development of four (4) cottage single-family lots (23 units in total) is hereby by approved, subject to the following Conditions:

General Conditions:

1. This project is a phased project and is a Planned Unit Development (PUD). This approval is for Phase I of the overall plan. An Area Development Plan and Phasing Plan shall be adopted as part of the PUD Development Agreement prior to approval of the Phase I Preliminary Plat.

2. All Fire Department and Building Department requirements shall be met.

3. 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.

4. 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.

5. The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.

6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.

7. Any Application Development Fees shall be paid prior to recordation Final Plat.

8. Prior to construction, the Applicant shall submit the following:
    a) A Site Alteration Permit
    b) A Storm Water Pollution Prevention Plan (SWPPP)
    c) An Erosion Control Plan

Streets and Right-of-Ways:

9. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:

    A. The Applicant shall submit a Street Signage Plan at final design.
    B. The Applicant shall submit a Traffic Control Plan and Construction Staging Plan at final design.
    C. All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any private streets approved as part of development of cottage lots.
    D. Vision triangles shall be unobstructed at intersections. This shall be shown on the Civil Plans at final design.
    E. Minimal driveway crossings of the 10'-wide multi-use paths are preferred.

F. A final landscape plan for the right-of-ways, acceptable to the City and the Applicant, shall be developed prior to final approval of construction drawings, including tree locations.
G. The Applicant will enter into a Maintenance Agreement with the City, binding on the Subdivision's HOA, to address landscape maintenance, HOA maintenance of the native grass area between the pathway and roadway, trees, grass and installation and repair of associated irrigation (with the exception of costs to water the landscaping) within the public right-of-way. The Maintenance Agreement shall spell out responsibilities if trees are damaged during snow maintenance and other events.
H. The Subdivision's HOA shall keep the 10'-wide multi-use path on San Badger Drive free of snow year-round commencing at the time of Phase II final plat recordation.
I. All utilities shall be installed underground.
J. Detailed plans for the proposed pathway/existing Old Cutters sidewalks for the tie in at Gray's Starlight Drive and San Badger Drive shall be provided at final design.
K. A portion of Doc Bar Drive within the Old Cutters Subdivision is unpaved. The Applicant shall pave this portion of the street prior to recordation of the final plat of Phase II.
L. Two cost estimates to determine the final amount of the Phase I partial sidewalk in-lieu payment shall be provided. Pursuant Section 16.05.010 of the Hailey Municipal Code, the Applicant shall pay the partial sidewalk in-lieu payment prior to City Council review of Final Plat.
M. Canal crossing/Culvert details for the pathway canal shall be provided at final design.
N. Drywell and other construction details shall be provided at final design.
O. The Applicant shall set aside land area for the following public transit facilities and accessories in the following areas:
    i. Intersection of Quigley Road and San Badger Drive (north side of Quigley Road):
        a) Land area shall be set aside for a future bus stop location along the property frontage of Quigley Road. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses.
        b) Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter, to be located east of the proposed intersection of San Badger Drive and Quigley Road (southern entrance/exit to the subdivision) and on the north side of Quigley Road.
    ii. Public right-of-way fronting the southwest property line of proposed Lot 54 in the Sunbeam Subdivision (Phase I) and public right-of-way fronting the proposed park in Block 6 (across Gray's Starlight Drive):
        a) Land area shall be set aside for a future bus stop location along the property frontage of at locations suitable to Mountain Rides and the Applicant. This area shall allow for a future paved bus stop 80' in length with adequate off-street pullout for buses and red-painted curb.
        b) Additional land area shall allow for standard Mountain Rides bus stop signage and bus stop shelter adequate to serve passengers in the opposite direction from the bus stop located in front of proposed Lot 54.
        c) The PUD Development Agreement shall stipulate bus stop curb, signage and shelter improvements to take place in Phase II of the project.

Water and Wastewater:

10. 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:
    A. Water valve locations shall be provided at final design.
    B. Proposed tree plantings shall be located 5' or more from the water main, water services or water vaults. Trees located within 10' of water mains shall be the Applicant's or lot Owner's responsibility to replace if damaged due to water main repair or maintenance.
    C. Water mains shall be located 5' or more from the property lines or other obstructions (i.e., trees, etc.).
    D. A 'hot tap' shall be installed at the Quigley Road tie in.
    E. The sewer effluent shall be split so Phase I transmits southerly and Phase II portion transmits westerly. A sewer profile shall also be provided at final design.
    F. A minimum 6" sewer service shall be installed for future redevelopment parcels (i.e., Lots 8, 42, 50 and 65).

Parks and Open Space:

11. Final design for the Phase 1 Park, including detailed review of improvements, shall be approved by the City Council prior to preliminary plat approval.

12. Pursuant Section 16.04.110 of the Hailey Municipal Code, the Applicant shall install at least one (1) more tree of four (4") inch caliper or larger in the proposed park space (Parcel A).

13. Pursuant Section 16.04.110 of the Hailey Municipal Code, a maximum of twenty (20%) percent of any single tree species may be used. Sixty (60) trees are required and of those, only twelve (12) trees can be of a single species. The sixteen (16) Quercus Alba Trees shall be reduced to twelve (12) trees.

14. Pursuant Section 16.04.110 of the Hailey Municipal Code, a maximum of twenty (20%) percent of any single tree species may be used. Sixty (60) trees are required and of those, only twelve (12) trees can be of a single species. Fifteen (15) Malus X 'Snowdrift' Trees shall be reduced to twelve (12) trees.

Other:

15. Hiawatha Canal:

    A. The canal shall be surveyed prior to final plat to accurately determine location.
    B. A plat note shall be added (Plat Note No. __) that states, "No encroachment upon the canal easement interfering with its use and enjoyment is permitted without prior consent of the Hiawatha Canal Company." This Subdivision is subject to the Hiawatha Canal/Sunbeam Subdivision Maintenance Agreement recorded as Instrument No. _____, in the records of Blaine County, Idaho".

16. The following shall be added as a plat note and a restriction in the Development Agreement: "The following turf landscape restrictions apply:

    A. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
    B. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
    C. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.
    D. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.
    E. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.
    F. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

17. A plat note (Plat Note No. _____) shall be added that states, "Four (4) single-family cottages lots containing not less than 23 cottage units are proposed within the Subdivision or unless otherwise approved by the City. All single-family cottage lots shall be developed as designated on the plat".

18. A plat note (Plat Note No. _____) shall be added that states, "Pet food shall be stored and fed in a manner that does not attract nuisance wildlife, such as skunks, raccoons, magpies and red foxes".

19. A plat note (Plat Note No. _____) shall be added that states, "Recreational activities shall follow the Administrative Guidelines for Winter Wildlife, as set forth by Blaine County, the City of Hailey, the Bureau of Land Management and the Idaho Department of Fish and Game".

Signed this _____ day of _____, 2020.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 16, 2020

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District.

Hearing: March 16, 2020

Applicant: Kilgore Properties, LLC

Project: Sweetwater P.U.D. Subdivision

Request: Preliminary Plat Application

Location: Block 2, Sweetwater P.U.D. Subdivision (Phase I)

Size: 6.50 acres (283,188 square feet)

Zoning: Limited Business (LB) Zone District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 26, 2020, and mailed to property owners on February 26, 2020.

Background: Consideration of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase I of Block 2 is subdivided into 14 sublots consisting of seven (7) live-work units, one (1), ten-unit condominium and two (2), three-plex townhomes for a total of 23 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. All driveways are oriented toward internal alleys (Heartland Way, Hopper way and Herder's Way); all onsite parking is located below grade or within the proposed structures.

A 69,696 square foot park is existing and meets the park requirements of the Hailey Municipal Code. The project is located in the Limited Business (LB) Zone District.

Procedural History: The Application was submitted on January 8, 2020 and certified complete on January 17, 2020**.** A public hearing before the Planning and Zoning Commission is planned for March 16, 2020, in the meeting room of Hailey City Hall.

This property is subject to a P.U.D. Development Agreement dated January 10, 2005 and Amendments to the Development Agreement dated December 12, 2009, December 20, 2010 and November 6, 2012. Design Review for the project (Phase I through IV) was approved December 16, 2019.

Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments at this time.*
				Life/Safety: *No comments at this time.*
				Water and Sewer: *The Water and Wastewater Divisions, and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):* *Water Division:* - *The plans do not show where the meter vaults will be set or show that there will be meter vaults going in. It appears a fire system will be going into Building #18. No isolation valve on the water main has been shown. A second line is going into the same building. Is this a separate domestic line? Please clarify.* ***Water meter cans are now shown on water service lines, as well as Plan and Profile Sheets (Sheet C-300). The 4" water service for the condominium building is noted as typical, with valve shown on service. All 2" water services for condominium buildings are noted as typical.*** *Wastewater Division:* - *Are sewer services connected to the center of each unit?* ***Sewer laterals for townhouse units have been moved to the center of each unit.*** - *There was no indication that the mainline going into the existing manhole SSMH 103 would need to be core drilled at a different angle than it currently exists.* ***A note has been added to remove existing sewer main stub (Sheet C-300). A new main to be installed at proposed angle.*** - *Any and all meter vaults that are located in asphalt or concrete shall have metal collars on them for the meter vault lids. This has been made a Condition of Approval.* *To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.*
				Building: *No comments at this time.*

				Streets: *The Streets Division and Applicant Team have been working to resolve and/or solidify design details prior to issuance of a Building Permit. The items noted below have either been resolved and/or made Conditions of Approval (the Applicant's response to said issues are noted in bold and italics):* - *Continental crosswalks shall be installed instead of 12" lines.* ***The crosswalk on Shenandoah Drive in Phase I has been changed and noted as a continental pattern (Sheet C-600). Future crosswalk in Phase II on Shenandoah Drive and Maple Leaf Drive have also been updated to be continental pattern.*** - *The stop bar located on Countryside Boulevard in the east bound lane seems to be out of place. Please remedy.* ***This stop bar has been removed (Sheet C-600).*** - *The Signage and Striping Plan doesn't call out all of the signs along Shenandoah Drive. There need to be accessible parking signs adjacent to the accessible on-street parking.* ***Accessible parking signage has been shown by accessible parking stall(s) (Sheet C-600).*** - *Will there be no parking fire lane at the entrances into the project?* ***"No Parking – Fire Lane" Signage, noted as typical on entrances (Sheet C-600).*** - *Crosswalk Signs shall be provided at the Shenandoah Drive and Maple Leaf crosswalks on Shenandoah Drive.* ***These signs have been added in our base files' signage will be installed with crosswalks in Phase II of constructions.*** - *An R7-203a Sign pertaining to snow routes shall be installed.* ***"Snow Route – No Parking" signs have been shown on the Signage and Striping Plan (Sheet C-600).*** *To ensure all items have been resolved, a final review and approval will be conducted prior to issuance of a Building Permit.*
				Landscaping/Parks: *No comments at this time.*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*Please refer to the specific standards as noted herein.*

16.04.020: Streets:

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			16.04.020	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
☒	☐	☐	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*The subject parcel is located along Shenandoah Drive and north of Countryside Boulevard, both existing streets. Three (3) private roads, Heartland Way (an extension of the existing alley), Hopper Way and Herder's Way, are proposed*

				to service the townhouses, condominium units and live/work units. Hopper Way will extend into future phases of the proposed development. *All driveways are oriented toward these private alleys; all onsite parking is located below grade or within the proposed structures.* *Street alignments for Shenandoah Drive, Heartland Way, Hopper Way and Herder's Way are adequate to safely accommodate existing and anticipated vehicular traffic.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A, as no cul-de-sacs or dead-end streets and alleys are proposed.*
☒	☐	☐	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**
			Staff Comments	*Access to the site can be achieved from Shenandoah Drive. Vehicle congestion, terrain and other factors that could limit access are not anticipated.*
☒	☐	☐	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*The subject parcel is located along Shenandoah Drive and north of Countryside Boulevard, both existing streets. Three (3) private roads, Heartland Way (an extension of the existing alley), Hopper Way and Herder's Way, are proposed to service the townhouses, condominium units and live/work units. Hopper Way will extend into future phases of the proposed development.* *No three-way intersections are proposed at this time and it appears that all streets are interesting at 90-degree angles.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A, as Shenandoah Drive and Countryside Boulevard are existing. Heartland Way, Hopper Way and Herder's Way are proposed to be 26'-wide and private alleys. No traffic calming measures are proposed at this time.*

☒	☐	☐	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*The private alleys, Heartland Way, Hopper Way and Herder's Way, meet the minimum City Standard of 24' in width. The private alleys are proposed to be 26'-wide.*
☒	☐	☐	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*Heartland Way, Hopper Way and Herder's Way are proposed as private alleys. Shenandoah Drive and Countryside Boulevard are existing. Roadway travel surfaces and widths meet City Standards.*
☒	☐	☐	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*The site is generally flat. Road grades appear to be at least two (2%) percent or greater, but not more than six (6%) percent.*
☒	☐	☐	**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	*The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.*
☒	☐	☐	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*Stop signs will be required and are shown to be installed and/or relocated at the corner of Countryside Boulevard and Shenandoah Drive. Any new signage shall be installed per City Standards, which a final review and approval of will be conducted prior to issuance of a Building Permit.*
☒	☐	☐	**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	*The streets within the proposed project are existing platted streets, including: Shenandoah Drive and Countryside Boulevard. The internal alleys, Heartland Way, Hopper Way and Herder's Way, are private alleys, which will be privately maintained.* *The proposed alley names have been confirmed with the Blaine County Assessor as being new alley names, not similar to other streets within Blaine County.*
			L.	**Private Streets:**

☐	☐	☒	**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	*N/A, as Heartland Way, Hopper Way and Herder's Way are private alleys and will be maintained by the homeowner's association. The private alleys meet the minimum total width of 26'-wide and shall be constructed to meet City Standards.*
☒	☐	☐	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*The proposed alleys, Heartland Way and Herder's Way, connect to Shenandoah Drive, Hopper Way connects to Shenandoah Drive via Heartland Way and Herder's Way. Shenandoah Drive is a public street.*
☒?	☐	☐	**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	*The private alleys, Heartland Way, Hopper Way and Herder's Way, have been platted as private drives; however, no indication has been made on the plat that said parcel is an unbuildable parcel.* *Previous platting processes of the Sweetwater Subdivision imply that all private, internal alleys of the development are to be unbuildable, without requiring a plat note designating it as such. The Commission may wish to discuss whether to require that the proposed private alleys be dedicated as unbuildable parcels on the plat or continue as previously done.*
☒	☐	☐	**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	*This standard has been met. The private alleys proposed are Heartland Way, Hopper Way and Herder's Way.*
☒	☐	☐	**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	*Private alleys, Heartland Way, Hopper Way and Herder's Way, are proposed. The overall site plan (Phase I-IV) proposes 90,247 square feet of parking, hardscape and pedestrian circulation. 25% of 90,247 square feet is 22,562 square feet. 26,059 square feet for snow storage has been provided.*
☒	☐	☐	**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	*Per the Hailey Municipal Code, Multi-Family Dwellings are required to provide at least 1.5 onsite parking spaces. Overall, the project contains, twelve (12), three-story townhomes (39 units in total), seven (7), ten-plex, three-story condominiums (70 units in total), one (1) three-plex live/work building and one (1) four-plex live/work building are proposed; therefore, 174 onsite parking spaces are required. The site plan shows a total of 254 onsite parking spaces: a two (2) car garage per townhouse unit, a one (1) car garage per condo unit, which totals 164 parking spaces. 64 off-street parking spaces and 28 on-street parking spaces are also proposed.* *For Phase I of the project, two (2), three-story townhomes (six units in total), one (1) three-plex live/work building (three units in total) and one (1) four-plex live/work building (four units in total), and one (1) condominium building (ten units in total) are proposed; therefore, 34 onsite parking spaces are required. The site plan shows a total of 36 onsite parking spaces: a two (2) car garage per townhouse unit and a one (1) car garage per condominium unit. Twelve (12) off-street parking spaces and ten (10) additional onsite parking spaces are also proposed.* *That said and as agreed upon in the original PUD Agreement dated August 14, 2006, below grade parking and/or parking stalls at basement levels are required. Over 70% of all parking stalls are located within the structure (two-car garage) and all driveways are oriented toward internal alleys, so as not to negatively affect the quality of the pedestrian environment.* *Due to the nature of all proposed onsite parking being below grade parking and/or parking stalls at basement level, which was determined in and comply with the original PUD Agreement, the excess parking complies with the standards set forth herein, as well as with the provisions outlined in the original PUD Agreement dated August 14, 2006.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**
			Staff Comments	*The proposed townhouses, condominium units and live/work units can be accessed via Heartland Way, Hopper Way and Herder's Way (via Shenandoah Drive), the proposed private alleys. All driveways are oriented toward these private alleys and all onsite parking is located below grade or within the proposed structures.*
☒	☐	☐	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a) Accessing one residential unit: twelve feet (12')**

				b) Accessing two residential units: sixteen feet (16') **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*Driveways will be constructed of an all-weather surface. Each driveway constructing in Phase I will access one (1) residential unit, with the exception of the ten-plex condominium building. This driveway will access ten (10) residential units and is approximately 110' in length. The remaining driveways, accessing one (1) residential unit, are proposed to have a driveway width of approximately 16'.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A, as no driveways exceed 150'.*
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*All driveways and the proposed private alleys, Heartland Way, Hopper Way and Herder's Way, will be maintained by the homeowner's association.*
☒	☐	☐	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*This standard has been met.*
☒	☐	☐	**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	*All driveways are oriented toward Heartland Way, Hopper Way and Herder's Way, the private alleys. Said driveways do not appear to impact existing infrastructure and appear to be compatible with existing and planned residential units.*
☒	☐	☐	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The internal alleys, Heartland Way, Hopper Way and Herder's Way, have been reviewed by the Fire Chief as to its functioning as an access lane. It has been found acceptable and complies with the IFC Requirements, as well as other applicable codes and ordinances.*
☒	☐	☐	**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	*Please refer to Section 16.04.020(N), comments noted above, for further information.*
16.04.030: Sidewalks and Drainage Improvements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***

☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.**
			Staff Comments	*A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site. To safely access each unit, 4'-wide sidewalks are also shown. The proposed sidewalks shall be constructed according to applicable City Standards.* *In Phase I, a continental crosswalk, utilizing thermoplastic materials, will also be installed across Shenandoah Drive, at the intersection of Shenandoah Drive and Countryside Boulevard.* *Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.*
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*Please refer to Section 16.04.030(A), comments noted above, for further information.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*A new five (5') foot-wide sidewalk is proposed along the perimeter of the proposed project. This sidewalk will run parallel to Shenandoah Drive, approximately 600' in length, before curving to the east and crossing Shenandoah Drive (continental crosswalk, which utilizes thermoplastic materials). This sidewalk will connect to existing pathways found near and around the park space and amenity building.*
☒	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*Please refer to Section 16.04.030 for further information. This standard will be met.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A*

16.04.040: Alleys and Easements

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☒	☐	☐	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*The private drives, Heartland Way, Hopper Way and Herder's Way, are proposed and shall serve the proposed townhouses, condominium units and live/work units. Said drives are proposed to function as access, as well as a public utility easement for the site.*
			A. 2.	**The minimum width of an alley shall be twenty-six (26') feet.**

☒	☐	☐	***Staff Comments***	*Heartland Way, Hopper Way and Herder's Way are proposed to be twenty-six (26') feet wide.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*The private drives, Heartland Way, Hopper Way and Herder's Way, are proposed and shall serve the proposed townhouses, condominium units and live/work units. Said drives are proposed to function as access, as well as a public utility easement for the site.*
☐	☐	☒	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*The private drives, Heartland Way, Hopper Way and Herder's Way, are proposed and shall serve the proposed townhouses, condominium units and live/work units. Said drives are proposed to function as access, as well as a public utility easement for the site.*
☒	☐	☐	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*The private drives, Heartland Way, Hopper Way and Herder's Way, are proposed and shall serve the proposed townhouses, condominium units and live/work units. Said drives are proposed to function as access, as well as a public utility easement for the site. Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A, as no dead-end alleys are proposed.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*Easements are currently shown for utilities in the twenty-six (26') foot wide private alleys, Heartland Way, Hopper Way and Herder's Way.*
☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*Easements are currently shown for utilities in the twenty-six (26') foot wide private alleys, Heartland Way, Hopper Way and Herder's Way.*
☐	☐	☒	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*N/A, as this site does not border the Big Wood River.*

☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.*
☒	☐	☐	**B. 3.**	**To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*Private alleys, Heartland Way, Hopper Way and Herder's Way, are proposed. The overall site plan (Phase I-IV) proposes 90,247 square feet of parking, hardscape and pedestrian circulation. 25% of 90,247 square feet is 22,562 square feet. 26,059 square feet for snow storage has been provided.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*N/A, as no blocks are proposed.*
16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.**
			Staff Comments	*All proposed lots are sublots, ranging in size from 2,046 square feet to 21,036 square feet (ten-plex condominium building). There is a total of fourteen (14) sublots proposed in Phase I of the development, which is approximately 1.25 acres in size. Phase I, thereby allows for the construction of approximately 30 sublots. The Applicant is proposing to construct a total of 14 sublots in Phase I.* *The original P.U.D. Development Agreement addresses the above standard, which was granted August 14, 2006:*

				- *Maximum Density:* o *Townhouse sublot density shall increase from 12 sublots per acre to 24 sublots per acre.*
☐	☐	☒	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**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	*N/A, as no double frontage lots are proposed.*
☐	☐	☒	**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	*Parcel A is shown on the Preliminary Plat as Park/Common Open Space. No unbuildable lots are platted.*
☐	☐	☒	**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	*N/A, as no flag lots are proposed.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*Eight (8) of the sublots will have frontage on either Countryside Boulevard or Hopper Way (condominium units). The remaining six (6) sublots will have frontage on the proposed courtyard/common space.*
☐	☐	☒	**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 within the Townsite Overlay (TO) Zone District.*

16.04.070: Orderly Development

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

☒	☐	☐	**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 and Agreement were developed during the P.U.D. process. Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:* - *All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan.* *No other revisions, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement.*
☒	☐	☐	**B.**	**<u>Agreement:</u> 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 and Agreement were developed during the P.U.D. process. Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:* - *All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan.* *No other revisions, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement.*
☐	☐	☒	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*N/A*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed**

				in the most effective layout feasible. **5. Park land shall be most appropriately located on the Contiguous Parcels.** **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A*

16.04.080: Perimeter Walls, Gates and Berms

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**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	*N/A, as no perimeter walls, gates or landscape berms are proposed. Retaining walls are proposed to be located at the western entrance to the townhomes and will be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases.*

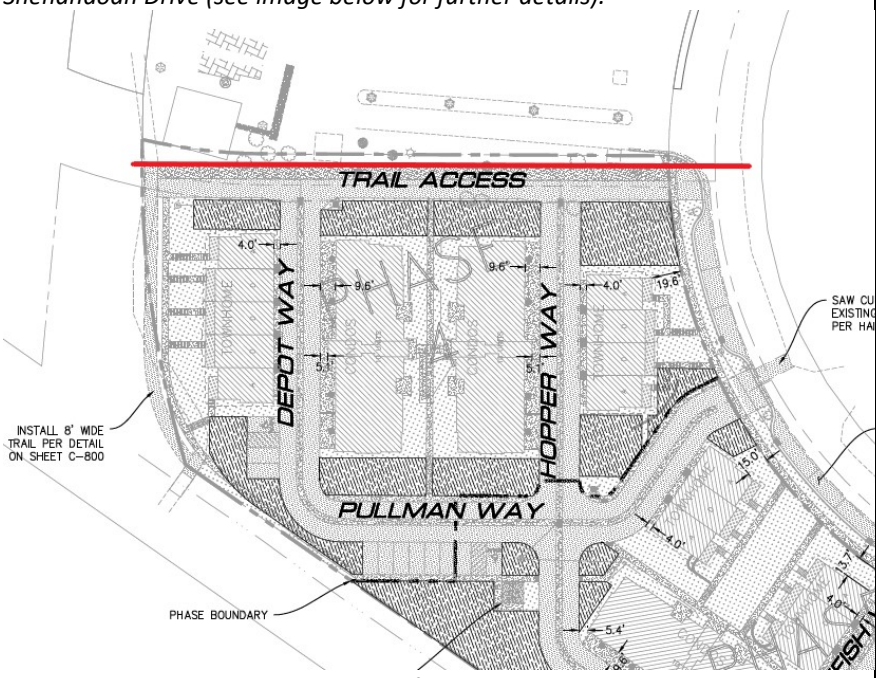
16.04.090: Cuts, Fills, Grading and Drainage

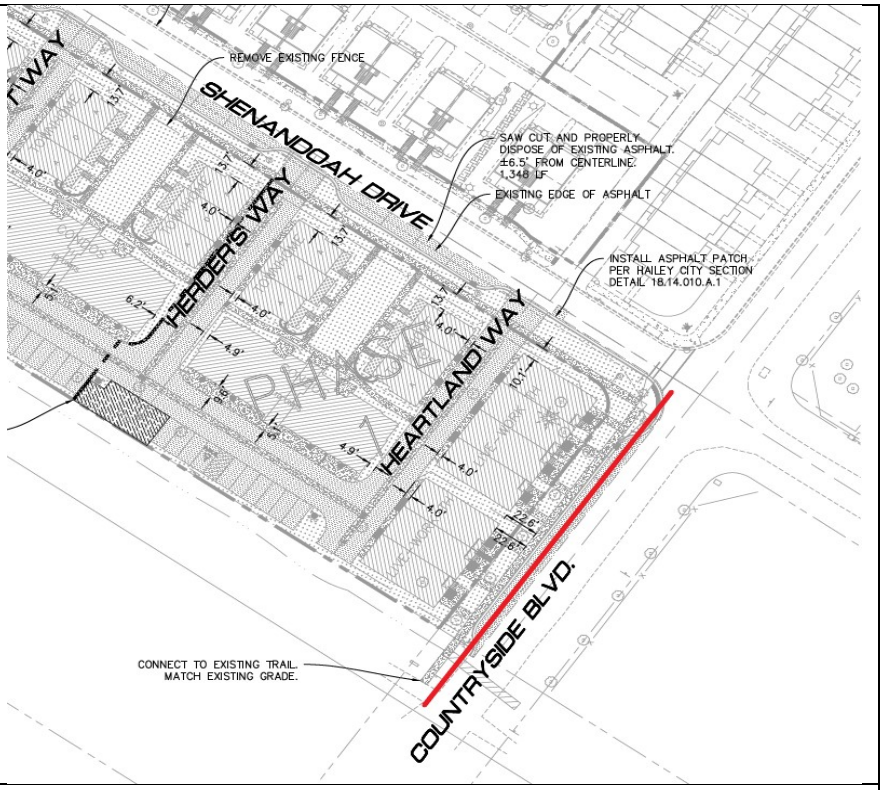
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to 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	*The site is relatively flat and free of vegetation. A Flood Hazard Development Permit has been submitted.*
☐	☐	☒	**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	*N/A, as the City Engineer has not required a Soils Report from the Applicant. A Soils Report, prepared by Butler and Associates, was submitted in 2006, and is available for review, if so desired.*
☒	☐	☐	**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	*A Grading Plan has been submitted and has been included with this report.*

			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**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	*Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.*
☐	☐	☒	**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	*N/A*
☒	☐	☐	**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	*Erosion control and re-vegetation shall be included in final design.*
☒	☐	☐	**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	*Proposed grading and drainage appear to be adequate for the site, but shall meet the approval of the City Engineer.* *A Flood Hazard Development Permit Application has been submitted and approved by the City's Floodplain Manager. This permit and supporting documentation have been attached to this report.*
☒	☐	☐	**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	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. The Drainage Plan will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.* *Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.*
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:**
☒	☐	☐	**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	*A standard plat note has been added notifying future buyers that portions of the property are within the Flood Hazard Overlay District.* *Pursuant to Section 16.04.100 of the Hailey Municipal Code, a Flood Hazard Development Permit Application shall accompany the Preliminary Plat Application for Commissioner review. The Flood Hazard Development Permit Application has been submitted and approved by the City's Floodplain Manager. This permit and supporting documentation have been attached to this report.*
☒	☐	☐	**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	*To the extent possible, most of the proposed building envelopes are located outside of the Floodplain and Flood Hazard Overlay District.* *A Flood Hazard Development Permit Application has been submitted and has been approved by the City's Floodplain Manager.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.*
☒	☐	☐	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A, as the proposed subdivision is not located within the Hillside Overlay District.*
☒	☐	☐	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*The Developer shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval.*
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***
☒	☐	☐	**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.**
			Staff Comments	*A 1.6-acre (69,696 square feet) park/open space is existing. Said space is open to the public and is maintained by the Sweetwater Homeowner's Association.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*N/A, as Park/Open Space is existing and was developed accordingly:* *The prior rezone of the subject property, effective May 5, 2005, was pursuant to a Development Agreement that identified the park contribution the owner, or any subsequent owners, would be required to make upon development of the parcel. The required contribution was [a] creation of park space four-tenths (.4) of an acre in size, to be provided for the residents residing in the development, which "shall be developed as undedicated park space in conformity with Section 4.10 or 16.04.110 of the Hailey Subdivision Ordinance pertaining to park standards", and [b] a payment to the City of $390,000 as an in-lieu parks contribution for 1.2 acres.* *A 1.6-acre Park/Open Space was constructed to benefit the residents of the development. Per the Development Agreement dated April 25, 2005, any foregoing payments and designated improvements shall be deemed final and conclusive as to the park land improvements for the development of the property. No additional park land improvements will be required by the City, other than as set forth in the Development Agreement, or agreed to, in writing.* *No revisions to this provision were made in subsequent amendments.*
☒	☐	☐	**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	*The subdivision is located in the Limited Business (LB) Zoning District. Please see Section 16.04.110 for further details.*
☒	☐	☐	**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	*A new five (5') foot-wide sidewalk is proposed along the perimeter of the proposed project. This sidewalk will run parallel to Shenandoah Drive, approximately 600' in length, before curving to the east and crossing Shenandoah Drive (continental crosswalk, which utilizes thermoplastic materials). This sidewalk will connect to existing pathways found near and around the park space and amenity building.* *Pedestrian connections are also shown at the northwestern end of the parcel, connecting to the Wood River Trail, and from the Wood River Trail to Shenandoah Drive (see image below for further details).*  *A second connection is also proposed from the public sidewalk on the north side of Countryside Boulevard to the Wood River Trail (see image below for further details).*

				
☐	☐	☒	**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	*N/A*
☐	☐	☒	**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	*N/A, as this application is part of an earlier P.U.D. Development Agreement. Park/Open Space was addressed at that time and is existing. No additional Park/Open Space is proposed or required at this time.*
			D.	**Minimum Requirements:**
☒	☐	☐	**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	*Please refer to Section 16.04.110(A.1.a) for further information.*
☐	☐	☒	**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	*N/A*
☒	☐	☒	**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	*N/A*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*Please refer to Section 16.04.110(A)2 for further details.*

☒	☐	☐	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☒	☐	☐	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*Please refer to Section 16.04.110(A.1.a) for further information.*
☒	☐	☐	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**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	*Please refer to Section 16.04.110(A.1.a) for further information.*
☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A*
☒	☐	☐	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*Please refer to Section 16.04.110(A.1.a) for further information.*
☒	☐	☐	**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):**
☒	☐	☐	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*Please refer to Section 16.04.110(A.1.a) for further information.*
☒	☐	☐	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*Please refer to Section 16.04.110(A.1.a) for further information.*
			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):**
☒	☐	☐	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*Please refer to Section 16.04.110 for further detail.*
☐	☐	☒	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**

			Staff Comments	*N/A, as public and private green spaces on the same property or adjacent properties are not proposed and/or existing.*
☒	☐	☐	**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	*The standard has been met as part of the original and subsequent amendments to the P.U.D. Development Agreement dated January 10, 2005.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*Maintenance of the Park/Open Space is currently managed and funded by the Sweetwater Homeowner's Association. This standard has been met.*
			H.	**In-Lieu Contributions:**
☐	☐	☒	**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	*N/A, as Park/Open Space is existing and was developed accordingly:* *The prior rezone of the subject property, effective May 5, 2005, was pursuant to a Development Agreement that identified the park contribution the owner, or any subsequent owners, would be required to make upon development of the parcel. The required contribution was [a] creation of park space four-tenths (.4) of an acre in size, to be provided for the residents residing in the development, which "shall be developed as undedicated park space in conformity with Section 4.10 or 16.04.110 of the Hailey Subdivision Ordinance pertaining to park standards", and [b] a payment to the City of $390,000 as an in-lieu parks contribution for 1.2 acres.* *A 1.6-acre Park/Open Space was constructed to benefit the residents of the development. Per the Development Agreement dated April 25, 2005, any foregoing payments and designated improvements shall be deemed final and conclusive as to the park land improvements for the development of the property. No additional park land improvements will be required by the City, other than as set forth in the Development Agreement, or agreed to, in writing.* *No revisions to this provision were made in subsequent amendments.*
☒	☐	☐	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
☒	☐	☐	**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 reference Section 16.04.110 for further detail.*

☒	☐	☐	**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 reference Section 16.04.110 for further detail.*

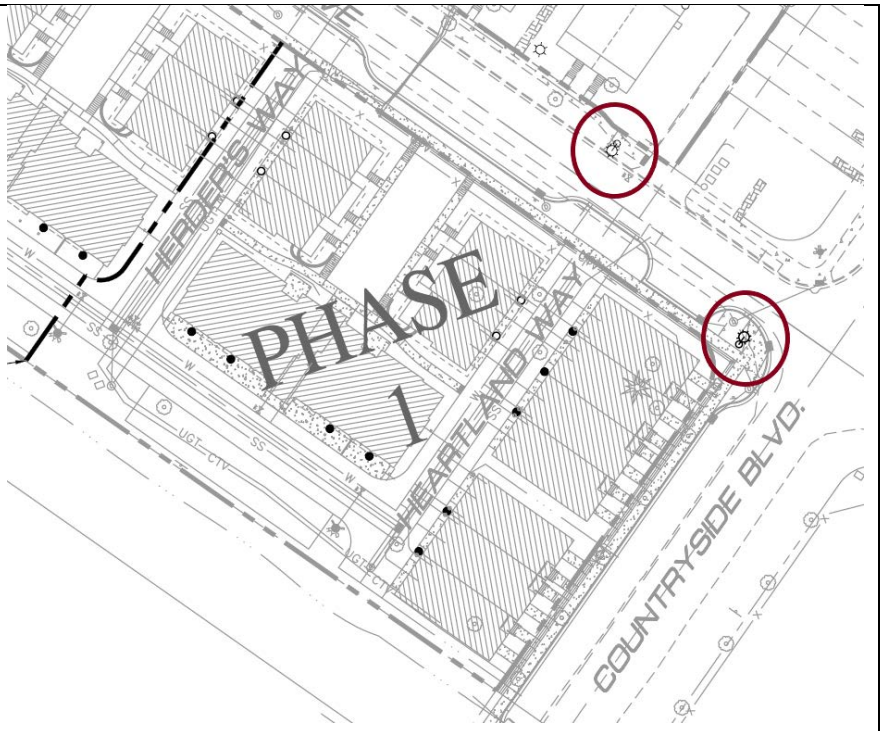
16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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	*The Applicant intends to construct all necessary infrastructure, if the project is approved.*
☒	☐	☐	**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 will be met.*
☒	☐	☐	**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	*This standard will be met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard will be met.*

16.05.020: Streets, Sidewalks, Lighting, Landscaping

☒	☐	☐	**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	*A variety of issues and/or concerns were noted during the Design Review Hearing and in the Design Review Findings of Fact, dated December 16, 2019.*

				Together, the Public Works Department and Applicant Team have worked to solidify design details of the project. A final review and approval will be conducted prior to issuance of a Building Permit.
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all street cuts for the installation of the water and sewer mains shall be per this standard.* *Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction.* *All infrastructure will be approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.*
☒	☐	☐	**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	*A Street Signage and Striping Plan has been submitted. Any new signage shall be installed per City Standards, which a final review and approval of will be conducted prior to issuance of a Building Permit.*
☒	☐	☐	**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 VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*Two (2) street lights are proposed within Phase I of the development (see image below for further details).*

				 *All street lights will be maintained by the Sweetwater Homeowner's Association and all infrastructure will be approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.*
16.05.030: Sewer Connections				
☒	☐	☐	**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	*A variety of issues and/or concerns were noted during the Design Review Hearing and in the Design Review Findings of Fact, dated December 16, 2019. Further comments and or concerns have been also noted herein (please refer to Section 17.06.050 for further details). Together, the Public Works Department and Applicant Team have worked to solidify design details of the project. A final review and approval will be conducted prior to issuance of a Building Permit.*
16.05.040: Water Connections				
☒	☐	☐	**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	*A variety of issues and/or concerns were noted during the Design Review Hearing and in the Design Review Findings of Fact, dated December 16, 2019. Further comments and or concerns have been also noted herein (please refer to Section 17.06.050 for further details). Together, the Public Works Department and Applicant Team have worked to solidify design details of the project. A final review and approval will be conducted prior to issuance of a Building Permit.*
☐	☐	☒	**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, as this project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**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	*Drainage appears to be adequate for the site, but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.*
16.05.060: Utilities				
☒	☐	☐	**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	*All utilities are shown to be installed underground. A 26'-wide Public Utility Easement beneath the private alleys, Heartland Way, Hopper Way and Herder's Way, have been dedicated for this purpose.*
16.05.070: Parks, Green Space				
☒	☐	☐	**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	*See Section 16.04.110 for further detail.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**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	*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 the compliance with City of Hailey code. *The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.*
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	**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	*This standard shall be met.*
☐	☐	☒	**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	*N/A, as the completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**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	*As built drawings will be required. This standard will be met.*
16.08: Townhouses:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.08.010**	**Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**16.08.020**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)**
			Staff Comments	*All garages are located on the same sublot as the principle dwelling and have been designated on the Preliminary Plat as such.*

☒	☐	☐	**16.08.030**	**Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)**
			Staff Comments	*Per the Hailey Municipal Code, Multi-Family Dwellings are required to provide at least 1.5 onsite parking spaces. Overall, the project contains, twelve (12), three-story townhomes (39 units in total), seven (7), ten-plex, three-story condominiums (70 units in total), one (1) three-plex live/work building and one (1) four-plex live/work building are proposed; therefore, 174 onsite parking spaces are required. The site plan shows a total of 254 onsite parking spaces: a two (2) car garage per townhouse unit, a one (1) car garage per condo unit, which totals 164 parking spaces. 64 off-street parking spaces and 28 on-street parking spaces are also proposed.* *For Phase I of the project, two (2), three-story townhomes (six units in total), one (1) three-plex live/work building (three units in total) and one (1) four-plex live/work building (four units in total), and one (1) condominium building (ten units in total) are proposed; therefore, 34 onsite parking spaces are required. The site plan shows a total of 36 onsite parking spaces: a two (2) car garage per townhouse unit and a one (1) car garage per condominium unit. Twelve (12) off-street parking spaces and ten (10) additional onsite parking spaces are also proposed.* *That said and as agreed upon in the original PUD Agreement dated August 14, 2006, below grade parking and/or parking stalls at basement levels are required. Over 70% of all parking stalls are located within the structure (two-car garage) and all driveways are oriented toward internal alleys, so as not to negatively affect the quality of the pedestrian environment.* *Due to the nature of all proposed onsite parking being below grade parking and/or parking stalls at basement level, which was determined in and comply with the original PUD Agreement, the excess parking complies with the standards set forth herein, as well as with the provisions outlined in the original PUD Agreement dated August 14, 2006.*
☒	☐	☐	**16.08.040**	**Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)**
			Staff Comments	*Please refer to the analysis of Title 16 above for further detail.*
☒	☐	☐	**16.08.050**	**General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)**
			Staff Comments	*Please refer to the analysis of Title 16 above for further detail.*
☒	☐	☐	**16.08.060**	**Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse**

				development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)
			Staff Comments	*This standard will be met.*
☐	☐	☒	**16.08.070**	**Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)**
			Staff Comments	*N/A*
☒	☐	☐	**16.08.080**	**Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)**
			Staff Comments	*The proposed parcel is zoned Limited Business (LB), which allows for twenty (20) units per one (1) acre. Overall, the proposed parcel is 6.50 acres in size. The original P.U.D Development Agreement, dated August 14, 2006, granted a waiver, which allowed the townhouse sublot density to increase from 12 sublots per acre, to 24 sublots per acre. The Applicant is proposing a total of fourteen (14) sublots in Phase I of the development, which is approximately 1.25 acres in size. This provision allows the Applicant to construct a total of approximately 30 sublots in Phase I; however, the Applicant has chosen to construct a total of 14 sublots, or 16 sublots less than what is currently allowed, pursuant the Planned Unit Development Agreement.*
☐	☐	☒	**16.11.010**	**Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).**
			Staff Comments	*N/A*

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

The following are suggested Conditions of Approval for this Application:

a) All conditions of the Planned Unit Development approval shall be met.
b) All Fire Department and Building Department requirements shall be met.
c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or

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

i. Permits shall be obtained for installation of all drywells.
ii. A Site Alteration Permit shall be obtained prior to any development occurring.
iii. The Applicant shall install metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.

d) Preliminary Plat approval is subject to the Flood Hazard Development Permit, approved on February 26, 2020.
e) 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.
f) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
g) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
h) Any application development fees shall be paid prior to recording the Final Plat.
i) The Applicant shall submit an Erosion Control Plan prior to Final Plat.
j) Prior to any future development in the SFHA, the property owner shall be required to obtain a Flood Hazard Development Permit from the City of Hailey for the proposed work.

Motion Language:
Approval: Motion to approve Phase I of the Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Block 2, Sweetwater P.U.D. Subdivision (vacant lot along Shenandoah Drive), finding that the application meets all City Standards, and that Conditions (a) through (j) are met.

Denial: Motion to deny the Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, to be located at Parcel B2, Block 4, Sweetwater P.U.D. Subdivision (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

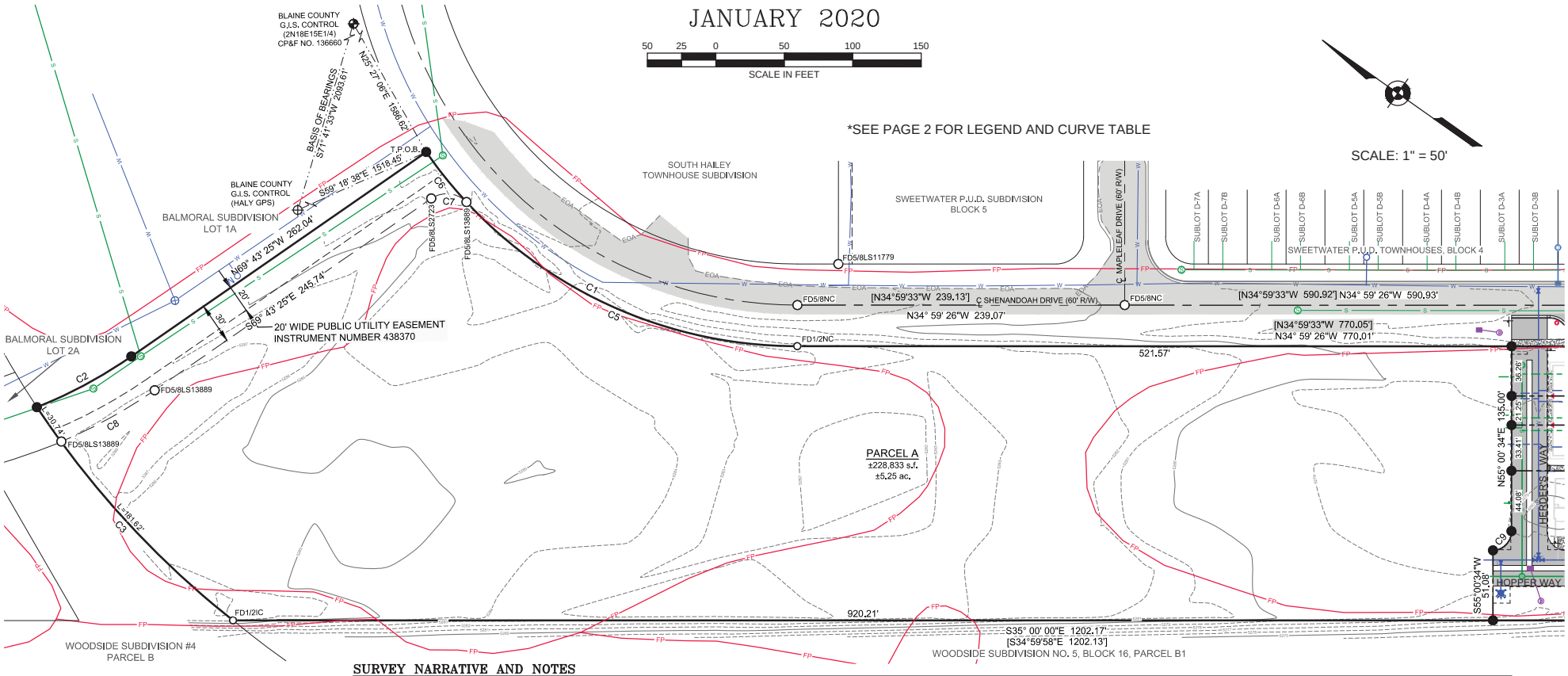
A PRELIMINARY PLAT SHOWING

SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED

LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2020



SURVEY NARRATIVE AND NOTES

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON FOUND MONUMENTS AND THE RECORDED PLAT OF SWEETWATER P.U.D. SUBDIVISION, INSTRUMENT NUMBER 576317, RECORDS OF BLAINE COUNTY, IDAHO. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. MISSING PROPERTY CORNERS HAVE BEEN RESET BY PROPORTIONING RECORD DISTANCES. REFER TO THE PLAT NOTES, CONDITIONS, COVENANTS, AND/OR RESTRICTIONS ON THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION, RECORDED AS INSTRUMENT NO. 576317, THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 5 RECORDED AS INSTRUMENT NO. 150393, AND THE ORIGINAL PLAT OF WOODSIDE SUBDIVISION FINAL PLAT NO. 22 RECORDED AS INSTRUMENT NO. 152517. THE ABOVE MENTIONED PLATS PER RECORDS OF BLAINE COUNTY, IDAHO. ADDITIONAL DOCUMENTS USED IN THE COURSE OF THIS SURVEY INCLUDE:

WOODSIDE SUBDIVISION #4,	INSTRUMENT NO. 150392
WOODSIDE SUBDIVISION #5,	INSTRUMENT NO. 150393
BALMORAL SUBDIVISION,	INSTRUMENT NO. 439351
SOUTH HAILEY TOWNHOUSE,	INSTRUMENT NO. 206882
LOTS 3B AND 4B, BALMORAL SUBDIVISION,	INSTRUMENT NO. 457308

2. REFER TO THE MASTER DECLARATION OF CC&R'S FOR THE ORIGINAL PLAT OF SWEETWATER P.U.D. SUBDIVISION RECORDED AS INSTRUMENT NO. 576318, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.

3. LOT OWNERS, THEIR TENANTS, AND GUESTS ARE ADVISED THAT THIS PROPERTY IS LOCATED NEAR THE FRIEDMAN MEMORIAL AIRPORT. PRESENT AND FUTURE IMPACTS MAY BE ANNOYING AND INTERFERE WITH THE UNRESTRICTED USE AND ENJOYMENT OF PROPERTY. THESE NOISE IMPACTS MAY CHANGE OVER TIME BY VIRTUE OF GREATER NUMBERS OF AIRCRAFT, LOUDER AIRCRAFT, SEASONAL VARIATIONS, AND TIME-OF-DAY VARIATIONS; THAT CHANGES TO AIRPORT, AIRCRAFT, AND, AIR TRAFFIC CONTROL OPERATING PROCEDURES OR IN AIRPORT LAYOUT COULD RESULT IN INCREASED NOISE IMPACTS; AND THAT THE USER'S OWN PERSONAL PERCEPTIONS OF THE NOISE EXPOSURE COULD CHANGE AND THAT HIS OR HER SENSITIVITY TO AIRCRAFT NOISE COULD INCREASE.

4. THE TOWNHOUSE SUBDIVISION IS SUBJECT TO THE TOWNHOUSE DECLARATION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.

5. REFER TO THE SWEETWATER P.U.D. AGREEMENT RECORDED AS INSTRUMENT NO. 542953, RECORDS OF BLAINE COUNTY, IDAHO AND AMENDMENTS THERETO.

6. THE EXISTING PHYSICAL BOUNDARIES OF THE COMMON UNIT WALL AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLATS OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN THE ACTUAL LOCATION AND BOUNDARIES SHOWN.

7. A MUTUAL RECIPROCAL EASEMENT FOR SIDEWALKS AND UTILITIES IS GRANTED WITHIN SUBLOTS 17A - 21D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS.

8. THE PROPERTY SHOWN HEREON IS AFFECTED BY ADDITIONAL EXCEPTIONS AS PROVIDED IN A TITLE REPORT BY AMERITITLE WITH THE COMMITMENT DATE OF 10/05/06 @ 8:00am AND ORDER NO. 56933:
   - E. PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR A FREE AND UNOBSTRUCTED PASSAGE OF AIRCRAFT IN, THROUGH, AND ACROSS THE AIRSPACE ABOVE THE ELEVATION 6,115 FEET MEAN SEA LEVEL DATUM, EXECUTED BY SAWTOOTH TITLE COMPANY, INC., AN IDAHO CORPORATION, TRUSTEE, TO CITY OF HAILEY, BLAINE COUNTY, IDAHO, RECORDED JULY 17, 1973, AS INSTRUMENT NO. 150169.
   - I. DEVELOPMENT AGREEMENT RECORDED JANUARY 27, 2005, AS INSTRUMENT NO. 515668.

9. THE 100-YR FLOODPLAIN AREA DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, GALENA ENGINEERING, INC. NEITHER REPRESENTS, GUARANTIES, WARRANTS, NOR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER.

   FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR CITY OF HAILEY, BLAINE COUNTY, IDAHO, COMMUNITY NUMBER 16013C, PANEL NO'S 0668 E AND 0856 E, NOVEMBER 26, 2010. VERTICAL DATUM IS NAVD88.

10. ZONING IS LIMITED BUSINESS (LB).

11. SNOW STORAGE EASEMENTS WITHIN SUBLOTS 17A THRU 21D TO BENEFIT THE SWEETWATER P.U.D. HOMEOWNERS ARE GRANTED AS SHOWN HEREON.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

_____ Date

_____ South Central District Health Dept., EHS

PROFESSIONAL LAND SURVEYOR LICENSED 16010 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 3
Job No. 7778

A PRELIMINARY PLAT SHOWING

SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED

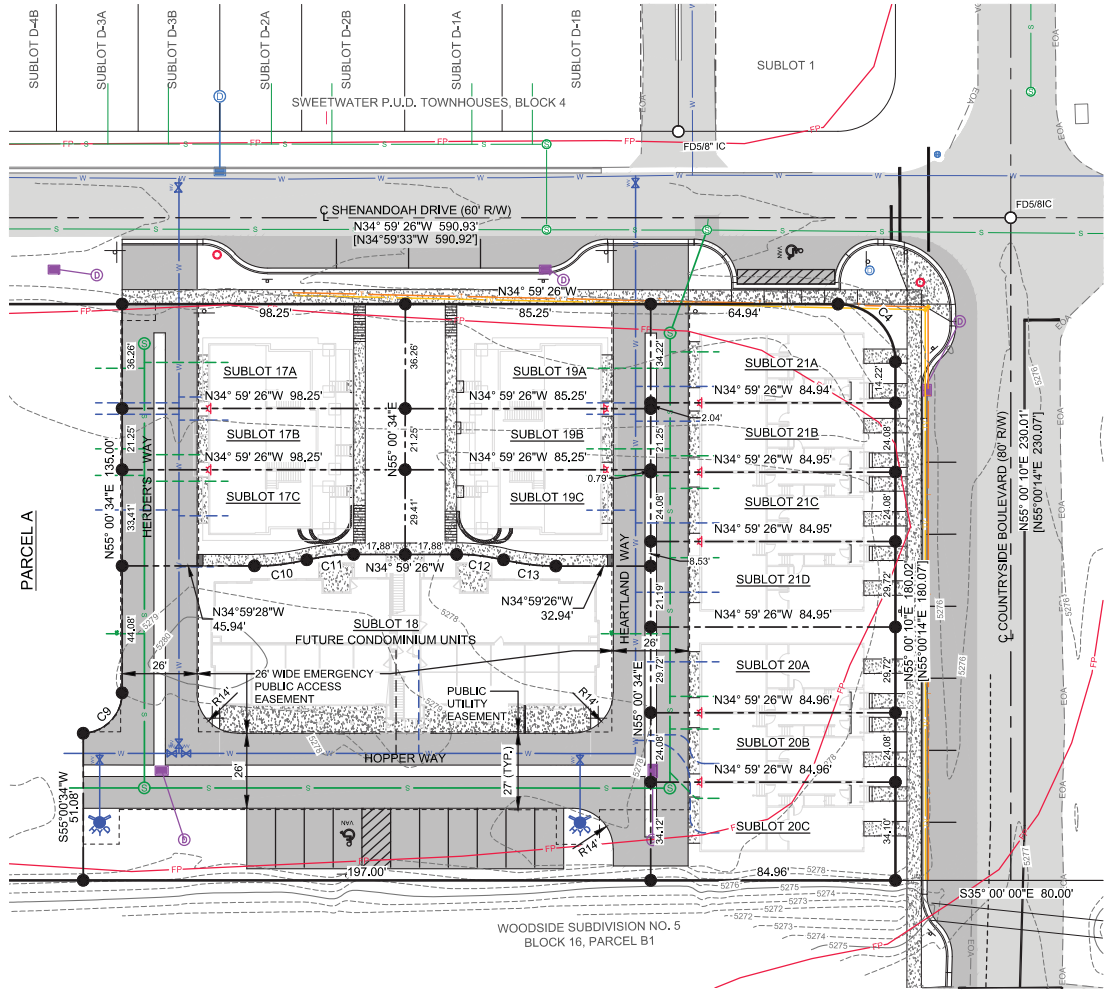
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2020

30 15 0 30 60 90

SCALE IN FEET

SCALE: 1" = 30'



SUBLOT AREAS		
SUBLOT	AREA (sf±)	AREA (ac±)
17A	3,562	0.08
17B	2,088	0.05
17C	3,144	0.07
18	21,036	0.48
19A	3,091	0.07
19B	1,812	0.04
19C	2,709	0.06
20A	2,525	0.06
20B	2,046	0.05
20C	2,898	0.07
21A	2,821	0.06
21B	2,046	0.05
21C	2,046	0.05
21D	2,525	0.06
PARCEL A	228,833	5.25
PROJECT	283,180	6.50

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	55°13'30"	330.00'	318.07'	172.61'	305.90'	S 07°23'37" E
C2	12°50'15"	350.00'	78.42'	39.37'	78.26'	S 63°14'14" E
C3	18°01'33"	675.00'	212.36'	107.07'	211.49'	S 12°22'37" W
C4	89°59'36"	20.00'	31.41'	20.00'	28.28'	N 10°00'22" E
C5	47°03'55"	330.00'	271.08'	143.71'	263.52'	S 11°28'24" E
C6	8°09'35"	330.00'	47.00'	23.54'	46.96'	S 16°08'21" W
C7	80°42'42"	20.00'	28.17'	16.99'	25.90'	N 29°11'12" W
C8	11°47'34"	380.00'	78.21'	39.24'	78.07'	S 63°45'54" E
C9	87°58'06"	14.00'	21.49'	13.51'	19.44'	S 81°00'23" E
C10	13°15'02"	79.12'	18.30'	9.19'	18.26'	S 41°36'59" E
C11	13°15'02"	71.12'	16.45'	8.26'	16.41'	N 41°36'59" W
C12	13°15'06"	71.11'	16.45'	8.26'	16.41'	N 28°21'53" W
C13	13°15'06"	79.11'	18.30'	9.19'	18.26'	S 28°21'53" E

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- Sublot Line
- G.I.S. Tie
- Floodplain
- Public Utility Easement
- Easement, type and width as shown
- Vacated Former Balmoral Sub Tract A (used to establish northern boundary)
- Snow Storage Easement (see note 11)
- Found Brass Cap
- Found Stainless Steel Rod in Monument Well
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- Set 5/8" Rebar, PLS16670
- Existing 5' Contour Interval
- Existing 1' Contour Interval
- Edge of Asphalt
- Existing Asphalt
- Proposed Asphalt Improvements
- Proposed Concrete Improvements
- Buried Cable TV Line
- Proposed Cable TV Line
- Proposed Phone Line
- Proposed Light
- Catch Basin
- Proposed Catch Basin
- Drywell
- Proposed Drywell
- Proposed Storm Drain
- Proposed Sign
- Sewer Main
- Proposed Sewer Main
- Proposed Sewer Service
- Sewer Manhole
- Proposed Sewer Manhole
- Water Main
- Proposed Water Main
- Proposed Water Service
- Proposed Fire Line
- Fire Hydrant
- Proposed Fire Hydrant
- Water Valve
- Proposed Water Valve
- [ ] Record Bearing & Distance, Sweetwater PUD Subdivision, Instrument Number 576317
- { } Record Bearing & Distance, Sweetwater PUD Townhouses: Block 4: Sublots 25-35 & 58-71, Instrument Number 576317

PROFESSIONAL LAND SURVEYOR LICENSED 16010 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

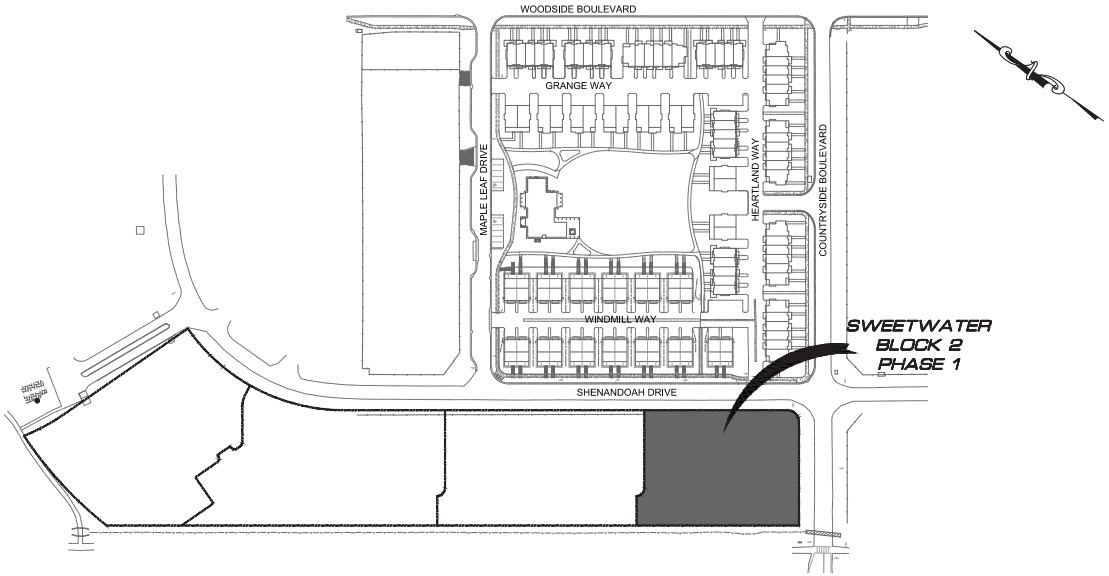
SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 2 OF 3
Job No. 7778

SWEETWATER BLOCK 2
PHASE 1

FINAL PLANS



LOCATION MAP
N.T.S.

OWNER:
SWEETWATER COMMUNITIES, LLC
13614 SOUTH CAROLINA HILLS CT,
DRAPER, UTAH 84020
801-316-3216 PHONE

PREPARED BY:
MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

GEOTECHNICAL ENGINEER
FOCUS ENGINEERING
5140 WEST CATALPA COURT
BOISE, IDAHO
208-395-1979 PHONE

INDEX OF SHEETS

GENERAL

SHEET	TITLE	FILE NAME
	COVER SHEET	SW BLOCK 2 PH1-C000 CV
C-001	VICINITY MAP (1"=100')	SW BLOCK 2 PH1-C001 VM
C-002	GENERAL NOTES	SW BLOCK 2 PH1-C002 GN

OVERALL PLANS AND DETAILS (1"=50') OR AS SPECIFIED

SHEET	TITLE	FILE NAME
C-100	SITE PLAN	SW BLOCK 2 PH1-C100 SP
C-200	GRADING AND DRAINAGE PLAN	SW BLOCK 2 PH1-C200 GR
C-201	PRECISE GRADING - BUILDINGS 17-19	SW BLOCK 2 PH1-C207 PG
C-202	PRECISE GRADING - BUILDINGS 20-21	SW BLOCK 2 PH1-C208 PG
C-203	PRECISE GRADING - COUNTRYSIDE WIDENING	SW BLOCK 2 PH1-C209 PG
C-300	WATER AND SEWER PLAN	SW BLOCK 2 PH1-C300 WS
C-400	LIGHTING PLAN	SW BLOCK 2 PH1-C400 LT
C-401	STREET LIGHTING	SW BLOCK 2 PH1-C400 LT
C-402	LIGHTING DETAILS	SW BLOCK 2 PH1-C400 LT
C-500	CONSTRUCTION MANAGEMENT PLAN	SW BLOCK 2 PH1-C500 CO
C-600	SIGNAGE AND STRIPING PLAN	SW BLOCK 2 PH1-C600 ST
C-601	SIGNAGE AND STRIPING PLAN - COUNTRYSIDE BLVD.	SW BLOCK 2 PH1-C601 ST

PLAN & PROFILES (1"=30') OR AS SPECIFIED

SHEET	TITLE	FILE NAME
PP-00	PLAN AND PROFILE MASTER KEY	SW BLOCK 2 PH1 - PP00
PP-01	HOPPER WAY	SW BLOCK 2 PH1 - PP02
PP-02	HERDER'S WAY, HEARTLAND WAY	SW BLOCK 2 PH1 - PP07

DETAILS

SHEET	TITLE	FILE NAME
C-800	DETAILS	SW BLOCK 2 PH1-C800 DT

LANDSCAPE PLANS

SHEET	TITLE	FILE NAME
L-100	EXISTING LANDSCAPE	SW BLOCK 2 PH1-L100 LA
L-101	PROPOSED LANDSCAPE PLAN - PHASE 1	SW BLOCK 2 PH1-L100 LA

SWEETWATER
HAILEY, ID

\\Mac\Dropbox\-Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C000 CV.dwg - Feb 28, 2020-8:20am

PROJ. MGR: MW DESIGNER: AKJ

\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C001 VM.dwg - Feb 28, 2020-8:20am

0 100 200 FEET

SWEETWATER BLOCK 2 PHASE 1
VICINITY MAP

PREPARED FOR: SWEETWATER COMMUNITIES

NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 600
SOUTH JORDAN, UTAH 84095
801-316-5216 TEL

SHEET NUMBER C-001

SCALE HORIZONTAL: 1"=100' VERTICAL: 1"=N/A

JOB NUMBER 47-0172

FOR CONSTRUCTION

GENERAL

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: THE CURRENT HAILEY CITY STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), WHERE APPLICABLE. SEE ALSO UNDERGROUND UTILITIES NOTE 6.

2. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT HAILEY CITY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

   A. REGULATORY AGENCY: HAILEY CITY
   115 S. MAIN STREET, HAILEY, ID 83333
   (208) 727-7614
   CONTACT: BRIAN YEAGER, PUBLIC WORKS DIRECTOR/CITY ENGINEER/LAND SURVEYOR

   B. OWNER: SWEETWATER COMMUNITIES, LLC
   13614 SOUTH CAROLINA HILLS CT,
   DRAPER, UTAH 84020
   (801)-316-3216
   CONTACT: MATT WATSON

   C. ENGINEER: MOMENTUM DEVELOPMENT GROUP
   10421 S. JORDAN GATEWAY, #200, SOUTH JORDAN, UTAH 84095
   (801) 316-3216
   CONTACT: CORWIN WILLMORE, SENIOR ENGINEER

   D. SEWER DISTRICT: HAILEY CITY
   4297 GLENBROOK DR, HAILEY, ID 83333
   (208) 578-2211X7009
   CONTACT: STEVEN R HOLYOAK, WASTEWATER DIVISION MANAGER, WSTP

   E. WATER DISTRICT: HAILEY CITY
   115 S. MAIN STREET, HAILEY, ID 83333
   (208) 578-2211 EXT 8
   CONTACT: COLE BAUS, WATER DIVISION MANAGER

   F. POWER COMPANY: IDAHO POWER COMPANY
   243 BLUE LAKES BLVD. S TWIN FALLS, ID 83301
   CONTACT: JOEY KLIEGL
   (208)736-3218
   CONTACT: JOEY KLIEGL, JOINT UTILITY TRENCH COORDINATOR

   G. GAS COMPANY: INTERMOUNTAIN GAS
   LANCE MCBRIDE
   (208)737-6314

   H. TELEPHONE COMPANY: CENTURYLINK
   216 S PARK AVE. W.
   TWIN FALLS, ID 83301
   (208)921-1317
   CONTACT: TENILLE SORENSON, CENTURY LINK ENGINEER II

   I. COMMUNICATION COMPANY: COX COMMUNICATIONS
   3031 N 120TH ST, OMAHA, NE 68164
   (402)934-0465
   CONTACT: NICK FARRELL, CONSTRUCTION PLANNER

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE OWNER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, AS THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

   THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM HAILEY CITY, BLAINE COUNTY, AND/OR IDAHO TRANSPORTATION DEPARTMENT (IDT). CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF IDAHO AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.

9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION, OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK.

   IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

   SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK, AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

   THE INFORMATION PROVIDED BY THE OWNER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY HAILEY CITY AND IDT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND/OR HAILEY CITY.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:
   A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
   B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
   C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE, AND ORDERLY MANNER AT ALL TIMES.
   D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION, FOR THE COST OF CLEAN UP, FROM THE FINAL PAYMENT.
   E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

15. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE ISPWC SPECIFICATION SECTION 202 EXCAVATION & EMBANKMENT 3.11 DUST ABATEMENT.

17. FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, THE CONTRACTOR SHALL PROVIDE THE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING IMPROVEMENTS FROM DAMAGE. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THESE COSTS SHALL BE INCLUDED WITHIN THE TOTAL BID PRICE FOR THE PROJECT. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

20. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE OWNER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

21. WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING

1. BENCHMARK: BLAINE COUNTY
   ELEVATION: 5279.77
   DATUM: NAVD 1988
   DESCRIPTION: TOP OF 5/8" REBAR CAP AT THE INTERSECTION OF SHENANDOAH DRIVE AND MAPLE LEAF LANE.

2. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH HAILEY CITY STANDARD SPECIFICATIONS, AND DIVISION 200 OF ISPWC SPECIFICATIONS.

3. IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE EITHER STOCKPILED AT, OR REMOVED FROM, THE PROJECT SITE, AS DIRECTED BY THE OWNER.

SURFACE IMPROVEMENTS

1. ALL MANHOLE RIMS, LAMPHOLES, VALVES, MONUMENT BOXES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE, AND COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE DRAWINGS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH ISPWC SECTION 1104.

5. BACK OF CURB & GUTTER WILL BE BACKFILLED PRIOR TO ASPHALT PAVING.

ROADWAY MATERIALS

1. ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY: FOCUS ENGINEERING DATED JANUARY 29, 2019 AND AS OUTLINED BY THE ISPWC AND HAILEY CITY STANDARDS AND SPECIFICATIONS.

PRIVATE UTILITIES

1. COORDINATE ALL PRIVATE AND/OR DRY UTILITY INSTALLATION OR RELOCATION DIRECTLY WITH MOMENTUM DEVELOPMENT GROUP.

UNDERGROUND UTILITIES

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE OWNER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, AND ELECTRICAL, AND SHALL NOTIFY THE OWNER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE THE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY DIG LINES, INC., AT 811 OR 1-800-342-1585 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE DIG LINES ORDER NUMBER AND FURNISH THE ORDER NUMBER TO OWNER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF DIG LINES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES, AND SERVICE TO THE PROJECT.

3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH ISPWC DIVISION 200 - EARTHWORK, ISPWC DIVISION 300 - TRENCHING, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS (I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC.) WILL BE ENCOUNTERED, AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

   THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF ISPWC AND HAILEY CITY FOR H-20 LOAD REQUIREMENTS.

6. SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF IDAHO DEQ, ISPWC, AND HAILEY CITY.
   A. ALL SEWER SHALL BE CONSTRUCTED ACCORDING TO ISPWC AND HAILEY CITY CONSTRUCTION SPECIFICATIONS.
   B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO HAILEY CITY STANDARD DRAWING 18.14.010.B.3.
   C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO HAILEY STANDARD DRAWING 18.14.010.B.4
   D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO ISPWC AND HAILEY CITY CONSTRUCTION SPECIFICATIONS.
   E. SEWER, STORM DRAIN, AND WATER PIPES TO BE INSTALLED ACCORDING TO HAILEY CITY TRENCH DETAIL 14.010.A.2
   F. SUPPORT PIPES ACCROSS TRENCHES PER HAILEY CITY DETAIL 18.14.010.C.7

7. THE CONTRACTOR SHALL NOTIFY MOMENTUM DEVELOPMENT GROUP IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SEWER:
1. PIPE WILL BE SDR-35 PVC WITH JOINTS PER ISPWC SECTION 501 GRAVITY SEWERS 2.2 GRAVITY SEWER PIPE AND FITTINGS. PIPE CONNECTIONS INTO MANHOLES SHALL BE WATERPROOF AND PROVIDE A FLEXIBLE JOINT.
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS AND LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS AND LATERALS.
4. INSTALL SEWER MANHOLES PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.1
5. INSTALL SEWER LATERALS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.4
6. ALL MATERIALS USED TO MAKE SERVICE CONNECTIONS SHALL BE COMPATIBLE WITH EACH OTHER AND WITH THE PIPE MATERIALS TO BE JOINED AND SHALL BE CORROSION PROOF.
7. INSTALL MANHOLE COVER AND FRAME PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.3
8. INSTALL SEWER PIPE PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.C.6
9. MANHOLES WILL BE INSPECTED AND TESTED FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C1244.
10. TESTING OF SEWER MAIN LINE SHALL CONFORM WITH SECTION 501.3.4 OF THE ISPWC INCLUDING VISUAL INSPECTION, AIR PRESSURE TESTING, DEFLECTION TESTS FOR FLEXIBLE PIPES, AND CLOSED CIRCUIT TELEVISION INSPECTION. ALL TESTING WILL BE PERFORMED IN THE PRESENCE OF THE ENGINEER CHARGED WITH OVERSIGHT.

WATER:
1. VALVES:
   A) VALVES MUST BE FLANGED TO TEE'S (FITTINGS).
   B) VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. DEPTH: WATER MAIN AND LATERALS MUST MAINTAIN 6' COVER FROM FINISHED GRADE (MINIMUM), 5' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
4. INSTALL RESIDENTIAL WATER SERVICE CONNECTIONS PER HAILEY CITY STANDARD DRAWING 18.14.010.B.3
5. ALL THRUST BLOCKS TO BE INSTALLED PER HAILEY CITY STANDARD DRAWING 8.14.010.B.4
6. INSTALL WATER PIPE PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.B.6
7. INSTALL FIRE HYDRANTS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.B.2
8. INSTALL IRRIGATION SYSTEM RPBA (REDUCED-PRESSURE PRINCIPLE BACKFLOW ASSEMBLY ON WATER LATERAL USED FOR IRRIGATION PER HAILEY CITY STANDARD DRAWING 18.14.010.B.10.
9. MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND ANY OTHER WET UTILITY PIPE PER HAILEY CITY STANDARD DRAWING 18.14.010.B.7

STORM DRAIN:
1. INSTALL PRIMARY CATCH BASIN PER HAILEY CITY STANDARD DRAWING 18.14.010.D.1
2. INSTALL DRY WELLS PER HAILEY CITY STANDARD DRAWING NO. 18.14.010.D.4A

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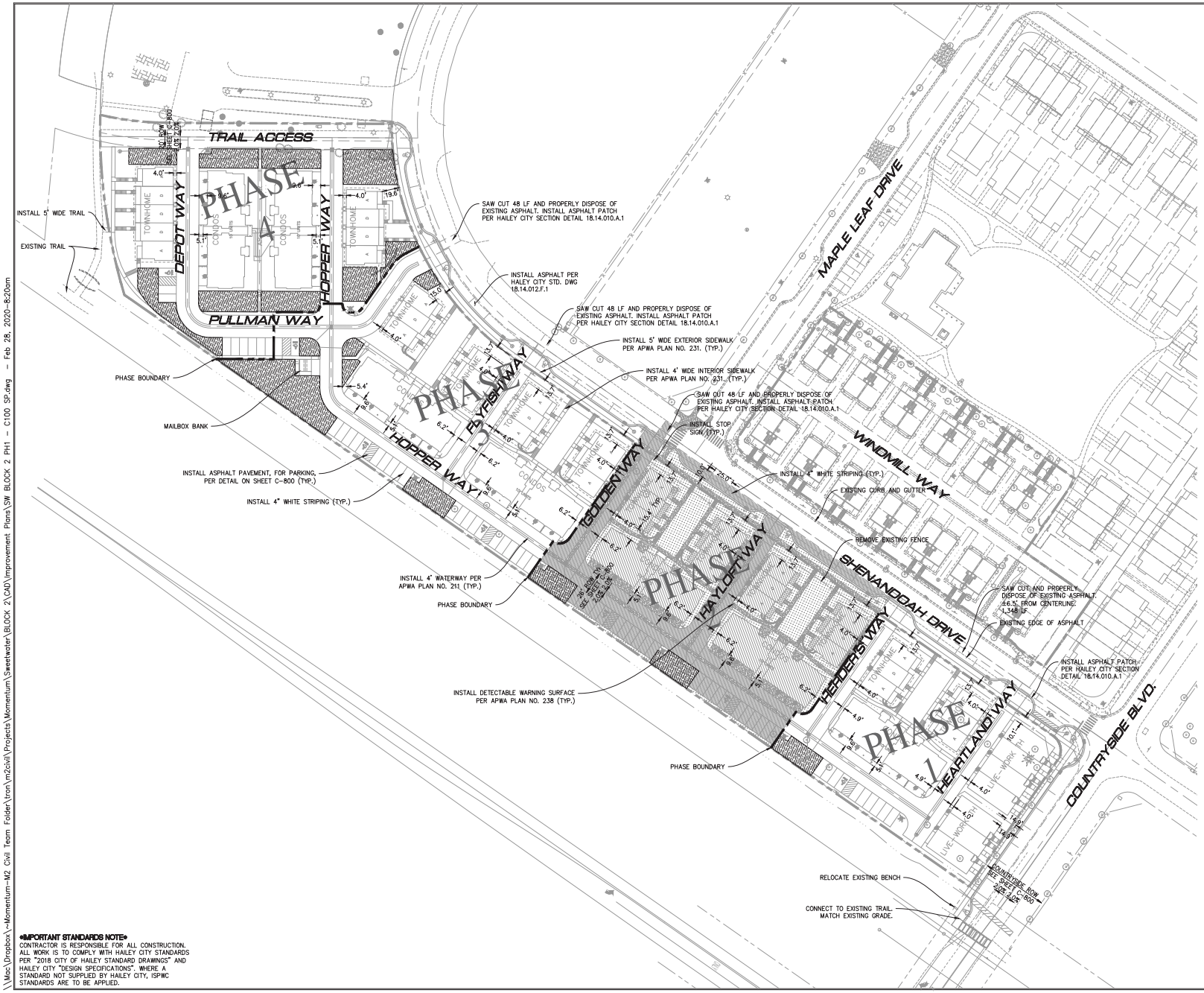
•UNIFIED FIRE AUTHORITY NOTE•
NO COMBUSTIBLE CONSTRUCTION SHALL BE ALLOWED PRIOR TO HYDRANT INSTALLATION AND TESTING BY WATER PURVEYOR. ALL HYDRANTS MUST BE OPERATIONAL PRIOR TO ANY COMBUSTIBLE ELEMENTS BEING RECEIVED OR DELIVERED ON BUILDING SITE.

ABBREVIATIONS

&	AND	L.P.	LOW POINT
@	'AT'/'AT THE'	LT.	LIGHT
A.D.	GRADE CHANGE	LT	LEFT
ASPH.	ASPHALT	LVC	LENGTH OF VERTICAL CURVE
BLDG.	BUILDING	MAINT.	MAINTENANCE
BOS	BOTTOM OF STEP	MAX.	MAXIMUM
BOT.	BOTTOM	MFR.	MANUFACTURER
BOW	BACK OF WALK	MH/M.H.	MANHOLE
BV	BUTTERFLY VALVE	MIN.	MINIMUM
BVCE	BEGIN VERTICAL CURVE ELEVATION	MISC.	MISCELLANEOUS
BVCS	BEGIN VERTICAL CURVE STATION	MT.	MOUNTAIN
C	CURVE	N	NORTH
CB	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CF	CURB FACE	NO./#	NUMBER
CIR.	CIRCLE	NOM.	NOMINAL
CL	CENTER LINE	N.T.S.	NOT TO SCALE
CLR.	CLEAR/CLEARANCE	O.C.	ON CENTER
CMP	CORRUGATE METAL PIPE	O.C.E.W.	ON CENTER EACH WAY
CO	CLEANOUT	O.D.	OUTER DIAMETER
COMBO	COMBINATION BOX	OHE	OVERHEAD ELECTRICAL LINE
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONSTR.	CONSTRUCTION	PC	POINT OF CURVE
CONT.	CONTINUE/CONTINUOUS	PED.	PEDESTRIAN
CONTR.	CONTRACTOR	POB	POINT OF BEGINNING
CTR.	CENTER	PRC	POINT OF REVERSE CURVE
CUL.	CULINARY	PRV	PRESSURE RELIEF VALVE
CW	CULINARY WATER	PT	POINT OF TANGENCY
DEPT.	DEPARTMENT	PTD.	PAINTED
DI	DUCTILE IRON	PVC	POLY VINYL CHLORIDE
DIA.	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIM.	DIMENSION	R	RADIUS
DTL.	DETAIL	RCP	REINFORCED CONCRETE PIPE
DWG.	DRAWING	REFL.	REFLECTED/REFLECTIVE
E	EAST	REINF.	REINFORCING
EA.	EACH	REQ'D	REQUIRED
EG	EXISTING GROUND	REV.	REVERSE
ELEV./EL.	ELEVATION	ROW	RIGHT OF WAY
EGA	EDGE OF ASPHALT	RT	RIGHT
EOG	EDGE OF GRAVEL	S	SOUTH OR SLOPE
EQUIP.	EQUIPMENT	SAN.	SANITARY
EVCE	END VERTICAL CURVE ELEVATION	SCHED.	SCHEDULE
EVCS	END VERTICAL CURVE STATION	SD	STORM DRAIN
EX./EXIST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
FDN.	FOUNDATION	SQ.	SQUARE
FG	FINISH GROUND/ GRADE ELEVATION	SS	SANITARY SEWER
FH	FIRE HYDRANT	STA.	STATION
FL	FLOWLINE	STND.	STANDARD
FLR.	FLOOR	STD.	STANDARD
FTG.	FOOTING	STL.	STEEL
FW	FIRE WATER	STOR.	STORAGE
GALV.	GALVANIZED	STRUCT.	STRUCTURAL/STRUCTURE
G.B.	GRADE BREAK	SW	SIDEWALK OR SECONDARY WATER
GND.	GROUND	SYM.	SYMMETRICAL
GR.	GRADE	T	EXTERNAL TANGENT
GV	GATE VALVE	TA	TOP OF ASPHALT
H./HORIZ.	HORIZONTAL	TBC	TOP BACK OF CURB
HC	HANDICAP RAMP	TEL.	TELEPHONE
H.P.	HIGH POINT	TEMP.	TEMPORARY/TEMPERED
HT.	HEIGHT	TG	TOP OF GRATE
HYD	FIRE HYDRANT	TOA	TOP OF ASPHALT
I.D.	INSIDE DIAMETER	TOC	TOP OF CONCRETE
IN.	INCHES	T.O.P.	TOP OF PLATE
INT.	INTERIOR	TOS	TOP OF STEP
INV.	INVERT ELEVATION	TOW	TOP OF WALL
IRR	SECONDARY/IRRIGATION WATER	TYP.	TYPICAL
J-BOX	JUNCTION BOX	UGT	UNDERGROUND TELECOMMUNICATION
JT.	JOINT		
JVWCD	JORDAN VALLEY WATER CONSERVANCY DISTRICT	V./VERT.	VERTICAL
K	RATE OF VERTICAL CURVATURE	VAR.	VARIES
L	LINE OR LENGTH	VC	VERTICAL CURVE
LAT	LATERAL	W	WATER/WEST
LD	LAND DRAIN	W/	WITH
		W/O	WITHOUT
		WV	WATER VALVE

LEGEND



SITE DATA – PARCEL BLOCK 2:

SITE LOCATION:
WEST SIDE OF SHENANDOAH DRIVE AND MAPLE LEAF DRIVE
HAILEY, IDAHO

PARCEL NUMBER:
RPH04910020000

LEGAL DESCRIPTION:
SWEETWATER PUD TOWNHOUSES
BLOCK 2
FUTURE SUB LOTS

ZONING DISTRICT:
LB – LIMITED BUSINESS

LOT BLOCK 2 AREA:
6.50 ACRES (283,188 S.F.)

MIN. FRONT SETBACK:
REQUIRED: 8'-0"
PROVIDED: SEE PLAN

MIN. REAR SETBACK:
REQUIRED: 3'-0"
PROVIDED: SEE PLAN

MIN. SIDE SETBACKS:
REQUIRED: 5'-0"
PROVIDED: SEE PLAN

MAX. BUILDING HEIGHT:
ALLOWED: 37'-0" FROM FINISH GRADE.
PROVIDED: 37'-0" MAX. FROM FINISH GRADE. SEE ARCHITECTURAL ELEVATIONS

MULTI-FAMILY DENSITY:
ALLOWED: 24
UNITS/SUB-LOTS PER ACRE
PROVIDED: 17.84
UNITS/SUB-LOTS PER ACRE

INDIVIDUAL UNIT GROSS AREA:
TOWNHOME A:
BASEMENT FLOOR: 320 S.F.
FIRST FLOOR: 709 S.F.
SECOND FLOOR: 803 S.F.
TOTAL: 1,832 S.F.
TOWNHOME D:
BASEMENT FLOOR: 387 S.F.
FIRST FLOOR: 807 S.F.
SECOND FLOOR: 890 S.F.
TOTAL: 2,084 S.F.
CONDO:
EACH UNIT: 1,380 S.F.
LIVE/WORK UNITS:
BASEMENT FLOOR: 715 S.F.
FIRST FLOOR: 1,083 S.F.
SECOND FLOOR: 568 S.F.
TOTAL: 2,366 S.F.

ON-SITE PARKING:
REQUIRED:
MIN. 1.5 SPACES PER UNIT

PROVIDED:	GARAGE	STREET	TOTAL
CONDO	1	1	2
TOWNHOME	2	0	2

OFF-SITE (PUBLIC STREET) PARKING:
PROVIDED: 28

TOTAL ON-SITE PARKING
REQUIRED: 174 SPACES
PROVIDED: 254 SPACES
GARAGE: 162 SPACES
OFF STREET: 64 SPACES
ON STREET: 28 SPACES

SNOW STORAGE REQUIREMENTS

SNOW REMOVAL AREA REQ'D: 90,247 SF X 25% = 22,562 SF

SNOW STORAGE PROVIDED: 26,059 SF

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NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
SITE PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

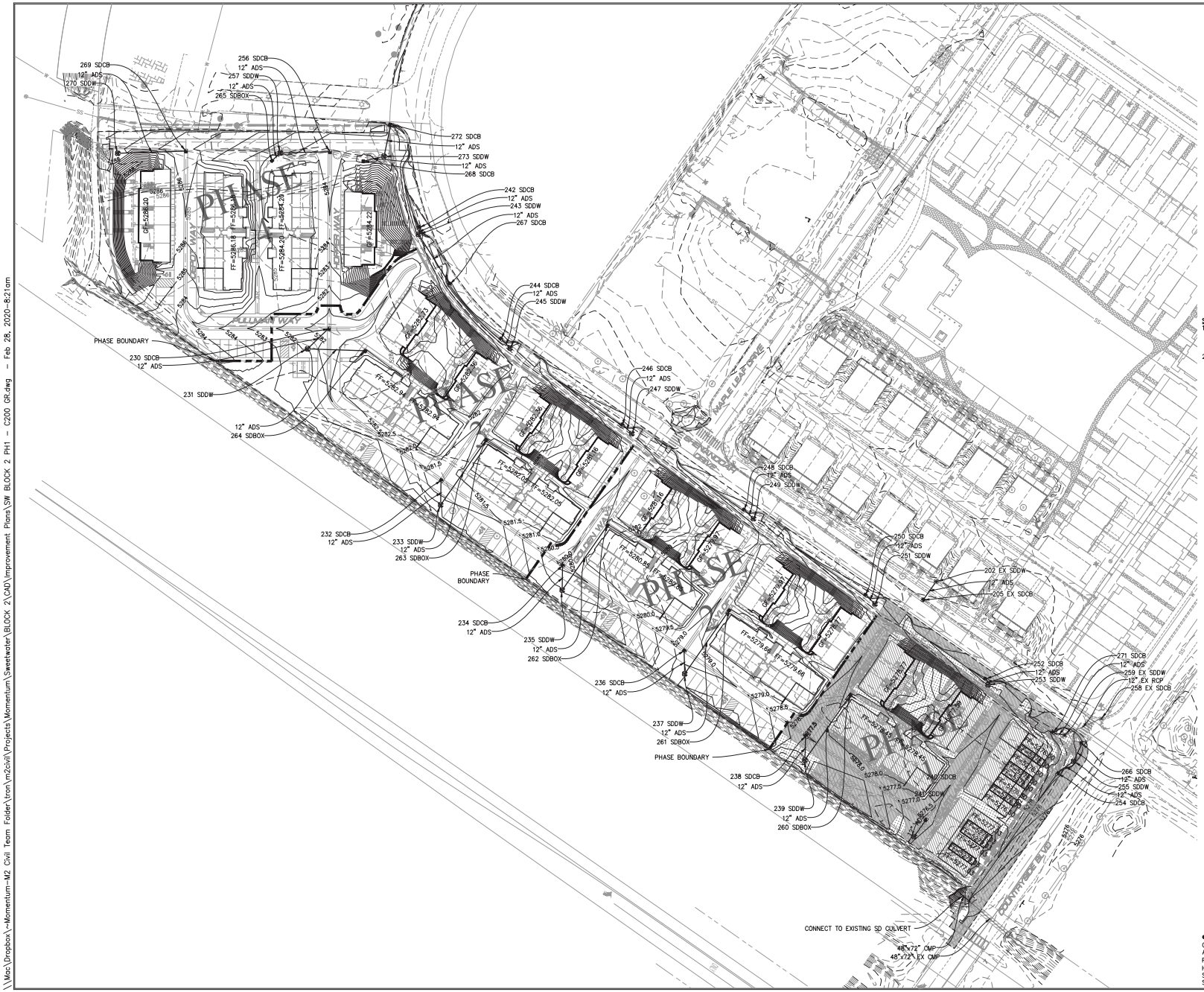
PROFESSIONAL ENGINEER
LICENSED
CHRISTOPHER J. WILLMORE
8-28-20
STATE OF IDAHO

SHEET NUMBER
C-100

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 – C100 SP.dwg – Feb 28, 2020-8:20am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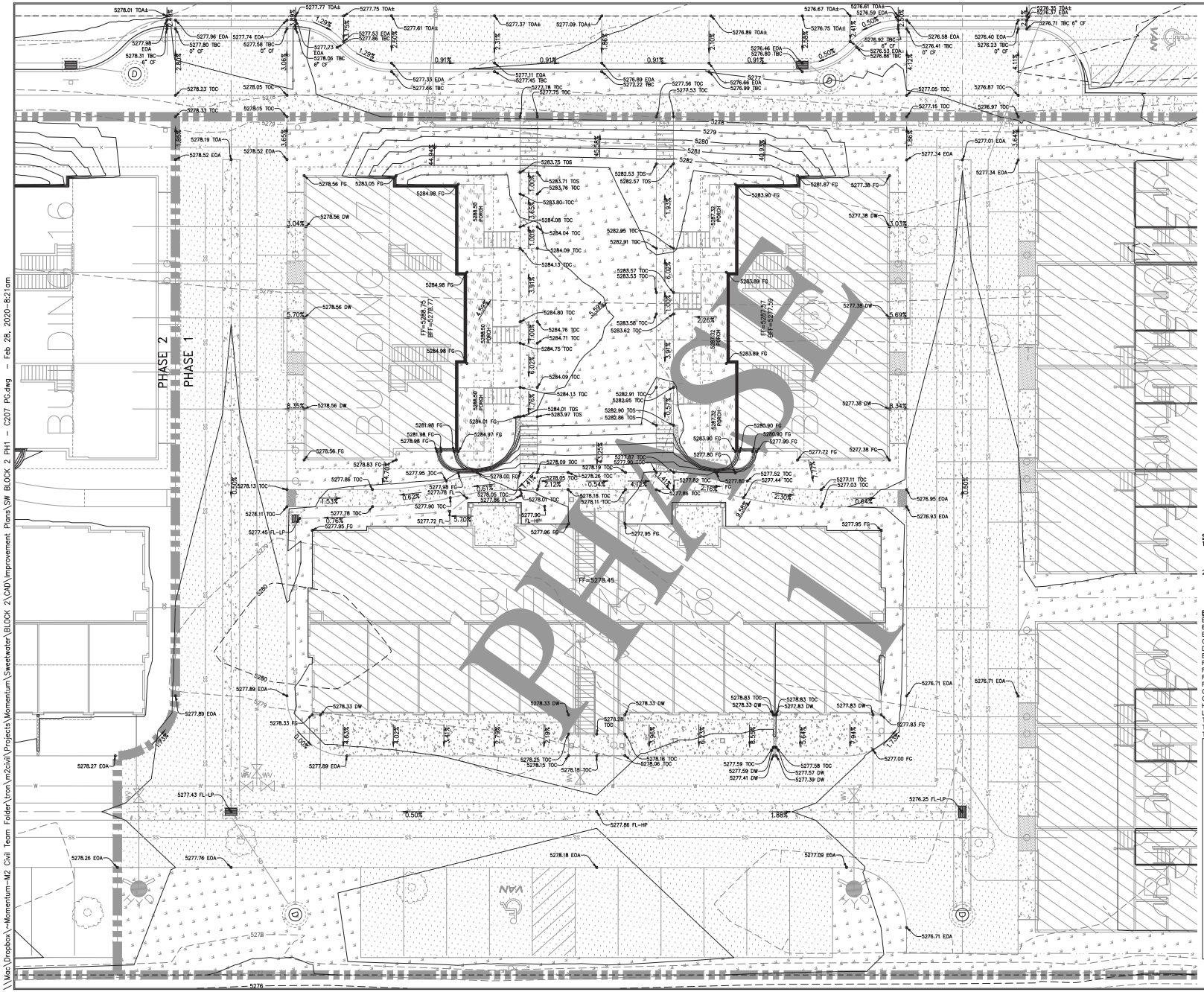
PHASE

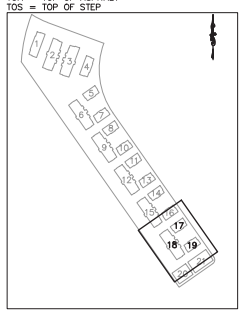


STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

ELEVATION ABBREVIATIONS

BFF = BASEMENT FINISHED FLOOR
BOS = BOTTOM OF STEP
BOW = BACK OF WALK
CF = CURB FACE
DW = DRIVEWAY
EOA = EDGE OF ASPHALT
FOW = FRONT OF WALK
FG = FINISHED GRADE
FF = FINISHED FLOOR ELEVATION
FL = FLOWLINE
GC = GRADE CHANGE
GF = GARAGE FLOOR
HP = HIGH POINT
LP = LOW POINT
TBC = TOP BACK OF CURB
TOA = TOP OF ASPHALT
TOS = TOP OF STEP



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be approved by the engineer in writing and must be approved by the engineer of record for the plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING
BUILDINGS 17-19

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
MATT WILLMORE
STATE OF UTAH
8-28-20

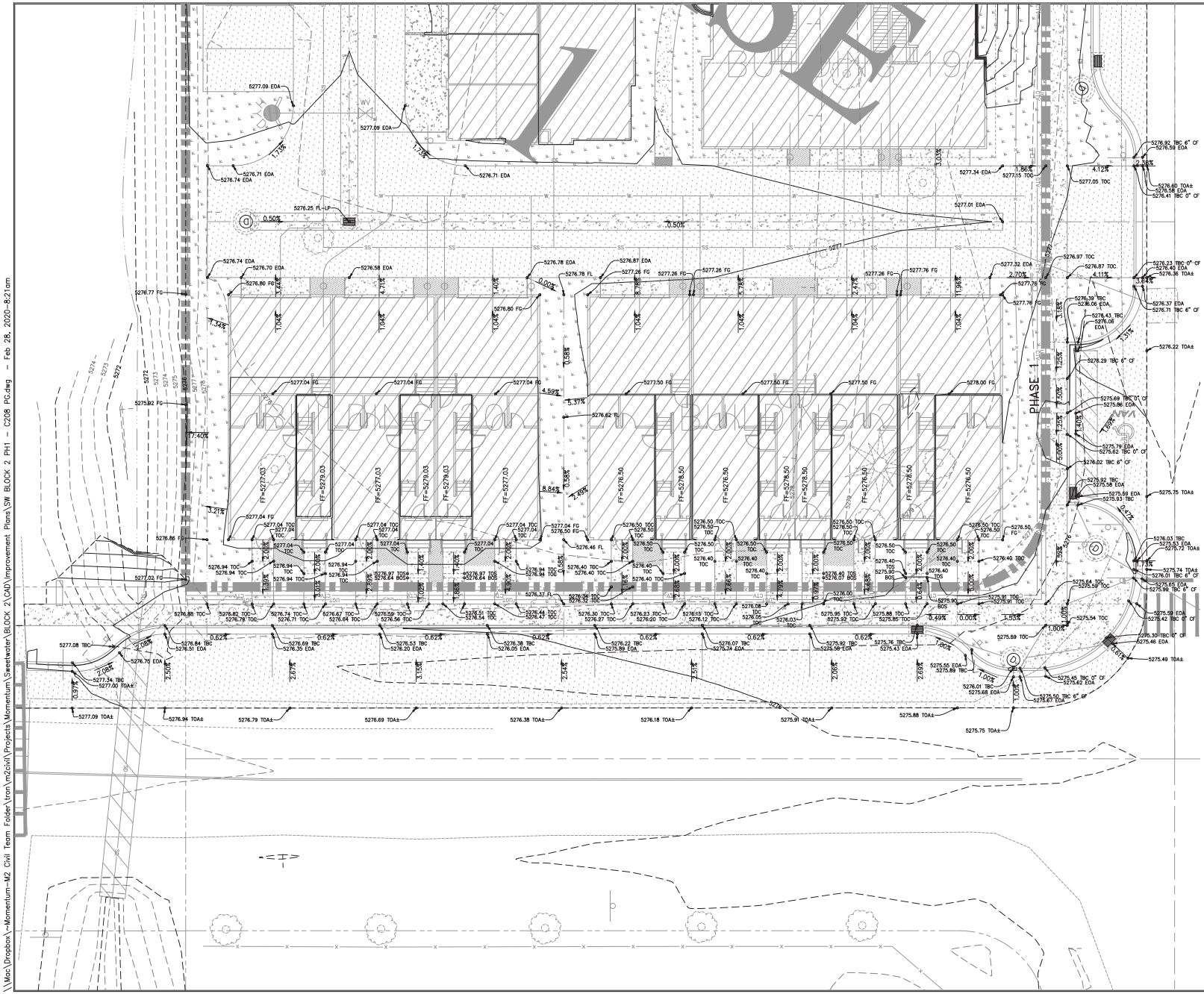
SHEET NUMBER
C-201

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C207 PG.dwg - Feb 28, 2020-8:21am

PHASE 1



STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

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GF = GARAGE FLOOR
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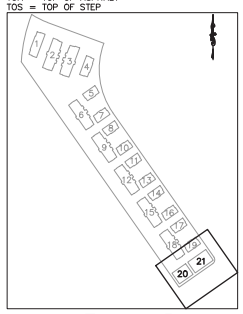

KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

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SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING
BUILDINGS 20-21

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

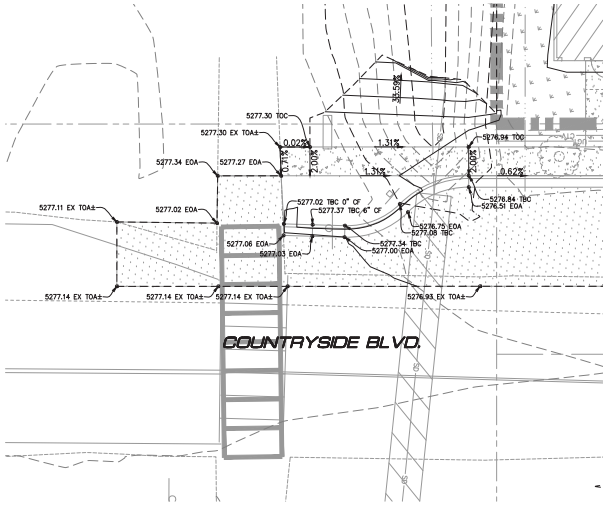
PROFESSIONAL ENGINEER
LICENSED
MATT WILLMORE
9-28-20
STATE OF IDAHO
COUNTY WILLMORE

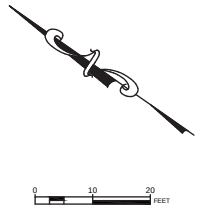
SHEET NUMBER
C-202

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C208 PG.dwg - Feb 28, 2020-8:21am





STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH HAILEY CITY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR TO ENSURE FRAME AND GRATE TYPE ON ALL STORM DRAIN CATCH BASINS AND COMBINATION BOXES ARE CONSISTENT WITH CURB AND GUTTER TYPE.

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BOW = BACK OF WALK
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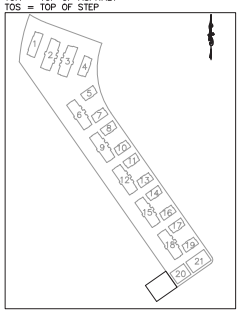
TOS = TOP OF STEP



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be approved by the engineer in writing and be made by the proper owner of these plans.

SWEETWATER BLOCK 2 PHASE 1
PRECISE GRADING
COUNTRYSIDE WIDENING

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

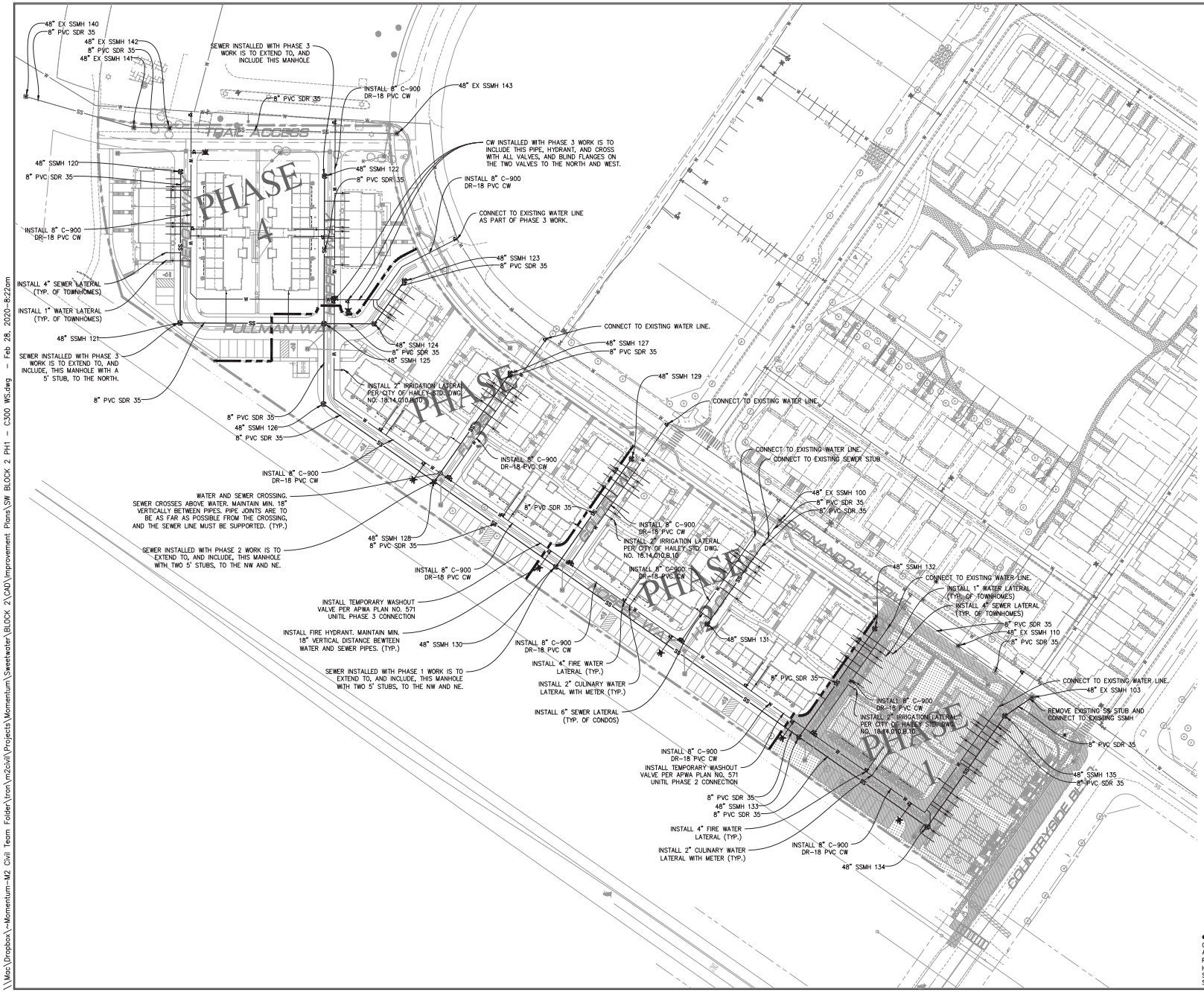
PROFESSIONAL ENGINEER
LICENSED
UTAH
9-28-20
STATE OF UTAH
CORBIN WILLIAMS

SHEET NUMBER
C-203

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C209 PG.dwg - Feb 28, 2020-8:22am



WATER GENERAL NOTES:

1. ANY METER VAULTS LOCATED IN DRIVEWAYS OR IN ASPHALT SHALL HAVE A HEAVY TRAFFIC RATED LID OVER THE VAULT.
2. ANY WATER SERVICES THAT ARE MOVED SHALL BE INSPECTED BY THE CITY AND SHALL BE INSTALLED PER CITY STANDARDS

SEWER GENERAL NOTES:

1. SEWER SERVICES SHOULD RUN PERPENDICULAR TO THE MAIN LINE TO THE CENTER OF EACH INDIVIDUAL UNIT, WITH NO SEWER SERVICES CONNECTED AT MANHOLES

IMPORTANT STANDARDS NOTE

CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION

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SWEETWATER BLOCK 2 PHASE 1
WATER AND SEWER PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

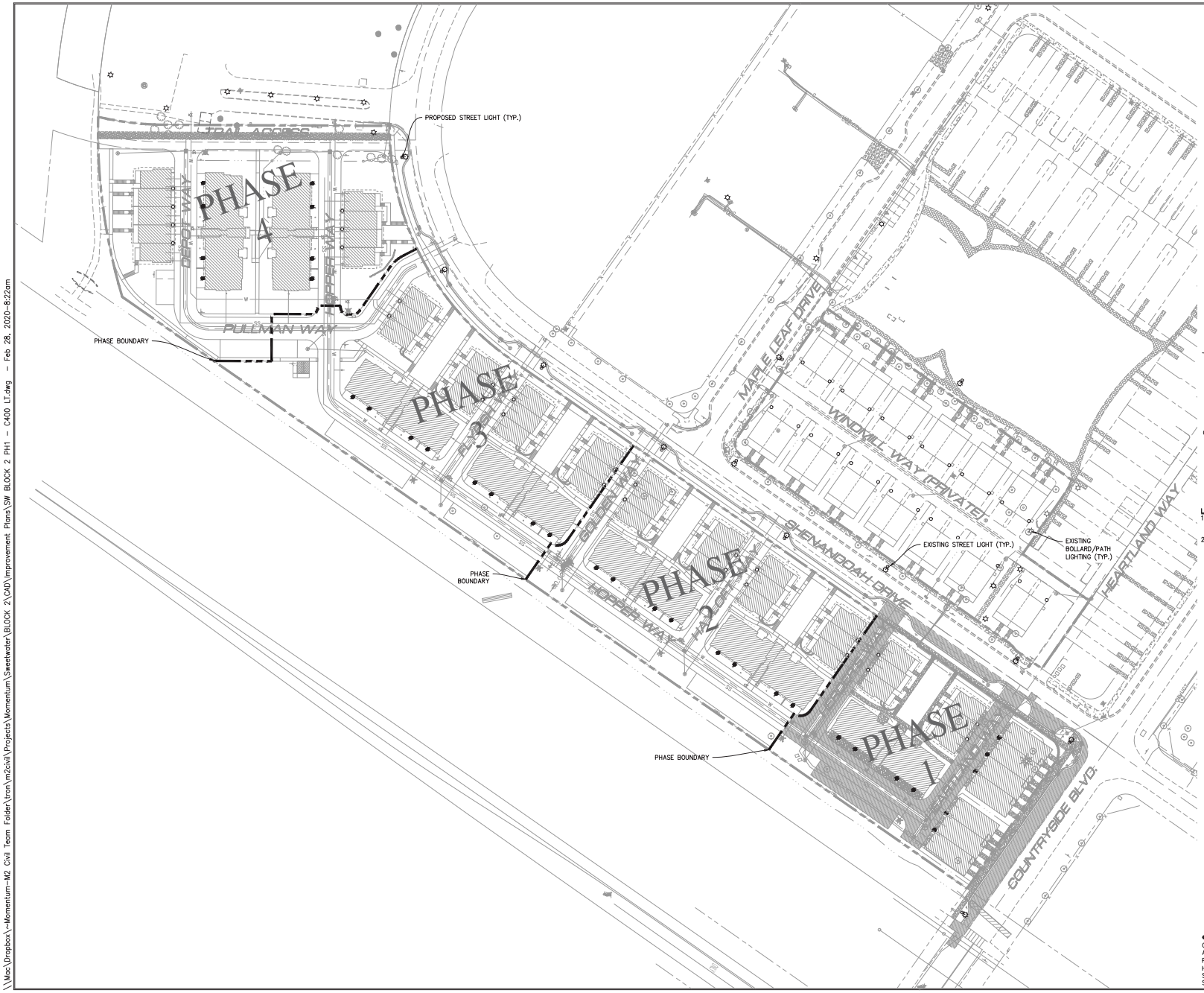
PROFESSIONAL ENGINEER LICENSE NO. 9-28-20 STATE OF UTAH COLTON WILLIAMS

SHEET NUMBER
C-300

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C300 WS.dwg - Feb 28, 2020-8:22am



BOLLARD/PATH LIGHTING

TYPE A BUILDING MOUNTED DOWN LIGHTING AT GARAGE ENTRIES (TYP.)

TYPE B BUILDING MOUNTED DOWN LIGHTING AT GARAGE ENTRIES (TYP.)

STREET LIGHTING LOCATION

LIGHTING NOTES:

1. ALL NEW AND EXISTING EXTERIOR LIGHTING SHALL COMPLY WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL PROPOSED STREET LIGHTING IS TO BE MAINTAINED BY THE HOA.

IMPORTANT STANDARDS NOTE
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION

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SWEETWATER BLOCK 2 PHASE 1
LIGHTING PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
MELT
STATE OF IDAHO
COREY WILLIAMS
8-28-20

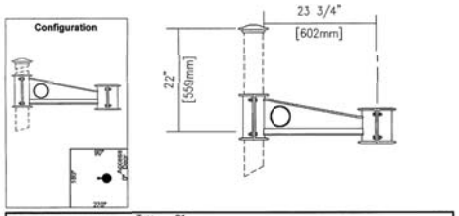
SHEET NUMBER
C-400

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C400 LT.dwg - Feb 28, 2020-8:22am

Hailey Sweetwater development (50969)



Qty	Type	S1
1	Bracket	TN-1A-[MC-096]

Description of Components:

Arm: Made of cast 356 aluminum, welded to both clamp adaptors.

Adaptor: Clamps made of cast 356 aluminum, mechanically fastened on the pole by stainless steel bolts and nuts.

Bracket Properties (Weight and EPA): 18 lbs (8.2 kg), 1.02 ft²

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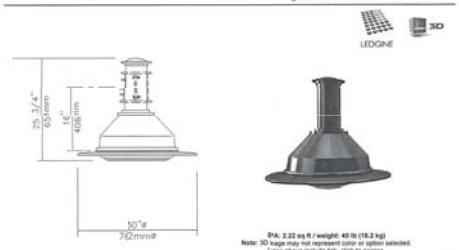
LUMEC

Hailey Sweetwater development (50969)

STREET LIGHT



EPA: 2.22 sq ft / weight: 40 lb (18.2 kg)
Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty	Type	S1
1	Luminaire	TR20-35W32LED3K-G2-IE3F-UNV-DMG-[MC-096]

Description of Components:

Hood: Cast 356 aluminum dome, mechanically assembled on the luminain.

Skirt: Spun 1100-0 aluminum, mechanically assembled on the luminaire.

Access-Mechanism: A die cast A360 aluminum technical ring with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Light Engine: LEDgine composes of 5 main components: **Heat Sink / Lens / LED Module / Optical System / Driver** Electrical components are RoHS compliant.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive coolingdevice).

Lens: Made of soda-lime clear tempered flat glass lens, mechanically assembled and sealed onto the lower part of the heat sink.

LED Module: Composed of 32 high-performance white LEDs. Color temperature as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045K +/- 175K or2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System: (LE3F), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing target lumens and a superior lighting uniformity. Optical system is rated IP66. Performance shall be tested per LM-63, LM79 and TM-15 (IESNA) certifying its photometric performance. Street side indicated0% uplight and U0 per IESNA TM-15.

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LUMEC

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Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. **Auto-adjusting universa voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class 1.** THD of 20% max. Maximum ambient operating temperature from -40F(-40C) to 130F(55C) degrees. **Driver comes with dimming compatible 0-10 volts.**

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protector of 2.5kV (min).

Driver Options: (DMG), Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see "Philips Lumec dimmable luminaire specification document for unapproved device installed by other". To get document, click on this link: Specification document or go on web site on this address: http://www.lumec.com/Lumec3DV2PdfWebLink/Philips Lumec dimmable luminaire specification document for unapproved device installed by other.pdf

Surge Protector: Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

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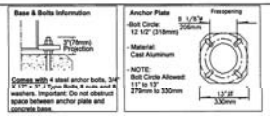
12-12-2018 Page 2 / 6

LUMEC

Hailey Sweetwater development (50969)



Qty	Type	S1
1	Pole	AM8U-16-[MC-096]

Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round extruded 6061-Ti aluminum tubing, having a 0.226" (5.7mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Pole Base: Shall be made from a 8 5/8" (219mm) round extruded 6061-Ti aluminum tubing base having a 0.148" (3.8mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 25 1/4" (641mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.

Pole Weight: 53 lbs (24.1 kg)

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12-12-2018 Page 4 / 6

LUMEC

Hailey Sweetwater development (50969)

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding top of pole.

Hardware: All hardware screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are make and/or lined with EPDM and/or silicone and/or rubber.

Anchor Bolts: Anchor bolts made of ASTM F1554 grade 55 steel having a minimum yield strength of 55000 psi. Nuts made of ASTM A563 grade A steelor better. The thread fit is ANSI class 2l regardless of bolt diameter. Washers are made of ASTM grade F-844 or better steel. All galvanized parts are hot dip galvanized per ACNOR G-164 minimum.

Finish: Multiple colors **(MC-096).**
General Color: Bronze (BR)
Arm and base cover painted Colr: Hammertone silver (TS)
In accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Vibration Resistance:

Aluminum poles are not recommended in high vibration environmens such as bridge, overpass, top of building, airport, train station, etc.

Mechanical resistance: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessories and foundation under the given site conditions and intended usage. The addition of any other item to the pole may dramatically impact the wind load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Lumec assumes no responsibility for such complete analysis or product selection. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serous injury or property damage.

Web site information details: Click on any specific information details you need:

Paint finish / Warranties / ISO 9001-2008 Certification / ISO 14001-2004 Certification / CSA Pole Certification

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12-12-2018 Page 5 / 6

LUMEC

Hailey Sweetwater development (50969)

LED Wattage and Lumen Values: 4000K

Flat Lens					LEDF				LEDF				LEDF				LEDF				LEDF		
Ordering Code	Total LEDs	LED current (mA)	Average system watts (W)	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating
32HX3LED4K-G1	32	350	31	4140	133.5	B3-U0-G1	4311	139.0	B3-U0-G1	4370	140.9	B3-U0-G1	4383	141.3	B3-U0-G1	4383	141.3	B3-U0-G1			
32HX3LED4K-G2	32	530	54	6976	129.7	B3-U0-G2	7262	135.0	B3-U0-G2	7362	136.9	B3-U0-G2	7386	137.3	B3-U0-G2	7386	137.3	B3-U0-G2			
72HX3LED4K-G2	72	700	75	7537	100.5	B3-U0-G2	7852	104.7	B3-U0-G2	7962	106.2	B3-U0-G2	7979	106.4	B3-U0-G2						
32HX4LED4K-G2	64	350	34	4230	123.7	B3-U0-G2	4406	128.9	B3-U0-G2	4467	130.6	B3-U0-G2	4482	131.0	B3-U0-G2						
32HX4LED4K-G2	64	530	50	6554	132.1	B3-U0-G2	6826	138.0	B3-U0-G2	6917	139.7	B3-U0-G2	6936	140.1	B3-U0-G2						

LED Wattage and Lumen Values: 3000K

Flat Lens					LEDF				LEDF				LEDF				LEDF				LEDF		
Ordering Code	Total LEDs	LED current (mA)	Average system watts (W)	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating	delivered lumens *	EffLumen (LPW)	BUG rating
32HX3LED3K-G1	32	350	31	3720	120.0	B2-U0-G1	3389	109.3	B2-U0-G1	3742	120.7	B2-U0-G1	3767	121.5	B2-U0-G1	3767	121.5	B2-U0-G1			
32HX3LED3K-G2	32	530	54	5936	110.0	B2-U0-G2	5162	95.6	B2-U0-G2	5367	99.4	B2-U0-G2	5402	100.0	B2-U0-G2	5402	100.0	B2-U0-G2			
72HX3LED3K-G2	72	700	75	6708	91.2	B2-U0-G2	5511	89.2	B2-U0-G2	6798	92.3	B2-U0-G2	6853	93.0	B2-U0-G2	6853	93.0	B2-U0-G2			
32HX4LED3K-G2	64	350	34	5280	155.3	B3-U0-G2	5399	158.8	B3-U0-G2	5433	159.8	B3-U0-G2	5440	160.0	B3-U0-G2	5440	160.0	B3-U0-G2			
32HX4LED3K-G2	64	530	50	6004	120.1	B3-U0-G2	7742	155.0	B3-U0-G2	8051	161.0	B3-U0-G2	8140	162.8	B3-U0-G2						

Actual performance may vary due to installation variables including optics, mounting/installing height, dirt depreciation, light loss factor, etc., lighting recommended to confirm performance with a layout - contact Applications: sweetwaterlighting.applications@philips.com

Note: Some data may be scaled based on data of similar, But not identical luminaires.

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12-12-2018 Page 6 / 6

LUMEC

STREET LIGHT

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
STREET LIGHTING

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
WILLIAMS
8-28-20
STATE OF UTAH

SHEET NUMBER
C-401

SCALE
HORIZONTAL: 1"=N/A
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

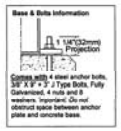
PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 -- C400 LT.dwg -- Feb 28, 2020-8:22am

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C400 LT.dwg - Feb 28, 2020-8:22am

Hailey Sweetwater development (50969)

BOLLARDS

Base & Bolts Information



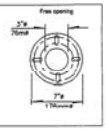
Comes with 4 steel anchor bolts, 3/8" X 9" + 3" J Type Bolts, Fully Galvanized, 4 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchoring Detail

-bolt Circle: 5 1/2" 140mm

-material: Cast Aluminum

-note: Bolts Circle Allowed: 4 3/8" @ 6" 111mm @ 152mm



Qty	1	Type Bollard	B1 CANDB3-35HPS-RR3-120-3R

Description of Components:

Hood: Shall be made from cast aluminum 356, mechanically assembled.

Guard: Shall be made from cast aluminum 356, composed of four .840" (21mm) outside diameter rods mechanically assembled to the housing.

Louvers: Made of cast aluminum 356, mechanically assembled.

Lamp: (not included) 35 Watt High Pressure Sodium (ANSI Code S76), ED 17 bulb, medium base. *(Not included)*

Optical System: (RR3), IES type III (asymmetrical). Round prismatic borosilicate glass thermo-resistant refractor. The optical system shall be mechanically assembled on the luminaire.

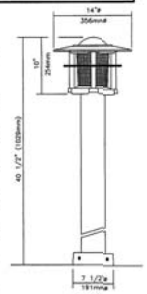
Housing: In a round shape, this housing is made of cast aluminum 356, mechanically assembled to the base.

Ballast: High power factor of 90%. Primary voltage 120 volts. Lamp starting capacity -40F(-40C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Access-Mechanism: Two screws integrated on the housing offers access to the inside of the bollard.

Base: Made of aluminum, 4 1/2" (114mm) outside diameter, welded to the base cover.

Base Cover: Made of cast aluminum 356, mechanically secured to the anchor plate.



SPEC20181211_114600_50969_60
12-12-2018 Page 1 / 2

LUMEC

Hailey Sweetwater development (50969)

Miscellaneous

Description of Components:

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **bronze (BR)** and in accordance with the AAMA 2605 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Surface Finish: ***The above mentioned product has been specified in a smooth finish. We wish to inform you that we cannot guarantee a finish without imperfections (e.g. apparent grinding marks and porosity). We strongly recommend the use of a textured finish which provides better uniformity of surface finish. No return of merchandise showing above mentioned imperfection will be granted.***

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Web site information details: Click on any specific information details you need:

Paint finish / Warranties / ISO 9001-2008 Certification / ISO 14001-2004 Certification

SPEC20181211_114600_50969_60
12-12-2018 Page 2 / 2

LUMEC

BOLLARD LIGHT

Visit our web site at www.SeaGullLighting.com
8871-66 - page 1 of 1

TYPE C

SeaGull Lighting
Life Illuminated | Since 1919

8871-66: One Light Outdoor Wall Lantern

Dimensions:

Width: 11 1/4"
Height: 15 3/4"
Weight: 2.0 lbs.
Extension: 12 1/2"
Wire: 6 1/2"
Mounting Area: Cap Nuts
Connection: Mounted To Box
Bulb Appearance: Clear

Bulbs:
1 - Medium A/B 100w Max. 120v - Not Included

Features:
- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Brushed Stainless

Safety Listing:
Safety Listed for Wet Locations
Safety Listed for Wet Locations

Instruction Sheets:
English (HC-671)
French (F-609)

Collection: Sabring

Outdoor Wall Lantern in Brushed Stainless Finish with Clear Seeded Glass.

An outdoor fixture with eye-catcher style, in a brushed stainless finish over aluminum. Clear seeded glass adds just the right sparkle.

UPC #:785052687152

Finish: Brushed Stainless (58)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Clear Seeded	1				4 5/8	7 1/12	4 17/32			

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1	5 3/16	4 1/2	6 1/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8871-66	1	785052687152	16.75	14.5	19	2.671	10.1	250	Yes
NJ Pallet		36		48	40	72	80	363.6		No
NV Pallet		22		48	40	72	80	220		No

See Sea Gull Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assumed any obligation or liability to any any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Sea Gull Lighting. No obligations with U.S. copyright or patent requirements, ratification or hereby presented in this form that trip liberalgus, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent, or contrary to the best interests of Sea Gull Lighting, L.L.C. Generation Brands Company.

9/23/2019 SPJ49-02 | SPJ Lighting – SPJ Lighting Inc.

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SPJ LIGHTING INC. architectural lighting

Products & Categories ~ Alto Lock™ Systems ~ Solar ~ Finishes & Glass Sales Representatives ~ Customer Services ~

Home > Reflectors & Sign Lights > SPJ49-02

SPJ49-02

Wall

Model:	SPJ49-02
Shown:	Gun Metal
Material:	Solid Brass or Copper
Finish:	Specify
Electrical:	12V or 120V
Socket:	Medium Base
Engine:	Specify
Mounting:	Surface Canopy

Model	Width	Height	Ext.
SPJ49-02	13-3/4"	11-1/2"	7"

Forever Bright LED Options

Unlimited LED Lumen Packages & Color Temperatures Available!

SPJ-LED

FB-MR16D

https://www.spjlighting.com/collections/reflectors-sign-lights/products/spj49-02 1/2

TYPE A BUILDING MOUNTED DOWN LIGHT

SPJ LIGHTING INC.
specification sheet

SPECIFICATION SHIET

SPJ49-02

Accent

Unlimited LED Lumen Packages & Color Temperatures Available!

SPJ-LED-19 12V 2W or 4W

FB-MR16D 12V 10W 1000 Lumen Interior Dimmable

MODEL:	SPJ49-02
MATERIAL :	Solid Brass or Copper
FINISH :	Specify
GLASS :	Specify
ELECTRICAL :	120v
SOCKET :	Medium Base
LAMP :	100w Max. (not included)
MOUNTING :	Wall Mount

LED Optional

DRAWN BY: MMC	BASE DESIGN: SPJ	DATE: 01-10-19

SPJ LIGHTING INC.
2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3537 FAX: (626) 433-4839

TYPE B BUILDING MOUNTED DOWN LIGHT

NO.	BY	DATE	REVISIONS

CAUTION
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SWEETWATER BLOCK 2 PHASE 1
LIGHTING DETAILS

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

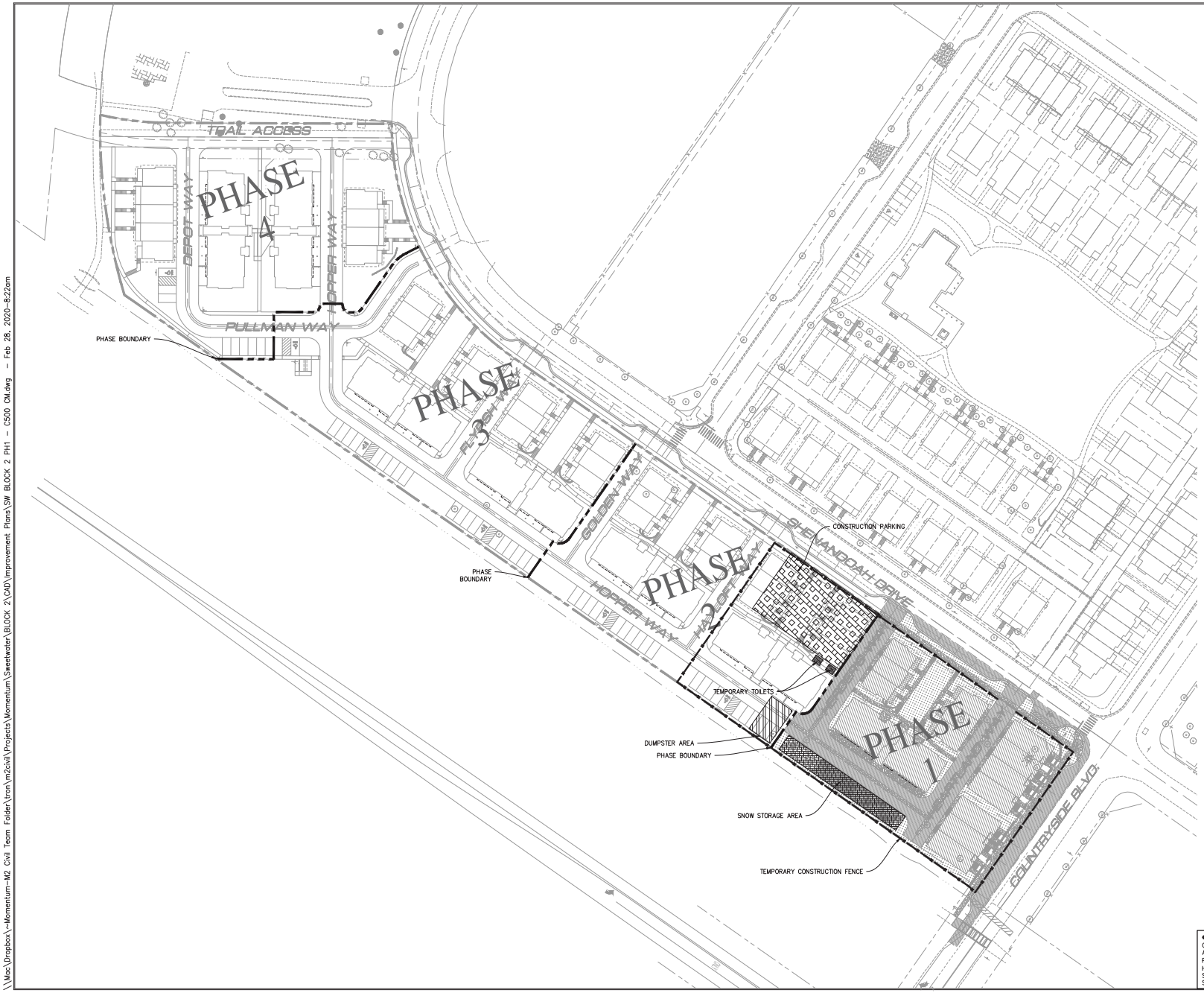
MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
STATE OF UTAH
WILLMORE
8-28-20

SHEET NUMBER
C-402

SCALE
HORIZONTAL: 1"=N/A
VERTICAL: 1"=N/A

JOB NUMBER
47-0172



•IMPORTANT STANDARDS NOTE•
CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION. ALL WORK IS TO COMPLY WITH HAILEY CITY STANDARDS PER "2018 CITY OF HAILEY STANDARD DRAWINGS" AND HAILEY CITY "DESIGN SPECIFICATIONS". WHERE A STANDARD NOT SUPPLIED BY HAILEY CITY, ISPWC STANDARDS ARE TO BE APPLIED.

NO.	BY	DATE	REVISIONS

CAUTION
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SWEETWATER BLOCK 2 PHASE 1
CONSTRUCTION MANAGEMENT PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
MELT
8-28-20
STATE OF IDAHO
COREY WILLMORE

SHEET NUMBER
C-500

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
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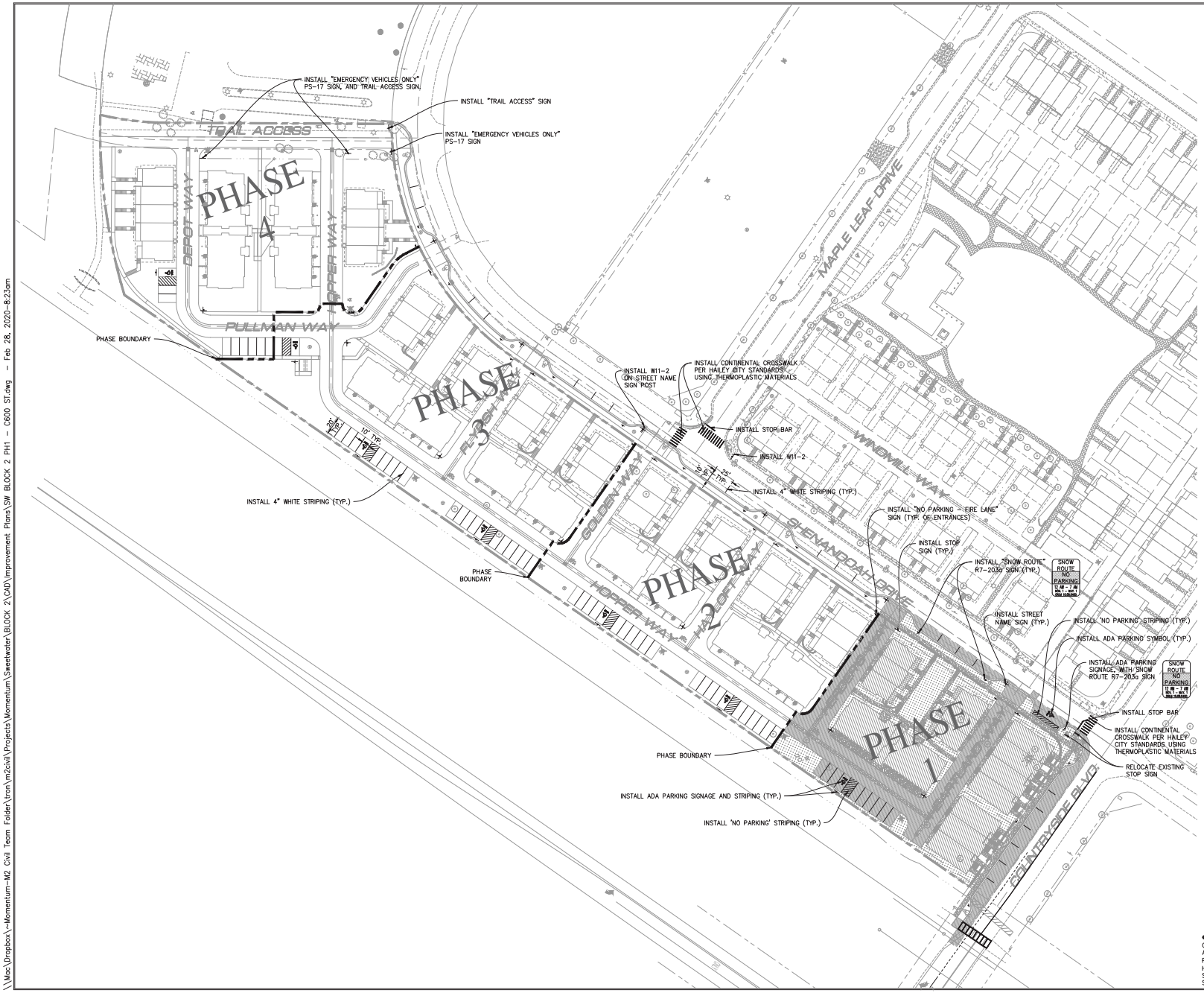

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NO.	BY	DATE	REVISIONS

CAUTION
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SWEETWATER BLOCK 2 PHASE 1
SIGNAGE AND STRIPING PLAN

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

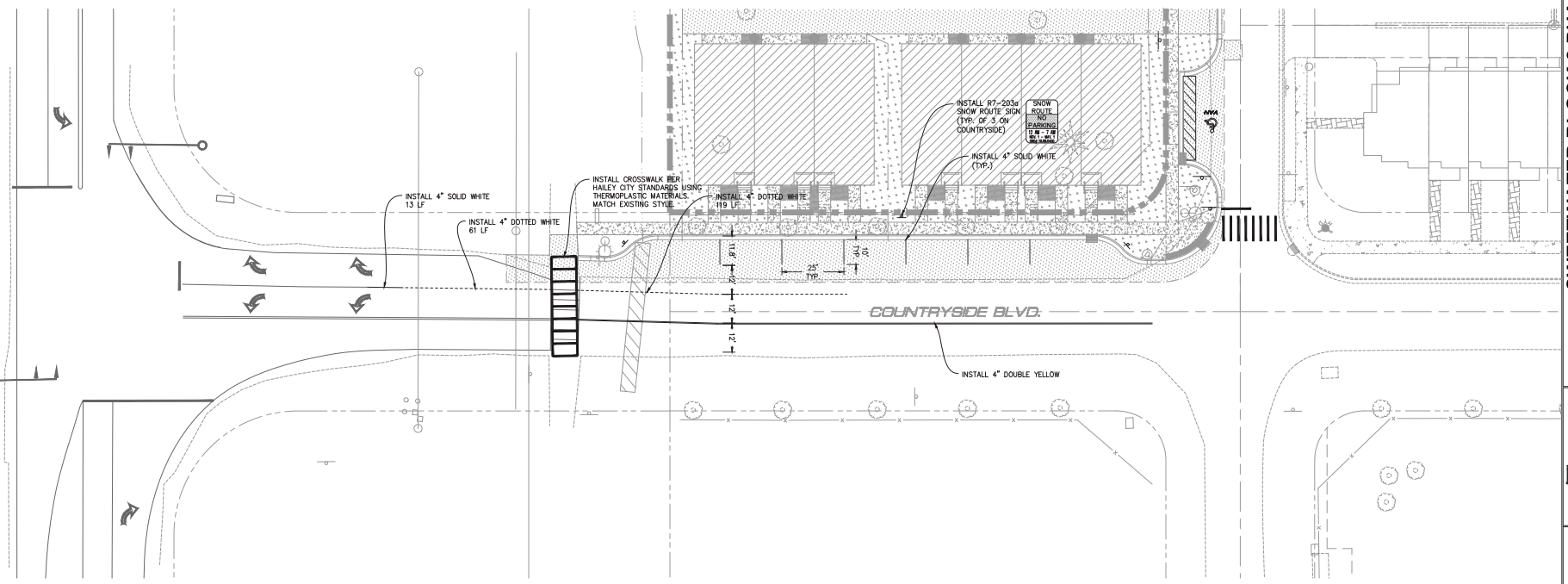
PROFESSIONAL ENGINEER LICENSE NO. 9 WELT 8-28-20 STATE OF UTAH CORBIN WILLEMSEN

SHEET NUMBER
C-600

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C600 ST.dwg - Feb 28, 2020-8:23am



0 50 100 FEET

IMPORTANT STANDARDS NOTE
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NO.	BY	DATE	REVISIONS

CAUTION

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SWEETWATER BLOCK 2 PHASE 1
SIGNAGE AND STRIPING PLAN
COUNTRYSIDE BLVD.

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
UTAH
CORVIN WILLMORE
8-28-20
DATE OF ISSUE

SHEET NUMBER
C-601

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - C601 ST.dwg - Feb 28, 2020-8:23am

PROJ. MGR: MW DESIGNER: AKJ

\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - PP00.dwg - Feb 28, 2020-8:23am

0 50 100 FEET

SWEETWATER BLOCK 2 PHASE 1
PLAN AND PROFILE MASTER KEY

PREPARED FOR: SWEETWATER COMMUNITIES

NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

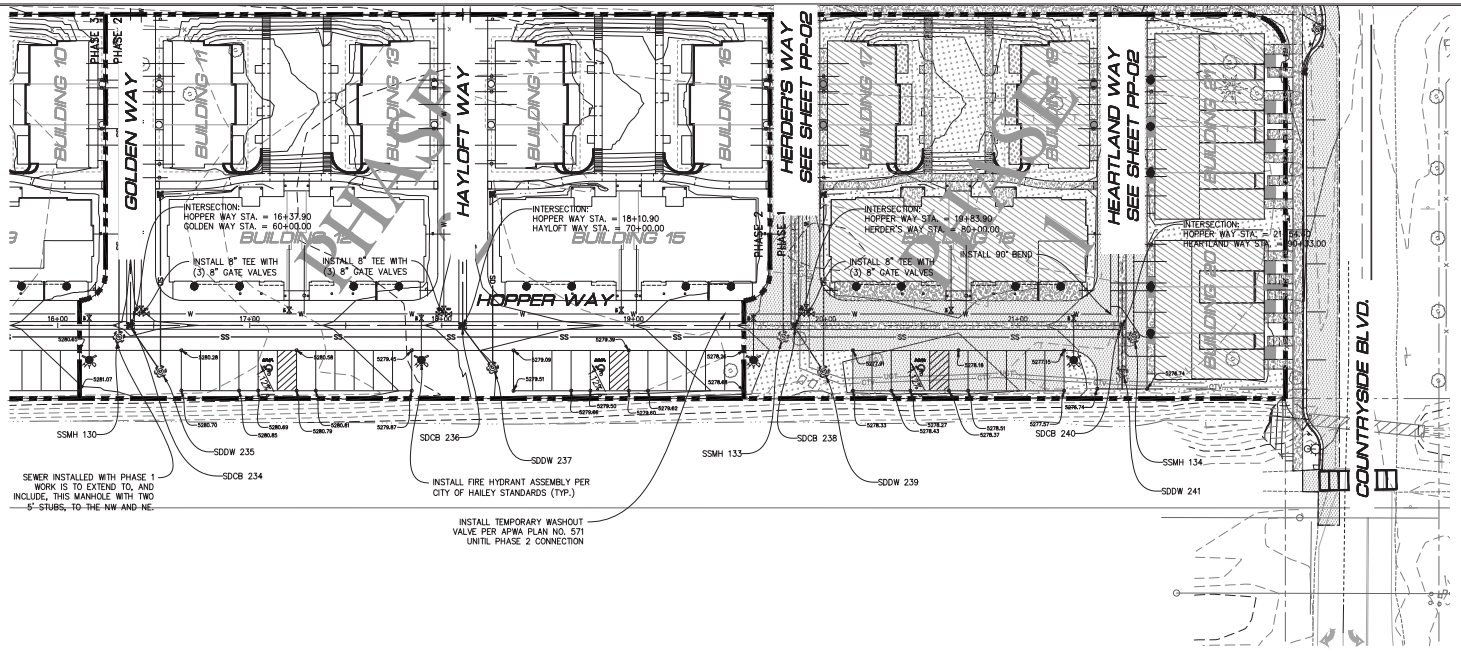
MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 600, SOUTH JORDAN, UTAH 84095
801-316-5216 TEL

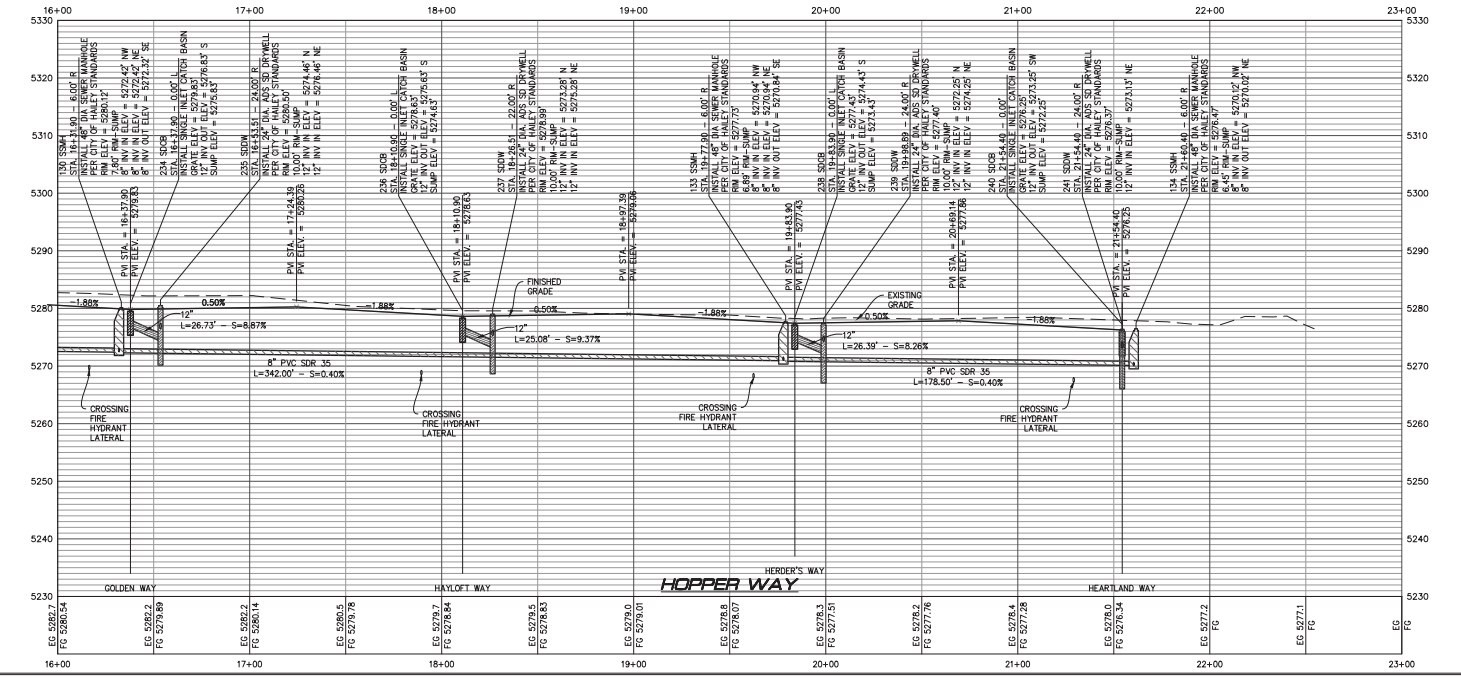
SHEET NUMBER PP-00

SCALE HORIZONTAL: 1"=50' VERTICAL: 1"=N/A

JOB NUMBER 47-0172

FOR CONSTRUCTION





SANITARY SEWER NOTES:

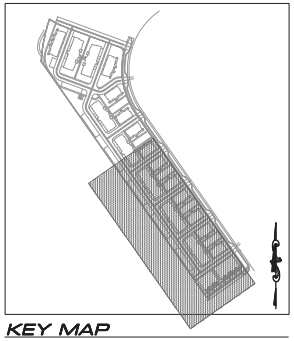
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. INSTALL SEWER LATERALS AT MINIMUM 2% SLOPE WITH CLEANOUTS AS REQUIRED. 90° BENDS SHALL BE MADE WITH TWO 45° ELBOWS AND A CLEANOUT. CONNECT TO SEWER MAIN PER CITY OF HAILEY STD. DWG 18.14.010.C.4. ALL BENDS AT SEWER CLEANOUTS ARE 45° BENDS UNLESS NOTED OTHERWISE.
4. MANHOLE CONE SECTIONS ARE TO BE POSITIONED AWAY FROM ROAD MONUMENTS, CURB AND GUTTER, AND LOW POINTS; AND TOWARDS HIGH POINTS.

CULINARY WATER NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. LOOP OR DEFLECT ALL CULINARY AS NECESSARY PER CITY OF HAILEY, ISPWC, IDAPA, AND APWA DESIGN STANDARDS.
3. INSTALL CAV VALVES AT ALL HIGH POINTS IN CULINARY WATER LINES PER CITY OF HAILEY AND APWA DESIGN STANDARDS.
4. INSTALL THRUST BLOCKS ON ALL FITTINGS PER CITY OF HAILEY STD. DWG. 18.14.010.B.4.
5. ALL WATERLINE DEFLECTIONS MUST BE APPROVED BY CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.



KEY MAP

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes in or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PLAN AND PROFILE
HOPPER WAY

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

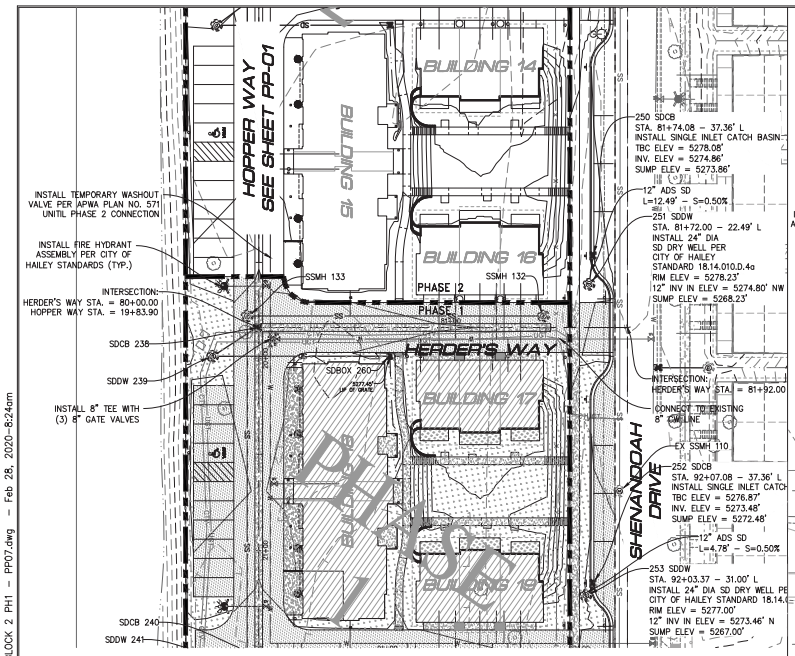
PROFESSIONAL ENGINEER
LICENSED
WELT
9-28-20
STATE OF IDAHO
CURTIS WILLIAMS

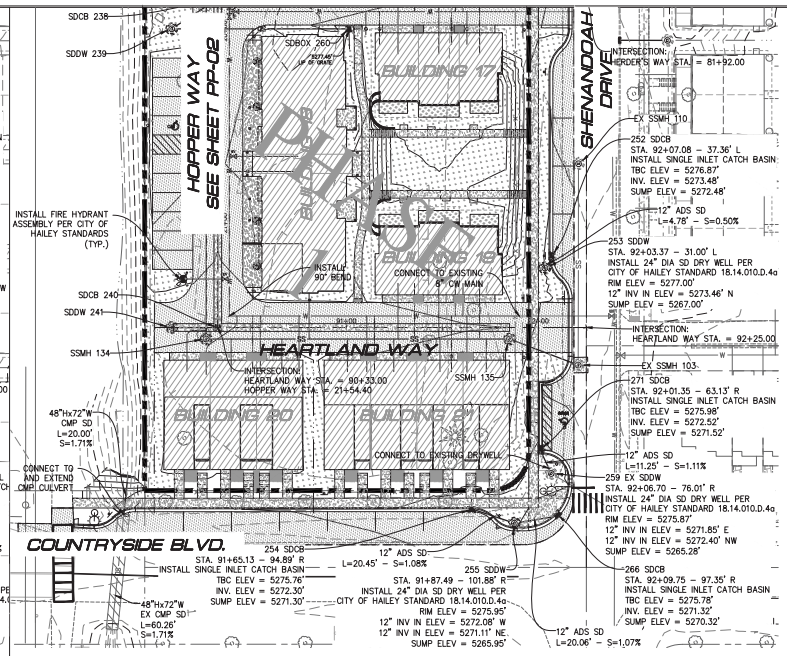
SHEET NUMBER
PP-01

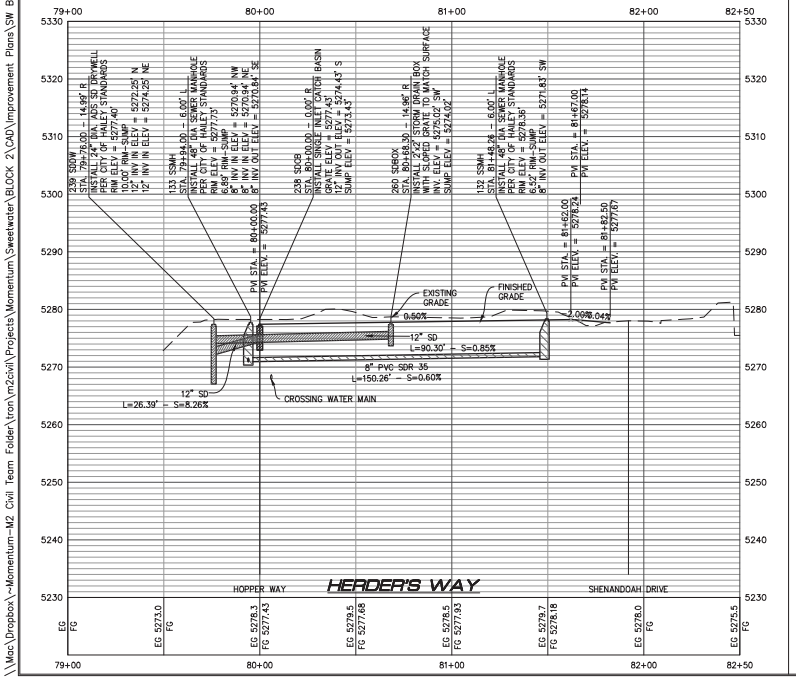
SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

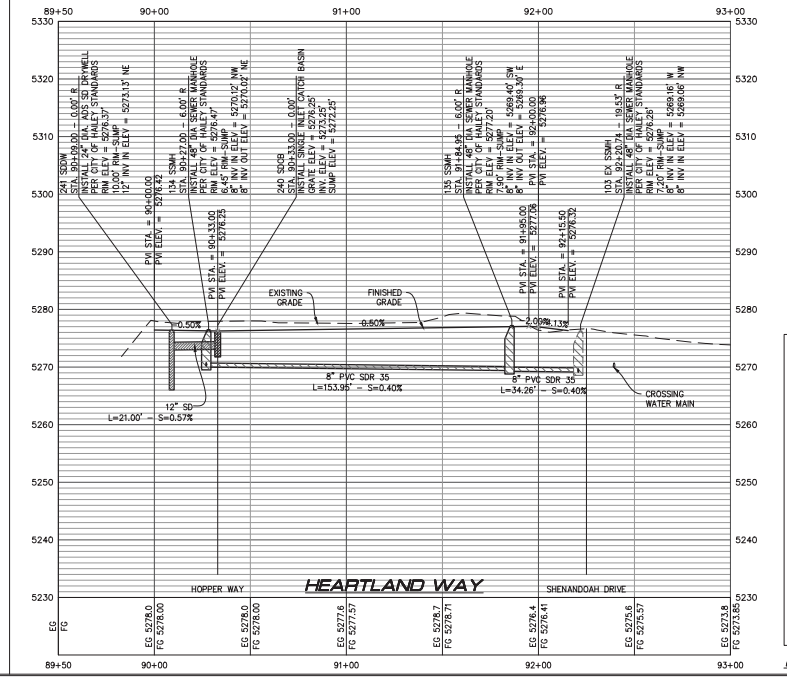
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - PP02.dwg - Feb 28, 2020-8:24am









SANITARY SEWER NOTES:

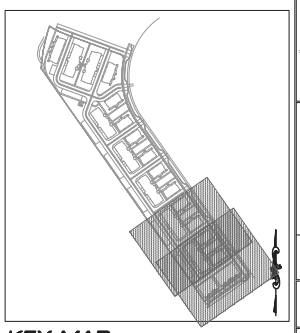
1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. INSTALL SEWER LATERALS AT MINIMUM 2% SLOPE WITH CLEANOUTS AS REQUIRED. 90° BENDS SHALL BE MADE WITH TWO 45° ELBOWS AND A CLEANOUT. CONNECT TO SEWER MAIN PER CITY OF HAILEY STD. DWG 18.14.010.C.4. ALL BENDS AT SEWER CLEANOUTS ARE 45° BENDS UNLESS NOTED OTHERWISE.
4. MANHOLE CONE SECTIONS ARE TO BE POSITIONED AWAY FROM ROAD MONUMENTS, CURB AND GUTTER, AND LOW POINTS; AND TOWARDS HIGH POINTS.

CULINARY WATER NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. LOOP OR DEFLECT ALL CULINARY AS NECESSARY PER CITY OF HAILEY, ISPWC, IDAPA, AND APWA DESIGN STANDARDS.
3. INSTALL CAV VALVES AT ALL HIGH POINTS IN CULINARY WATER LINES PER CITY OF HAILEY AND APWA DESIGN STANDARDS.
4. INSTALL THRUST BLOCKS ON ALL FITTINGS PER CITY OF HAILEY STD. DWG. 18.14.010.B.4.
5. ALL WATERLINE DEFLECTIONS MUST BE APPROVED BY CITY ENGINEER.

STORM DRAIN NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HAILEY AND APWA DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.



NO.	BY	DATE	REVISIONS

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SWEETWATER BLOCK 2 PHASE 1
PLAN AND PROFILE
HERDER'S WAY, HEARTLAND WAY

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

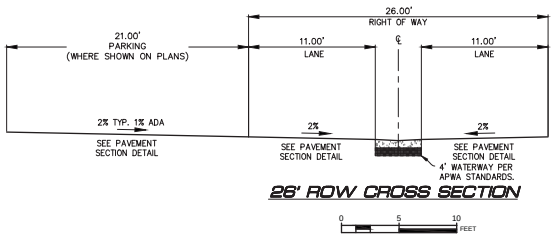
MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

SHEET NUMBER
PP-02

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

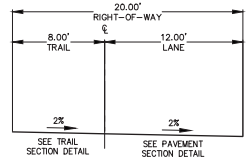
JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 – PP07.dwg – Feb 28, 2020–8:24am



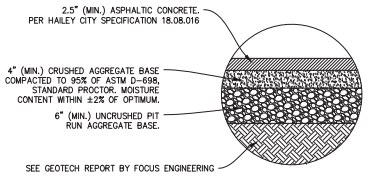
26' ROW CROSS SECTION

0 5 10 FEET



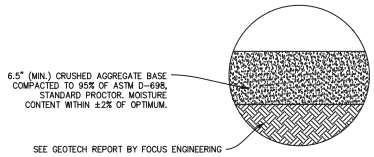
20' ROW CROSS SECTION

0 5 10 FEET



PAVEMENT SECTION

NTS



TRAIL SECTION

NTS

•IMPORTANT NOTE•
CONTRACTOR IS RESPONSIBLE TO OBTAIN AND COMPLY WITH GEOTECHNICAL REPORT BY FOCUS ENGINEERING TITLED GEOTECHNICAL INVESTIGATION SWEETWATER SUBDIVISION, DATED JANUARY 29, 2019.

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be initially approved by the engineer of record prior to implementation.

SWEETWATER BLOCK 2 PHASE 1
DETAILS

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER
LICENSED
CORTIN WILLMORE
8-28-20
STATE OF IDAHO

SHEET NUMBER
C-800

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW Block 2 PH1 - C800 DT.dwg - Feb 28, 2020-8:25am

IRRIGATION NOTES:

1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

LEGEND

EXISTING TREES–PROTECTED IN PLACE

RELOCATE TREES THAT HAVE TO BE REMOVED TO PROPOSED TREE LOCATIONS (SEE SHEET L–101, L–102 & L–103)

PHASE 1: 13
PHASE 2: 4
PHASE 3: 3
PHASE 4: 14

TOTAL QUANTITY 34

NO.	BY	DATE	REVISIONS

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
EXISTING LANDSCAPE

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN,
UTAH 84095
801–316–3216 TEL

PROFESSIONAL ENGINEER
LICENSED
CORTIN WILLMORE
UTAH
8-28-20
DATE OF ISSUE

SHEET NUMBER
L–100

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=N/A

JOB NUMBER
47–0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum–M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 – L100 LA.dwg – Feb 28, 2020–8:25am

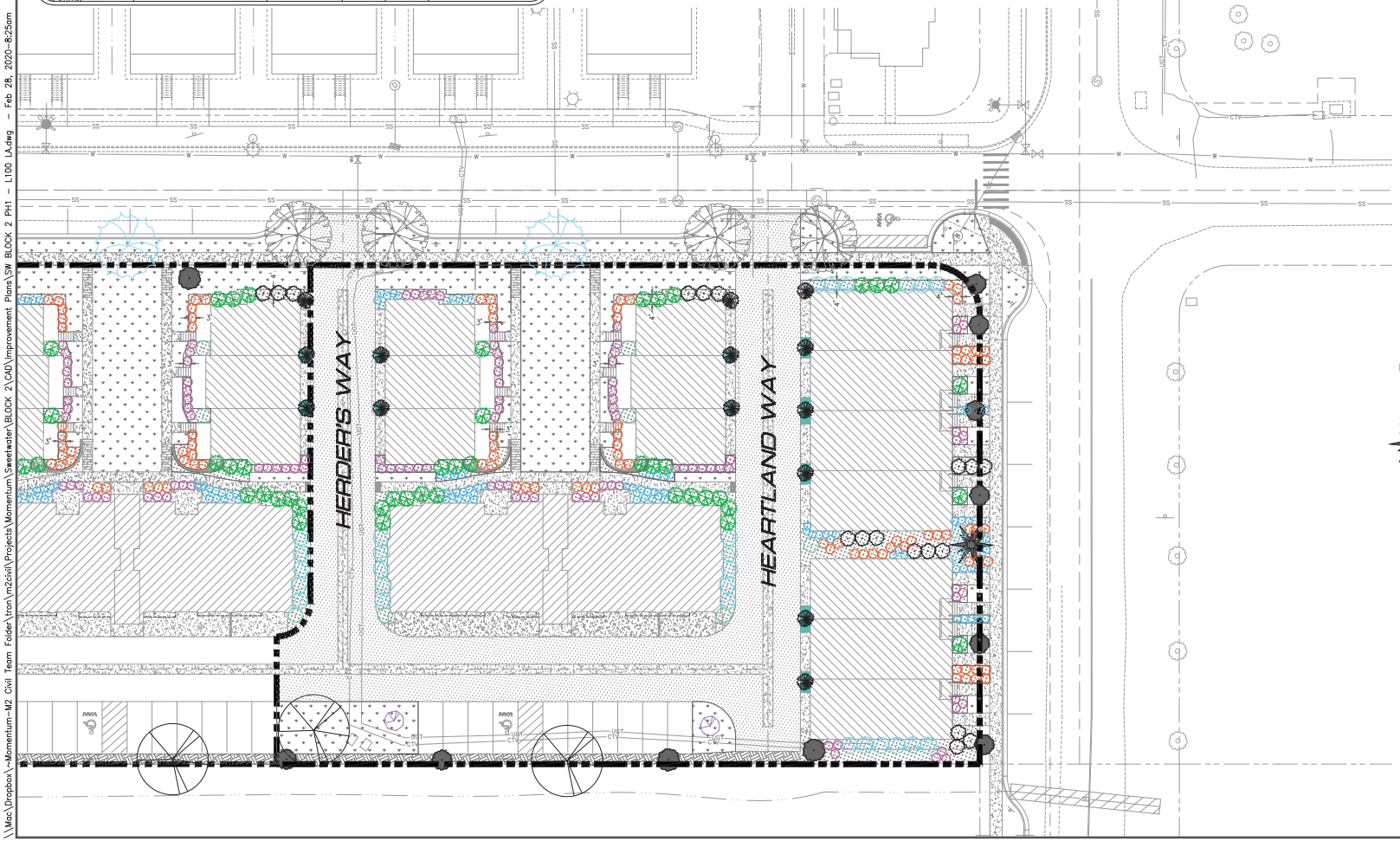
Plant Material List FOR PHASE 1

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
			Trees						
	RE	2	Red Maple *Acer grandidentatum*	25'	Cont.	2.5" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	SR	11	Sky Rocket Juniper *Juniperus scopulorum 'Sky Rocket'*	25'	Cont.	#7	4' min.	3' min.	Full Canopy, Healthy, Good Form
	CH	2	Chokecherry *Prunus virginiana*	25'	Cont.	2.5" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	LL	1	Littleleaf Linden *Tilia cordata*	25'	Cont.	4" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
	HO	3	Honeylocust *Gleditsia triacanthos inermis 'Imperial'*	25'	Cont.	3" cal.	6' min.	4' min.	Full Canopy, Healthy, Good Form
			Ground Covers						
			Kentucky Blue Grass Sod	8,336 S.F.					
			Bark Mulch	5,511 S.F.					Installed in Planter Beds
			Rock Mulch	265 S.F.					Installed in Alley Areas
			Native Grass Seeding	885 S.F.					Installed along southwest boundary

Plant Material List FOR PHASE 1

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
			Shrubs						
	RD	5	Redtwig Dogwood *Cornus alba "Elegantissima"*	3'	Cont.	gal.	3' min.	3' min.	Healthy, Good Form
	PI	68	Pink Princess Cinquefoil *Potentilla fruticosa 'Pink Princess'*	3'	Cont.	gal.	3' min.	3' min.	Healthy, Good Form
	MU	29	Mugo Pin *Pinus mugo*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	CR	64	Creeping Mahonia *Mahonia repens*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	IV	77	Ivory Halo® Dogwood *Cornus alba 'Bailhalo'*	3'	Cont.	1 gal.	12" min.	12' min.	Healthy, Good Form
	SN	24	Common Snowberry Bush *Symphoricarpos albus*	5'	Cont.	5 gal.	4' min.	4' min.	Full Canopy, Healthy, Good Form
	NE	15	Norway Spruce Pumila Dwarf *Picea abies 'Pumila'*	5'	Cont.	gal.	3' min.	3' min.	Full Canopy, Healthy, Good Form

In Accordance to the Current Edition of The American Standard for Nursery Stock



IRRIGATION NOTES:
1. ALL IRRIGATION DESIGN TO BE DESIGNED BY OTHERS, AT A FUTURE DATE.

LEGEND

EXISTING TREES–PROTECTED IN PLACE

RELOCATED TREES (REPLACE ASH TREES WITH OTHER) NEW LOCATIONS **QUANTITY 11**

NO.	BY	DATE	REVISIONS

CAUTION: The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SWEETWATER BLOCK 2 PHASE 1
PROPOSED LANDSCAPING PLAN
PHASE 1

PREPARED FOR: SWEETWATER COMMUNITIES

FOR CONSTRUCTION

MOMENTUM
10421 S. JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095
801-316-3216 TEL

PROFESSIONAL ENGINEER LICENSE NO. 9-28-20 STATE OF UTAH CORBIN WILLMORE

SHEET NUMBER
L-101

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=N/A

JOB NUMBER
47-0172

PROJ. MGR: MW DESIGNER: AKJ
\\Mac\Dropbox\~Momentum-M2 Civil Team Folder\tron\m2civil\Projects\Momentum\Sweetwater\BLOCK 2\CAD\Improvement Plans\SW BLOCK 2 PH1 - L100 LA.dwg - Feb 28, 2020-8:25am

A PRELIMINARY PLAT SHOWING

SWEETWATER P.U.D. TOWNHOUSES, BLOCK 2, PHASE 1

WHEREIN BLOCK 2, SWEETWATER P.U.D. SUBDIVISION IS SUBDIVIDED

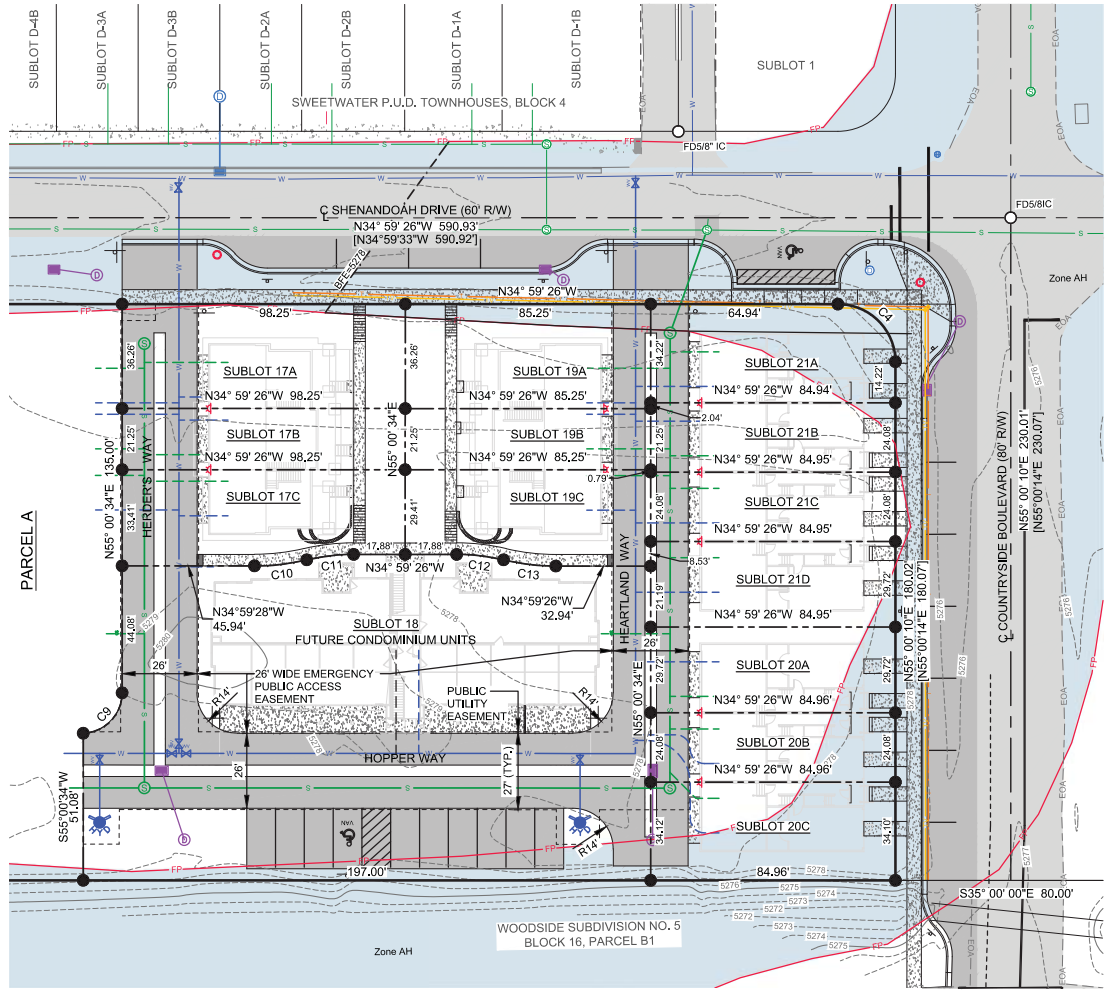
LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2020

30 15 0 30 60 90

SCALE IN FEET

SCALE: 1" = 30'



SUBLOT AREAS		
SUBLOT	AREA (sf±)	AREA (ac±)
17A	3,562	0.08
17B	2,088	0.05
17C	3,144	0.07
18	21,036	0.48
19A	3,091	0.07
19B	1,812	0.04
19C	2,709	0.06
20A	2,525	0.06
20B	2,046	0.05
20C	2,898	0.07
21A	2,821	0.06
21B	2,046	0.05
21C	2,046	0.05
21D	2,525	0.06
PARCEL A	228,833	5.25
PROJECT	283,180	6.50

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	55°13'30"	330.00'	318.07'	172.61'	305.90'	S 07°23'37" E
C2	12°50'15"	350.00'	78.42'	39.37'	78.26'	S 63°14'14" E
C3	18°01'33"	675.00'	212.36'	107.07'	211.49'	S 12°22'37" W
C4	89°59'36"	20.00'	31.41'	20.00'	28.28'	N 10°00'22" E
C5	47°03'55"	330.00'	271.08'	143.71'	263.52'	S 11°28'24" E
C6	8°09'35"	330.00'	47.00'	23.54'	46.96'	S 16°08'21" W
C7	80°42'42"	20.00'	28.17'	16.99'	25.90'	N 29°11'12" W
C8	11°47'34"	380.00'	78.21'	39.24'	78.07'	S 63°45'54" E
C9	87°58'06"	14.00'	21.49'	13.51'	19.44'	S 81°00'23" E
C10	13°15'02"	79.12'	18.30'	9.19'	18.26'	S 41°36'59" E
C11	13°15'02"	71.12'	16.45'	8.26'	16.41'	N 41°36'59" W
C12	13°15'06"	71.11'	16.45'	8.26'	16.41'	N 28°21'53" W
C13	13°15'06"	79.11'	18.30'	9.19'	18.26'	S 28°21'53" E

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- Sublot Line
- G.I.S. Tie
- Floodplain
- BFE = Base Flood Elevation
- Zone AE / Zone AH — Flood Zones
- Public Utility Easement
- Easement, type and width as shown
- Vacated Former Balmoral Sub Tract A (used to establish northern boundary)
- Snow Storage Easement (see note 11)
- Found Brass Cap
- Found Stainless Steel Rod in Monument Well
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- Set 5/8" Rebar, PLS16670
- Existing 5' Contour Interval
- Existing 1' Contour Interval
- Edge of Asphalt
- Existing Asphalt
- Proposed Asphalt Improvements
- Proposed Concrete Improvements
- Buried Cable TV Line
- Proposed Cable TV Line
- Proposed Phone Line
- Proposed Light
- Catch Basin
- Proposed Catch Basin
- Drywell
- Proposed Drywell
- Proposed Storm Drain
- Proposed Sign
- Sewer Main
- Proposed Sewer Main
- Proposed Sewer Service
- Sewer Manhole
- Proposed Sewer Manhole
- Water Main
- Proposed Water Main
- Proposed Water Service
- Proposed Fire Line
- Fire Hydrant
- Proposed Fire Hydrant
- Water Valve
- Proposed Water Valve
- [ ] Record Bearing & Distance, Sweetwater PUD Subdivision, Instrument Number 576317
- { } Record Bearing & Distance, Sweetwater PUD Townhouses: Block 4: Sublots 25-35 & 58-71, Instrument Number 576317

PROFESSIONAL LAND SURVEYOR LICENSED 16010 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

SWEETWATER P.U.D. TOWNHOUSES
BLOCK 2, PHASE 1

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 2 OF 3
Job No. 7778

Return to Agenda

STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 16, 2020

TO:	Hailey Planning and Zoning Commission
FROM:	Lisa Horowitz, Community Development Director
RE:	Planned Unit Development – ARCH Blaine Manor Project
HEARING:	March 16, 2020
Applicant:	ARCH Community Housing
Project:	30-unit senior housing project and 30-unit Family Project
Decision Approval:	Consideration of a Planned Unit Development (PUD) Application for Blaine Manor Senior and Family Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County
Location:	706 South Main Street
Legal Description:	(Lot 3A, Block 1, Wertheimer Park)
Zoning:	Business (B) and Townsite Overlay (TO)
Note:	Staff analysis is in lighter type

Notice:
Notice for the public hearing was published in the Idaho Mountain Express on February 8, 2020; the notice was mailed to property owners within 300 feet and agencies on February 4, 2020; and notice was posted on the property on February 19, 2020. The project was continued on the record to March 16, 2020.

Application:
Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, is proposing the Blaine Manor Community Housing, to be located at 706 S Main Street.

ARCH applied for and received PUD and Design Review approval for a 30-unit Senior Project on a portion of the site in 2018. However, they were not successful in obtaining federal funding. The project was modified to include a Family Housing component based on revised federal scoring criteria. Funding for the 60-unit project was awarded in late 2019.

The project will consist of a Senior Apartment Building, three-stories in height, thirty (30) units in total, and a Family Apartment Building, three-stories in height, thirty (30) units in total, for a total of 60 units. The project will be 72,455 square feet in size and the following are proposed:

Senior Apartment Building:
Eighteen (18) one-bedroom units
Twelve (12) two-bedroom units
Units range in size from 691 square feet to 908 square feet
Fifty (50) parking spaces
Outside Patio Area

Family Apartment Building:
Eighteen (18) two-bedroom, one-bath units
Twelve (12) three-bedroom, two-bath units
Units range in size from 914 square feet to 1,247 square feet
Forty-seven (47) parking spaces
Children's Outdoor Play Area

A PUD is requested to allow the applicant to allow for 60 units: 54 are permitted under the Business (B) Zone District.

Subsection 17.10.050.02 of the Zoning Title provides for concurrent submission, such that a Planned Unit Development Permit Application may be submitted and reviewed concurrently with other applications affecting the same piece of property. The applicant has submitted a Subdivision and Design Review application.

At the February 27, 2020 public hearing, the Planning and Zoning Commission discussed issues and continued the item to March 16, 2020, with the following feedback to the applicant:

1. **Consider retaining as many of the existing trees as possible.** The Landscape Plan has been revised to preserve as many of the existing trees as possible. Please refer to Section 17.06.080(A)1b for further details.
2. **Consider using ground source heat pumps for heating/cooling of the buildings.** Upon further research of ground source heat pumps, the Applicant found that the pumps are much more expensive than the high-efficiency systems proposed. Furthermore, the Applicant found that the return on investment is approximately 10 to 15 years. Currently, the Applicant does not have the budget to pursue ground source heat pumps at this time.
3. **Provide more color variation and vertical modulation with exterior materials.** Revised exterior elevations and additional accent colors have been provided and are described herein.
4. **Examine the structural integrity of the proposed carports and redesign, if necessary.** The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.
5. **Provide an additional site access.** The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and is comfortable with the revised proposal.
6. **Provide an Arborist Review specific to existing trees onsite.** The Arborist Review is attached to the Design Review Staff Report.

7. **Consider utilizing other materials in-lieu of the vinyl fencing proposed.** The Site Plan has been revised to show that most fencing, previously proposed, has been removed. Wrought iron fencing will remain around outdoor/play areas for safety. Trash enclosures, previously designed with vinyl fencing, are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate.
8. **Consider providing RV parking opportunities onsite.** The Applicant does not intend to allow for RV parking onsite.
9. **Plan for a Mountain Rides Bus Stop.** A Mountain Rides Bus Stop will be integrated along Maple Street. This bus stop will include standard Mountain Rides signage and a concrete slab, 10' in length x 12' in width, to eventually accommodate a standard, or approved alternative, bus stop shelter.
10. **Consider installing a crosswalk near the project site (at Main Street and Maple Street).** The Applicant agrees that there is a need for this; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.

Waivers requested:
Chapter 17.10.040: Developer Benefits allows for the request of modifications or waivers of zoning and subdivision requirements. The following items are modifications and waivers requested as a part of this application:

Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A.

Department Comments:
See Design Review Staff report. Specific comments related to the PUD application concern area-wide circulation as described herein.

Standards of Evaluation	
17.10.030: General Requirements:	
A.	**The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.**
Staff Comments	*The proposed PUD site is greater than 18,000 square feet.*
B.	**A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.**
Staff Comments	*The parcel is in one ownership- Blaine County. The County plans to deed the property to ARCH via Idaho Housing Finance Association. The deed will contain a reversionary clause should ARCH not complete the housing development.*
C.	**Area Development Plan:**

	C.1	**When the owner of Contiguous Parcels is required to obtain PUD approval for 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:**
Staff Comments		*The entire site is proposed for PUD approval.*
?	**C.1.a**	**Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.**
Staff Comments		*The architecture firm Ruscitto/Latham/Blanton designed both the Rodeo Grounds remodel and Campion Ice House. They are very familiar with the area and with circulation needs. The City of Hailey has entered into a new contract with RLB to study overall circulation in the area, including whole area of Main Street from Hailey Elementary to the Rodeo Grounds, Hailey Ice and Blaine Manor. This key gateway area has highway curves and congestion. With the amount of activity generated at Campion Ice, Skate Park, Visitor Center and Rodeo Grounds, the informal 20' fire access lane that leads westerly behind Hailey Ice and through the Blaine Manor site to Maple Street has become critical. It is used on a daily basis.* *It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. This project and future development of the Blaine Manor site will increase traffic at the Maple Street/Highway 75 intersection.* *The Hailey Fire Marshall has stated in 2018 that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' to accommodate the previously approved 30-unit housing complex. In addition, the existing fire access lane is in very poor condition and must be repaved. The need to repave and widen the fire land gave the City the opportunity to discuss its location and overall function within the area. RLB and City Staff recommend that a design close to a true city street will better accommodate this project, existing surrounding uses.* *Based on the revised site plan with two buildings, the proposed 48' partial street right of way is now located on the eastern property boundary adjacent to the Hailey Elementary ball fields. Maple Street will be completed on this side of the street with sidewalk and street trees. ARCH made a request to the Hailey URA in 2018, who has agreed to fund portions of this partial street right of way.* *The Fire Chief has indicated that a second egress out of the parking lot (to the east) is required. This has been shown on the revised plans. The secondary access is shown as an exit only to discourage cut-through traffic.* *The applicant has provided a traffic memo, attached to this report. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in*

	northbound turns. No analysis has been provided of the north/south alley adjacent to the project. Staff believes this alley will have increased utilization as a result of this project. As noted in the report, connecting the project through the Campion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing parking lot will not serve through traffic efficiently. *The Traffic memo states that the 309 daily trips are less than would be generated from commercial development of the property.* *A memo from Mountain Rides was reviewed at the last meeting. A bus stop has been added along Maple Street as outlined in the memo. This will service the Hailey circulator. Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. A safe crossing of Main Street is an anticipated need in this area at Maple.*
C.1.b?	**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.**
Staff Comments	*There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Campion Ice House, the Skate Park and the Rodeo Grounds, and other safe routes needed to get pedestrians from Hailey Elementary to the Campion Ice House and the Skate Park. This project will significantly increase pedestrian activity in the area. See comments above regarding the need for a safer Main Street crossing.* *Staff concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. The site plan contains an internal sidewalk system.* *At their February 27, 2020 public hearing, the Commission also indicated the need for a pedestrian-activated crosswalk near the project site (at Main Street and Maple Street). The Applicant agrees with the need for a crosswalk at this location; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.*
C.1.c	**Water main lines and sewer main lines shall be designed in the most effective layout feasible.**
Staff Comments	*Water and Sewer lines are analyzed in the Design Review staff report.*
C.1.d	**Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**
Staff Comments	*This standard will be met.*

?	**C.1.e**	**Park land shall be most appropriately located on the Contiguous Parcels.**
Staff Comments		*The site connects to a variety of parks and open space land. The City previously hoped to secure land for a future Scooter Park in the treed area of the Blaine Manor site adjacent to the existing Skate Park where the children's play area is shown. The City does not currently plan to expand the Scooter Park. See discussions elsewhere in this report regarding trees on the site.*
C.1.f		**Grading and drainage shall be appropriate to the Contiguous Parcels.**
Staff Comments		*A grading and drainage plan has been prepared.*
C.1.g		**Development shall avoid easements and hazardous or sensitive natural resource areas.**
Staff Comments		*N/A*
C.2		**Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.**
Staff Comments		*The Area Development Plan will be recorded, replacing the 2018 recorded plan.*
D.		**Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.**
Staff Comments		*The shape of the site does not allow for many options with regards to configuration of the buildings. Staff concurs with the buildings being located towards Main Street, with parking in the rear.*
E.		**Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.**
Staff Comments		*The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' paved area to accommodate a 60-unit housing complex. This has been shown as a partial street dedication, 48' in width. In addition, the existing fire access lane is in very poor condition and must be repaved.* *The right of way is shown at 48' to allow for snow storage. The City Engineer has recommended calling this dedication a partial road dedication. Complete dedication (60') may be possible at some time in the future in collaboration with the School District.* *At the February 27, 2020 public hearing, the Fire Chief also required, and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the partial street right of way, be constructed.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and finds the revised proposal acceptable.*

F.		**Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.**
Staff Comments		*All utilities will be underground, including the existing power line on the south side of Maple Street.*
G.		**Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.**
Staff Comments		*While Blaine Manor is owned by the County, it is not "public" lands in the same manner as federally managed lands. The applicant proposes to dedicate a 48' right of way to the City, which the City Engineer terms a partial street dedication.*
H.		**Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.**
Staff Comments		*There are numerous pedestrian connections in the area due to the close proximity of Hailey Elementary School, Campion Ice House, the Skate Park and the Rodeo Grounds. Additional safe routes are needed to get pedestrians from Hailey Elementary to the Campion Ice House and Skate Park. This project will significantly increase pedestrian activity in the area. See comments above regarding the need for a safer Main Street crossing.* *Staff concurs with the curb, gutter, sidewalk and street trees included along the Maple Street frontage serving the 60-unit ARCH project. A connection from Hailey Elementary through to the Skate Park was planned as part of Pathways for People. Design and location have not yet been determined and will likely be part of a bigger area-wide study. This project increases the need for thorough pedestrian study and safety in the area. The site plan contains an internal sidewalk system.*
I.		**Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:**
	I.1	**Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public.** **Green space shall be set aside in accordance with the following formulas:** **For residential PUDs** — **A minimum of .05 acres per residential unit.**

			For non-residential PUDs	**A minimum of 15% of the gross area of the proposed PUD.**	
Staff Comment		*No amenities proposed to meet this standard.*			
	I.2	**Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.**			
Staff Comment		*No amenities proposed to meet this standard.*			
	I.3	**Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.**			
Staff Comment		*Mountain Rides requested that the Applicant include accommodations for a Mountain Rides' bus stop, as follows:* *1. Integrate bus stop and infrastructure into the proposed Maple Street entrance/exit area (adjacent to the Senior Apartment Building).* *2. Placement of a Mountain Rides standard bus stop sign at the curb, without parking spaces, and to the east of the driveway.* *3. Placement of a poured concrete slab, 10' in length x 12' in width, adjacent to the bus stop sign. This slab may eventually accommodate a Mountain Rides standard, or approved alternative, bus stop shelter.* *4. The plans have been reconfigured to include the concrete slab, signage foundation and sleeve for future installation of a bus stop.* *The above will service the Hailey circulator, and has been incorporated into the plans.* *Passengers northbound on the Valley Route will walk a block north on Main Street. Southbound travelers on the Valley Route disembark at DL Evans. A safe crossing of Main Street is an anticipated need in this area at Maple.*			
?	**I.4**	**Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six inch (6") caliper on the site.**			
Staff Comment		*Very little vegetation is proposed for preservation.* *At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1 of the Design Review drawings), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.*			

		The Arborist Review is attached to the Design Review staff report. *The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected throughout the construction process. Several other large trees could potentially be saved in the parking lot, which contains stalls in excess of city requirements.*
	I.5	**Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.**
Staff Comment		*N/A*
	I.6	**River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.**
Staff Comment		*N/A*
	I.7	**Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.**
Staff Comment		*The applicant is proposing to develop 60 community housing units, all except 3 market rate units and 2 manager units will be affordable units. At this time, 42.8% of Hailey households are renters as compared to 30.8% state wide. Also, 53.5% of Hailey renters are considered housing burdened (paying more than 30% of income for housing) as compared to 46.6% state wide. This housing will have long term, critically important positive impact on Hailey residents. Rents for these units will be affordable to households earning between 30% and 60% of AMI.*
	I.8	**Real Property: Dedication or conveyance of real property or an interest in real property to the city.**
Staff Comment		*The applicant proposes to convey a .27-acre parcel deeded to the city for a partial street dedication.*
	I.9	**Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:** **For residential PUDs** — **A minimum of 100 linear feet per residential unit.** **For non-residential or mixed-use PUDs** — **A minimum of 100 linear feet per 1000 square feet of gross floor area.**

Staff Comment		*At this time, 240 linear feet of sidewalk are proposed on Maple Street, an additional 50 liner feet on Main Street and over 900 linear feet internally on-site. This equates to 1,190 linear feet. To meet this standard, 6,000 linear feet would be needed.*
	I.10	**Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.**
Staff Comment		*The parking is all open surface parking; several carports are shown.*
	I.11	**Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:** **For residential PUDs** — **Buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.** **For non-residential or mixed-use PUDs** — **Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.**
Staff Comment		*The applicant has not indicated they will be applying for this standard.*
	I.12	**Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan.**
Staff Comment		*No other amenities are listed in the PUD narrative. A pedestrian-activated crosswalk at Main Street and Maple Street is a highly desirable amenity.*
17.10.040: Developer Benefits:		
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.		
Staff Comment		*No waivers are requested other than density bonus, below.*
17.10.040.01: DENSITY BONUS:		
A.		**The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:**
	A.1	**Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.**
Staff Comment		*N/A*
	A.2	**Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.**
Staff Comment		N/A

	A.3	**Ten percent (10%): The developer of the PUD provides or contributes to significant off site infrastructure benefiting the city (e.g., water tank, fire station).**
Staff Comment		*N/A*
	A.4	**Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.**
Staff Comment		*N/A*
	A.5	**Ten percent (10%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A*
	A.6	**Fifteen percent (15%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A*
	A.7	**Twenty percent (20%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A*
B.		**Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)**
Staff Comment		*The applicant is requesting a density bonus from 54 units to 60 units based on the fact that the project is 100% affordable housing.* *Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. The development is requesting 25.5 units per acre under Chapter 17.10.040.01B for amenities and benefits to the community other than those listed in 17.10.040.01A. Staff concurs with the request.*
17.10.040.02: Density Transfer:		
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.		
Staff Comment		*No density transfer is requested.*
17.10.040.05: Phased Development Allowed:		
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:		
A.		**Parcels: The parcels that are to be constructed upon in each phase and the**

		date of each phase submission.
Staff Comment		*The entire project will be constructed at one time.*
B.		**Number of Units: The number of units to be built in each submission.**
Staff Comment		*N/A.*
C.		**Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.**
Staff Comment		*N/A.*
D.		**Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.**
Staff Comment		*N/A.*
17.10.040.06: Modifications to the Subdivision standards:		
Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.		
Staff Comment		*Sidewalks are proposed along Maple Street for the project frontage. Sidewalks on Main Street are existing.*
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.		**Standards of Evaluation**
	A.1	**1. The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;**
Staff Comment		*The project has received federal funding, and construction will begin this year.*
?	**A.2**	**The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;**
Staff Comment		*The Hailey Fire Marshall has stated that the existing 20' fire access lane currently located on the eastern edge of Blaine Manor must be widened to 26' paved area to accommodate a 60-unit housing complex. This is proposed as a 48' partial street dedication. In addition, the existing fire access lane is in very poor condition and must be repaved. A second access out of the parking lot (to the east) has been added as requested.* *It is preferred that the site be accessed via Maple Street as proposed, and not from the old curb cut on the curve of the Highway. However, a second access is needed to meet fire code. This should be connected to the east.*

		The applicant has provided a traffic memo, attached to the February 27, 2020 Staff Report. 309 daily trips are projected. The report concludes that the intersection of Maple Street and Main Street will be at Level of Service F, primary due to delays in northbound turns. No analysis has been provided of the north/south alley adjacent to the project. Staff believes this alley will be more heavily utilized to avoid northbound trip delays. As noted in the report, connecting the project through the Campion Ice House/Rodeo Grounds complex will likely divert some traffic through the complex to the light at Highway 75 and Airport Way. This could accelerate the need for a true road through the complex; currently the existing Campion/Rodeo Grounds parking lot will not serve through traffic efficiently. *The City Engineer notes that a traffic light at Elm Street, a road to complete the partial street dedication and a pedestrian-activated signal across Main Street at Maple Street will be needed in the future to serve this area.*
	A.3	**The PUD will not create excessive additional requirements at public cost for public facilities and services;**
Staff Comment		*Redevelopment of the entire Blaine Manor property places additional demands on area circulation. To implement the suggested vehicular/pedestrian connection to the east, the City will need to negotiate with the Blaine County School District. These conversations have been initiated.*
	A.4	**The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**
Staff Comment		*Utility services available in the area are adequate*
?	**A.5**	**The development plan incorporates the site's significant natural features;**
Staff Comment		*The project proposes to remove a significant number of trees, including replacing all of the existing street trees. Staff notes that a number of the tree clusters in the parking lot could be retained. The Tree Committee will review the project on March 12, 2020. An Arborist Report is required as part of the Design Review approval and has been submitted.*
	A.6	**Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;**
Staff Comment		*N/A; the project is not phased.*
	A.7	**One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;**
Staff Comment		*See section I in this report.*
	A.8	**All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**
Staff Comment		*All exterior lighting will be compliant.*
	A.9	**The proposed PUD Agreement is acceptable to the applicant and the City.**
Staff Comment		*The City Attorney is amending the previously adopted PUD Agreement.*

Summary and Suggested Conditions

Summary and Suggested Conditions: The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required.

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.

2. A waiver is hereby granted to the Business Zone Maximum Multi-Family Units per Acre- Per Chapter 17.05 of the City of Hailey Code, the maximum multi-family residential density (units per acre) is 20. A waiver is hereby granted allowing for 25.5 units per acre under Chapter 17.10.040.01B.

3. The landscape plan shall promote a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. The irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.

Motion Language:

Approval:

Motion to approve the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-3 above.

Denial:

Motion to deny the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, finding that the project does not meet the standards under Section 17.10 of the [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the Planned Unit Development (PUD) Application for Blaine Manor Senior Community by Arch Community Housing Trust, represented by Galena Engineering, on

behalf of Blaine County, located at 706 S Main Street (Lot 3A, Block 1, Wertheimer Park), for thirty (30) senior housing units and thirty (30) family units on two lots, to the Commission should specify a date].

For drawings, see ARCH Blaine Manor Design Review

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 16, 2020

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Continuation of a Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building. The Senior Apartment Building will consist of thirty (30) apartment units and the Family Apartment Building will consist of thirty (30) apartment units, for a total of sixty (60) apartment units. This project will be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Hearing: March 16, 2020

Applicant: Blaine County represented by ARCH Community Housing Trust

Request: Design Review approval of a 30-unit Senior Apartment Building (35,822 sq. ft. in size) and a 30-unit Family Apartment Building (36,633 sq. ft. in size)

Location: 706 South Main Street (Lot 3A, Block 1, Wertheimer Park)

Zoning: Business (B) and Townsite Overlay (TO)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 5, 2020, and mailed to property owners within 300 feet, as well as public agencies, on February 4, 2020. The project was continued on the record to March 16, 2020.

Application: ARCH Community Housing and Blaine County are applying for a Planned Unit Development (PUD) Application, a Design Review Application and a Preliminary Plat Application for Blaine Manor Senior Community Housing and Blaine Manor Family Community Housing, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park). The project will consist of a Senior Apartment Building, three-stories in height, thirty (30) units in total, and a Family Apartment Building, three-stories in height, thirty (30) units in total. The two buildings will be 72,455 square feet in size and the following are proposed:

Senior Apartment Building:

- Eighteen (18) one-bedroom units
- Twelve (12) two-bedroom units

- Units range in size from 691 square feet to 908 square feet
- Fifty-One (51) parking spaces (including 30 carport spaces)
- Outside Patio Area

Family Apartment Building:

- Eighteen (18) two-bedroom, one-bath units
- Twelve (12) three-bedroom, two-bath units
- Units range in size from 914 square feet to 1,247 square feet
- Forty-Four (44) parking spaces
- Children's Outdoor Play Area

At the February 27, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to March 16, 2020, with the following feedback to the Applicant:

1. **Consider retaining as many of the existing trees as possible.** The Landscape Plan has been revised to preserve as many of the existing trees as possible. Please refer to Section 17.06.080(A)1b for further details.
2. **Consider using ground source heat pumps for heating/cooling of the buildings.** Upon further research of ground source heat pumps, the Applicant found that the pumps are much more expensive than the high-efficiency systems proposed. Furthermore, the Applicant found that the return on investment is approximately 10 to 15 years. Currently, the Applicant does not have the budget to pursue ground source heat pumps at this time.
3. **Provide more color variation and vertical modulation with exterior materials.** Revised exterior elevations and additional accent colors have been provided and are described herein.
4. **Examine the structural integrity of the proposed carports and redesign, if necessary.** The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.
5. **Provide an additional site access.** The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed and is comfortable with the revised proposal.
6. **Provide an Arborist Review specific to existing trees onsite.** The Arborist Review is attached to this report.
7. **Consider utilizing other materials in-lieu of the vinyl fencing proposed.** The Site Plan has been revised to show that most fencing, previously proposed, has been removed. Wrought iron fencing will remain around outdoor/play areas for safety. Trash enclosures, previously designed with vinyl fencing, are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate.
8. **Consider providing RV parking opportunities onsite.** The Applicant does not intend to allow for RV parking onsite.
9. **Plan for a Mountain Rides Bus Stop.** A Mountain Rides Bus Stop will be integrated along Maple Street. This bus stop will include standard Mountain Rides signage and a concrete slab, 10' in length x 12' in width, to eventually accommodate a standard, or approved alternative, bus stop shelter.

10. **Consider installing a crosswalk near the project site (at Main Street and Maple Street).** The Applicant agrees that there is a need for this; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.

Additionally, the Applicant has submitted a Preliminary Plat Application, which will be heard at a later date, and a Planned Unit Development (PUD) Application. A PUD is requested, which would allow the Applicant to increase the density from 54 units to 60 units. Please refer to the PUD Staff Report for further analysis.

Procedural History: The Application was submitted on December 20, 2019, and certified complete on January 2, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on March 16, 2020, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒?	☐	☐	**Department Comments**	**Public Works Department**: *The Public Works Department has reviewed the revised Civil and Landscape Plans and has noted the following:* *1. All Construction shall be in conformance with City of Hailey Specifications and Standard Drawings or ISPWC for public infrastructure.* *2. Final Designs must be submitted and approved by the City prior to any construction.* *3. A Preconstruction Meeting will be required.* *a. Is this a subdivision or Site development plan? If a Subdivision is pending, see City Code below. If not a subdivision, appropriate permits must be submitted and fees assessed prior to construction:* *16.03.020:E. Improvements: Following preliminary plat approval, the applicant shall install improvements as required under Chapter 16.05 of this title and by the commission, hearing examiner, or council. A separate fee for inspection of improvements by city personnel shall be paid by the developer before the final plat is recorded or any posted security released. Before the inspection, the developer shall provide the city with the cost estimate of the subdivision improvements that require inspection by city personnel. Upon review and approval of the cost estimate by the city engineer, the developer shall pay to the city of Hailey one thousand dollars ($1,000.00) or one and one-half percent (1.5%) of the estimated cost, whichever is greater, as a fee for the inspection of the subdivision improvements and other related services. (Ord. 1191, 2015)*

				4. *The City intends to store snow within the Maple Street right-of-way where parking spaces are currently shown east of the northern site entrance, and also within the public alley right-of-way. Any landscape damage as a result of this activity will be the responsibility of the property owner to repair, and a note as such should be added to any pending plat. An additional plat note should state that snow from private property is not allowed to be stored on public property.* 5. *While street trees within the public alley are aesthetically pleasing, proper placement is required to avoid snow removal conflicts. The City Road grader has the ability to "wing" snow approximately 12' from the edge of pavement. Please setback all trees/shrubs so the face of the mature tree is no closer than 12' from the edge of pavement, or preferably an additional foot to prevent damage to the tree. This has been met. The street trees along Maple Street have been setback approximately 15' from edge of asphalt.*
				Life/Safety: *At the February 27, 2020 public hearing, the Hailey Fire Chief required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.*
				Water and Sewer: *The Water and Wastewater Divisions have reviewed the revised Civil and Landscape Plans and have noted the following:* ***Water Division:*** 1. *Detail Sheets:* a. *Water Service graphic detail is not the same as current City standard drawing. Please review all details for compliance or replace with reference to adopted details* 2. *Remove any abandoned water services or water mains at main line connection.* 3. *The City will need access to the meter split from the combined fire/potable line within the anticipated mechanical room. If a plat is pending, an easement or agreement for such will be required.* ***Wastewater Division:*** 1. *Remove or cap as directed by the City, any existing sewer mains or services to be abandoned.* 2. *Instead of constructing a new sewer service for the northern building, use the existing sewer service connecting near manhole out of northern alley.*
				Building*: No comments*
				Streets: *The Streets Division has reviewed the revised Civil and Landscape Plans and has noted the following:* 1. *Construction Staging Plan shall be provided at final design.* 2. *Traffic Control Plan shall be provided at final design.* 3. *Pedestrian Traffic Control Plan shall be provided for all sidewalk closures.* 4. *The street light along Main Street, at the northern end, should be removed, not retained.*

				5. At the southeast corner of Main Street and Maple Street: *a. The valve box shown within the new sidewalk area shall be traffic rated* *b. The area between the pedestrian ramp and the first 90° parking stall shall be striped and delineated as "No Parking"* *6. On Maple Street:* *a. Drywell street cut for S05a shall be extended to sewer service street cut, if service remains as proposed* *b. All areas between the 90° parking and project entrance, public alley, etc., shall be striped and delineated as "No Parking"* *c. Signage shall be installed behind sidewalk for "No Parking/Snow Route", per City Design (R7-203)* *7. Signage shall be provided along public alley, same as Maple Street "Snow Route", installed at two locations.* *8. Curb at east end of Maple Street needs transition to flush.* *9. ITD Permits are required for all curb/sidewalk work within State Right-of-Way; asphalt patch per ITD Specifications.* *10. Street trees along Main Street:* *a. City Irrigation System will need to be located and bubblers disconnected at trees to be removed for any disturbance in this area (this line will continue onto other properties).* *b. Any damage to the City Irrigation System must be repaired by the Contractor, and City should be called for inspection of said system after completion of work* *c. Because the development will install an onsite irrigation system for their irrigable areas behind the curb lines, we recommend using their system to irrigate all street trees on the property frontage or its frontage.* *d. The development should be responsible for the care of all street trees, with the exception of individual tree holiday lighting* *e. We request the Developer install 1.25" conduit with electrical for all street trees and connect to the same power source as the street lights. Details shall be provided at final design.* *11. Street lights along Main Street:* *a. Power details shall be provided.* *12. Detail Sheets:* *a. General note – Details must be compliant and referenced to City of Hailey Standard Drawings or ISPWC where pertinent for public infrastructure, and said details shall supersede details shown on sheets if conflicts are identified* *b. Add Maple Street Typical widening detail 18.14.012.G* *c. Remove detail 1C4 and replace with 18.14.012.F.2 or reference thereto* *d. Details 2&3C4, for areas within the public right-of-way, need to reference ISPWC SD-701 & 709* *e. Detail 6C4 needs to reference COH 18.14.014D* *f. Example detail references: Detail 10C4 = SD-XX, Detail 4C5= SD-XX*
				City Arborist/Parks: *The City Arborist recommends the following be revised:* *- Removal of all Ash Trees from the proposed Landscape Plans*

				- *Consider retaining more Conifer Trees currently proposed for removal* *Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*No signage is proposed at this time; however, any signage exceeding four (4) square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. That said, residential units smaller than 1,000 square feet in size are only required to provide one (1) parking space per unit.* *The project is comprised of two, three-story apartment buildings. Each building will have 30 residential units, 60 residential units in total. Of these, forty-eight (48) residential units will be less than 1,000 square feet in size; thereby, requiring a total of 48 onsite parking spaces. The remaining twelve (12) residential units are larger than 1,000 square feet in size; thereby, requiring a total of 18 onsite parking spaces. A total of 66 onsite parking spaces are required.* *The site plan shows a total of 95 onsite parking spaces: fifty-one (51) onsite parking spaces for the Senior Apartment Building and forty-four (44) onsite parking spaces for the Family Apartment Building. Additionally, twelve (12) off-street parking spaces (along Maple Street) are also proposed.* *Parking requirements for the proposed project are met (note that since there is excess parking above requirements, a few spaces could be lost in order to save some of the onsite trees).*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **1. All exterior lighting shall be designed, located and lamped in order to prevent:** **i. Overlighting;** **ii. Energy waste;** **iii. Glare;** **iv. Light Trespass;** **v. Skyglow.** **2. 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. **3. 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.** **4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Cut Sheets, an Electrical Site Plan and a Photometric Plan are attached.*
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:**
			Staff Comments	*Building Height:* - *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable building height is 40').* - *Proposed Building Height for both the Senior and Family Apartment Buildings: 37'-10" (screened mechanical equipment extends beyond that height, as shown on the elevations).* *Building Setbacks:* - *Permitted Setbacks:* o *Front Yard: 0'* o *Side Yards: 0'* o *Rear Yard: 0'* - *Proposed Setbacks for the Senior Apartment Building:* o *Front Yard: 3'-10"* o *Side Yard (north): 15'* o *Side Yard (south): 50'* o *Rear Yard: ~52'* - *Proposed Setbacks for the Family Apartment Building:* o *Front Yard: 15'* o *Side Yard (north): 24'* o *Side Yard (south): 11'-5"'* o *Rear Yard: ~55'* *All setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*A new 6'-wide sidewalk is shown along Maple Street, which connects to the existing sidewalk along Highway 75. New 5'-wide sidewalks are also proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to accessible parking stalls. No sidewalks are proposed along the Public Alley Right-of-Way at this time.* *A Drainage Plan has been submitted, prepared by a registered engineer. Drainage appears to be adequate for the site, but will be reviewed at final design.*
☒	☐	☐	**17.06.070(B) Required**	**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**

			Water System Improvements	**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	*This standard shall be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*The proposed buildings follow the grid pattern in this portion of downtown Hailey. An outdoor play area is proposed behind the proposed Family Apartment Building. A common area is also proposed to the south of the Family Apartment Building. Both exterior spaces are usable and can be safely accessed by residents of the Family Apartment Building.* *Similarly, a covered outdoor seating area is proposed at the north side of the Senior Apartment Building. Residents of the Senior Apartment Building can safely access this area. The proposed spaces, though compact, will encourage and create usable outdoor spaces for residents and visitors alike.*
☒?	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.* *The Arborist Review is attached to this report.* *The Applicant is also proposing to retain all street trees along Highway 75. Additionally, a few existing, larger conifer trees will be retained and protected throughout the construction process. The Hailey Tree Committee will make recommendations regarding the number of trees proposed for retention, as well as the overall health of the street trees.*

				The revised Landscape Plans show trees to be relocated, new trees to be planted, as well as Plant Material Lists for the proposed landscaping. The Plant Material List for the site includes: - *10 Flame Amur Maple Trees of 2.5" caliper* - *12 Serviceberry Trees of 4" caliper* - *8 Autumn Purple Ash Trees of 2.5" caliper* - *4 Skyline Thornless Honey Locust Trees of 2.5" caliper* - *15 Crimson Pointe Flowering Plum Trees of 3" caliper* - *8 Chanticleer Pear Trees of 4" caliper* *Shrubs and other Ground Covers include:* - *243 Feather Reed Grass of 2 gallons* - *20 Tatarian Dogwood of 5 gallons* - *71 Arctic Fire Dogwood of 2 gallons* - *134 Creeping Mahonia of 2 gallons* - *32 Russian Sage of 1 gallon* - *18 Minnesota Snowflake Mock Orange of 2 gallons* - *25 Diablo Purple Ninebark of 2 gallons* - *31 Mugo Pine of 5 gallons* - *54 Gro0Low Fragrant Sumac of 2 gallons* *The project is proposing a total of 57 trees, which is a reduction from the Applicant's initial proposal of 79 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.* *The Applicant is proposing that 20 trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement that ten percent (10%), or a total of five (5) trees, be at least four-inch (4") caliper.* *The Applicant is also proposing that 15 trees be a minimum of three-inch (3") caliper, which exceeds the minimum requirement that twenty percent (20%), or a total of 11 trees, be at least three-inch (3") caliper.* *Furthermore, the Applicant is proposing that 22 trees be a minimum of two-and-one-half-inch (2 ½") caliper, which exceeds the minimum requirement that twenty percent (20%), or a total of 11 trees, be at least two-and-one-half-inch (2 ½") caliper.* *The Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☒?	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to provide vehicular access and parking to the parking lot off of Maple Street. At the February 27, 2020 public hearing, the Fire Chief required and the Commission indicated that a second egress from the*

				parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be appropriate for the use. *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.* *Six -foot (6') wide sidewalks are also proposed along Maple Street, which connects to the existing sidewalk along Highway 75. New 5'-wide sidewalks are proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to accessible parking stalls. No sidewalks are proposed along the Public Alley Right-of-Way at this time.* *Additionally, Mountain Rides requested that the Applicant include accommodations for a Mountain Rides' bus stop, as follows:* *1. Integrate bus stop and infrastructure into the proposed Maple Street entrance/exit area (adjacent to the Senior Apartment Building).* *2. Placement of a Mountain Rides standard bus stop sign at the curb, without parking spaces, and to the east of the driveway.* *3. Placement of a poured concrete slab, 10' in length x 12' in width, adjacent to the bus stop sign. This slab may eventually accommodate a Mountain Rides standard, or approved alternative, bus stop shelter.* *4. The plans have been reconfigured to include the concrete slab, signage foundation and sleeve for future installation of a bus stop.* *At their February 27, 2020 public hearing, the Commission also indicated the need for a pedestrian-activated crosswalk near the project site (at Main Street and Maple Street). The Applicant agrees with the need for a crosswalk at this location; however, noted that financing for the installation of the crosswalk is beyond the scope of funding for the project.* *See also comments in the PUD Staff Report regarding the need for a pedestrian-activated crosswalk at Main Street and Maple Street.*
☒?	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*At their February 27, 2020 public hearing, the Commission suggested that the Applicant consider utilizing other exterior materials, rather than vinyl, for fencing and/or trash enclosures. Trash enclosures are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate. The Commission may wish to see better renderings of these trash enclosures.*

				Additionally, the locations of the trash enclosures appear to be practical. A letter from Clear Creek Disposal commenting on the accessibility has been provided. Clear Creek Disposal has noted that the placement and design of the proposed trash enclosures are adequate and that they are able to provide for the safe and efficient removal of solid waste. *Lastly, there has also been no mention as to the use of recycling, storage and accessibility by the tenant. The Applicant can further describe if recycling is provided and how it is accessed. Recycling for a project of this size is desired.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*A 48'-wide Partial Street Right-of-Way is proposed along the eastern property line, which would help facilitate vehicular traffic from Maple Street past the subject parcel and through the parking lot of Campion Ice House, Skate Park and Welcome Center.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒?	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off of Maple Street. Onsite parking is, in most cases, screened from Highway 75, buffered by buildings, landscaping and/or sidewalks. Though the street trees will remain and two additional trees (Chanticleer Pears of 4" caliper) are proposed to be added in front of the opening between the two buildings, additional screening in front of the opening between the two buildings may be desired.* *Twelve (12) guest parking spaces are accessible from Maple Street. A prominent entrance to the Senior Apartment Building, which faces Maple Street, is proposed. Prominent entrances to both buildings face the proposed parking lot and alley as well.* *At the February 27, 2020 public hearing, the Fire Chief also required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.*

☒	☐	☐	**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	*The site is serviced by one public street, Maple Street. A second access from the newly dedicated partial street was requested by the Hailey Fire Chief and the Commission.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.* *The street frontage along Highway 75 and Maple Street have been preserved for pedestrian traffic.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The site plan proposes a total of 2,546 square feet for snow storage. That said, it is anticipated that snow will also be hauled from the site, which is permitted within downtown areas.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*It appears that most of the proposed snow storage areas meet the minimum dimensions. It is also anticipated that snow will likely be hauled from the site.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*It is anticipated that snow will be hauled from the site, which is permitted within downtown areas. Snow will also be pushed to the west along the new partial street (proposed right-of-way is 48').*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow storage areas do not impede parking or pedestrian areas.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Snow storage areas are shown in grass landscape areas.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒?	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multifamily buildings in the Business (B) Zone District, where a variety of homes, businesses, mixed-use and multifamily exist. The buildings proposed would exceed the permitted size if they were commercial; however, are appropriate in size given their use: senior and family apartment buildings.*

				That said, other larger buildings do exist in the area: Campion Ice House is 35' in height and ~34,000 square feet in size and Hailey Elementary is ~78,000 square feet in size. *The design intent of the buildings is to complement other single-family homes in the area with repetitive gable elements and residentially-scaled windows. At the February 27, 2020 public hearing, the Commission requested that additional roof undulation be added to the buildings to create variety, reduce building mass and long wall planes. Gable elements have been added, which break the roofline, to create more interest and undulation of the large buildings.* *Utilizing the same exterior colors as the original proposal, the Applicant has also reconfigured the design to have more color on the exterior. The Applicant has added a mix of vertical and horizontal siding to each building, which further reduces the building mass. The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient for reducing perceived mass of the larger buildings.* *The height of the mechanical equipment screens on the rooftop are approximately two (2') feet taller than the parapet. The elevation of the top of screen is approximately 39' above finished grade. The Applicant shall confirm that rooftop equipment is fully screened and does not protrude above the screens.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as this project is not a standardized corporate design.*
☒?	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The building features street-level material changes. The buildings see painted fiber cement horizontal lap siding, as well as painted fiber cement vertical board and batt siding. Metal deck railings and vinyl framed windows are also proposed.* *Each building also sees roof undulation, as requested in the February 27, 2020 public hearing, and personal deck space to encourage human activity and interaction. An outdoor seating area can be found at the northside of the Senior Apartment Building. Outdoor common space is located at the southside of the Family Apartment Building.* *The first floor of the Senior Apartment Building contains a lobby or useable interior space with windows. No interior useable space is proposed in the Family Apartment Building.* *The Commission should discuss if enough undulation and design features are present.*
☒?	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The main entry/front façade faces Highway 75 and has multiple windows. Please refer to Section 17.06.080(A)2a for building offsets and proposed*

				designs. Materials change from the ground level to the upper floors. The Commission should discuss if enough undulation and design features are present.
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the buildings and will complement that of the surrounding area.* *Cement Fiber Siding, which will be affixed horizontally and vertically, will be in Mountain Sage and Pearl Gray. Wood beam and posts, vinyl windows and fencing in gray CMU and wrought iron; deck and railing systems in Powder Coated Black, and asphalt roof shingles in Gray, will also be incorporated to both buildings.* *As requested by the Commission at the February 27, 2020 public hearing, more color, though the same color palate as originally proposed, has also been incorporated into the design.* *A Materials Sample Board has been provided; a photo attached to this report.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*Please refer to Section 17.06.080(A)2f for further detail.*
☒?	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**

			Staff Comments	*A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:* - *Solar Orientation: the long wall planes are placed on the (east/west axis* - *Double Glazed Windows* - *Low Emissivity Glazing* *The Applicant can further describe any other methods and/or alternative energy sources utilized that minimizes energy consumption.*
☒?	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*The flat-roofed Family Apartment Building does not shed snow on to the pedestrian areas.* *The Senior Apartment Building has been slightly redesigned and incorporate a parapet roof with greater undulation. It doesn't appear that snow clips are proposed over entries and pedestrian walkways, but the Applicant can further describe.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas and/or routed to the interior to onsite drainage.*

☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**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.**
			Staff Comments	*N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*The carports are accessory, are located to the rear of the proposed buildings, and appear to be subordinate to the primary buildings. The Applicant intends to provide Structural Calculations for the proposed carports at the time of Building Permit submittal. These calculations will be reviewed for compliance of all City Standards.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*At their February 27, 2020 public hearing, the Commission suggested that the Applicant consider utilizing other exterior materials, rather than vinyl, for fencing and/or trash enclosures. Trash enclosures are located behind each building and are screened from view by a six (6') foot tall CMU fence with a metal gate. The Commission may wish to see better renderings of these trash enclosures.* *Additionally, three (3) carports, two accommodating eight (8) parking spaces and one (1) accommodating six (6) parking spaces, are also proposed and are located behind the Senior Apartment Building. Please refer to Section 17.06.080(A)3a for further details regarding the carports.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*Some fencing exists onsite. Most fencing will be removed and disposed of; new wrought iron fencing is proposed.* *Fencing will be located around the proposed play area. The play area fence will be an open vision, wrought iron fence (or similar), and will be approximately five (5') feet in height with a four (4') foot wide gate.* *The perimeter fencing, previously proposed, has been removed. No new fencing around the perimeter of the site is proposed at this time.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Please refer to Section 17.06.080(A)3c for further detail.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**

			Staff Comments	*Six (6) roof-mounted projections are shown. Each projection incorporates a metal roofing panel (color to match that of the body of the building) to screen the projections from onsite parking areas, adjacent streets and adjacent properties.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*Heating and air conditioning will be located within the buildings. Two (2) trash enclosures are proposed, which will be screened from view by the proposed buildings and a six foot (6') tall CMU fence in gray with a metal gate. Transformer locations are not shown and shall be shown on the plans at final design.*
☒?	☐	☐	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines shall be installed underground. Transformer locations shall also be shown on the plans. Transformers shall not block any pedestrian walkways. It appears that all overhead lines will be removed, but the Applicant can further discuss.*
☒	☐	☐	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant shall confirm that all proposed plant materials be hardy to Zone 4.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*An Irrigation Plan has not been submitted. The Irrigation Plan to be reviewed and approved at final design.*
☒?	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as*

				consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review. *Please refer to Section 17.06.080(A)1b for further details and information regarding the Arborist Review.* *Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Business (B) Zone District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans. Please refer to Section 17.06.080(A)1b for further details.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**

			Staff Comments	*N/A, as no retaining walls are proposed at this time.*

Additional Design Review Requirements for Multi-Family within the City of Hailey

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff* Comments**
☒	☐	☐	**17.06.080(D)1a**	**1. Site Planning**
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	*The surrounding area sees a variety of homes, businesses, mixed-use and multifamily buildings. The primary site features are the existing mature trees. At the February 27, 2020 public hearing, the Commission suggested that, if possible, more existing trees onsite be retained. The Applicant is proposing to retain all street trees along Highway 75, as well as a few existing, larger conifer trees, which will be retained and protected throughout the construction process.* *The buildings proposed would exceed the permitted size if they were commercial; however, are appropriate in size given their use: senior and family apartment buildings.* *That said, other larger buildings do exist in the area: Campion Ice House is 35' in height and ~34,000 square feet in size and Hailey Elementary is ~78,000 square feet in size.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.**
			Staff Comments	*Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the public street (Maple Street).* *At the February 27, 2020 public hearing, the Fire Chief required and the Commission indicated that a second egress from the parking lot, which should be on the east side, gaining direct access to the Partial Street Right-of-Way, be constructed.* *The Site Plan has been revised to include an additional site access. This access, located on the eastern property line, is proposed to be 20' in width and an 'Exit Only' access point. The Hailey Fire Chief has reviewed the revised proposal and finds it to be acceptable.*

				A 6'-wide sidewalk is also shown along the perimeter or the project, where pedestrian traffic can safely navigate the site and visit the surrounding area. New 5'-wide sidewalks are also proposed around each of the buildings, which connects to the existing sidewalk along Highway 75 and to accessible parking stalls. No sidewalks are proposed along the Partial Street Right-of-Way at this time. Gathering places, though provided, appear to be minimal.

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

Compliant			Standards and Staff Comments	
☒	☐	☐	**17.06.080(D)2a**	**a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1. Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and the proposed multifamily buildings are rectilinear, which matches the surrounding street grid of the surrounding area.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The proposed buildings are fairly large in scale, but other large-scale buildings exist in the area.* • *The buildings are oriented to be parallel to the existing streets (Highway 75) and respects the grid pattern of the surrounding area.* • *The building incorporates a central front entry, positioned to face*

				the primary road. Larger windows and a gabled roofline will be utilized to accentuate and promote the human scale. • *All parking, utilities, trash collection and automobile access will take place off of Maple Street.* • *No recreational vehicles are expected on a regular basis for Senior and Family Apartment Buildings, though indoor parking for bicycles has been provided.* • *Minimal yards are proposed on three sides of the building. Open spaces are also proposed for each unit with the incorporation of private patios.* • *The buildings are situated within the subject property and utilize the passive solar heating where possible.* • *The proposed project incorporates some snow storage areas, which will not impede vehicle or pedestrian access.* • *All planned utilities will be installed underground.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The buildings are designed to incorporate and conserve passive solar energy. Windows are large, include double panes and low emissivity glazing.*
☒?	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The buildings have been designed to incorporate modular massing and variations in wall planes to create a sense of smaller forms in the overall arrangement of two large buildings.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *Each module will incorporate color to minimally segregate the modules from the building façade. Utilizing the same exterior colors as the original proposal, the Applicant has reconfigured the design to have more color on the exterior. The Applicant has added a mix of vertical and horizontal siding to each building, which further reduces the building mass. The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient in reducing perceived mass of the larger buildings.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.

			Staff Comments	*Gable forms and modulation have been utilized to be reflective of the historic architecture in a contemporary manner. The materials utilized and proposed color scheme accentuate modern tones, also reflective of the current era.*
☒?	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The front entries are defined through the use of glazing and lowered roof and/or gabled roof elements that overhang and protect the entries. The entries have been configured to face Main Street to the west. The Commission may wish to discuss if the front entries are prominent enough.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The building orientation respects that of the existing grid pattern of the surrounding area.*
☒?	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*Gable forms and modulation have been utilized to help reduce the perceived scale of the proposed building and fit with the traditionally found forms and scales of the surrounding area.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *The Commission may wish to discuss if the additional roof undulation and/or redesign is sufficient for reducing perceived mass of the larger buildings.*
☒?	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*Lowered and/or gabled roof forms over the front entry of each building helps to delineate their locations and reduce the scale of the buildings. The modulation of the façade also diminishes the mass of the building; however, the Commission should discuss whether the revised designs of each building, building offsets and modulations are adequate to break up the long wall planes and large massing of each building.*
☒?	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**

			Staff Comments	*A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety. This roofline has been designed to retain snow. While the gable portions of the roof may shed snow, they do so away from pedestrian areas.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. The Applicant can further describe how the proposed roof retains and/or sheds snow safely on the property, awesome from pedestrian travel areas.* *With the exception of the front yard setback (3'-10") of the Senior Apartment Building, all setbacks proposed are within and/or greater than ten (10') feet.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The use of roof forms and pitch are similar to those found in the surrounding area.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*Gable forms and modulation have been utilized to help reduce the perceived scale of the proposed building and fit with the traditionally found forms and scales of the surrounding area.* *A flat roof is proposed on the Family Apartment Building only, which is three stories in height. This building incorporates roof elements, such as parapets, gables, balconies and window features, to provide further interest and variety.* *The Senior Apartment Building has been redesigned and incorporates roof undulation and parapets that provide interest and variety, and also further differentiates one building from the other. City Staff suggests that the Commission discuss whether the proposed height variation and/or the addition of more prominent gables, are sufficient in providing interest, variety and help break up the large mass of the proposed buildings.* *The gabled portions and modulation of the façades are compatible with buildings in the surrounding area and to provide further interest to each building.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The primary wall planes of the proposed buildings sit parallel to the front lot line.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes are proportional to the site and respect the scale of the surrounding neighborhood. The planes jog and modulate to reduce the mass of each façade.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The proposed buildings utilize pop-outs, such as balconies, decks and gables, and architectural elements over windows, which help break up and/or reduce the longer wall planes.*

☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The windows are of scale to match residential construction in the surrounding area.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The proposed buildings and windows have been carefully planned to respect the privacy of neighbors in the surrounding area.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*Decks and balconies are designed to be integrated with the façade and in scale with the buildings, as well as the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*The decks and balconies are designed to be integrated with the façade and in scale with the buildings, as well as the surrounding neighborhood. Each balcony and/or desk faces the street and/or drive aisle, and are not detrimental to or impede the privacy of the surrounding neighbors.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The buildings feature some modulation to break up the long wall plans and mass of the building. The modules incorporate color and a change in exterior material, further reducing the appearance of large, single-planed wall construction.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The buildings incorporate material and color change on all facades of the proposed buildings, which reduce the large mass and long wall planes.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Some limited architectural detailing is incorporated. A variety of materials will be used on the exterior of the buildings and will complement that of the surrounding area.* *Cement Fiber Siding, which will be affixed horizontally and vertically, will be in Mountain Sage and Pearl Gray. Wood beam and posts, vinyl windows and fencing in gray CMU and wrought iron; deck and railing systems in Powder Coated Black, and asphalt roof shingles in Gray, will also be incorporated to both buildings.* *As requested by the Commission at the February 27, 2020 public hearing, more color, though the same color palate as originally proposed, has also been incorporated into the design.* *Lowered and/or gabled roof forms are proposed over the front entry of each building. Timber framing, windows and powder coated metal railings have been added to provide interest and more detail to the buildings.*

☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The more contemporary design of the building doesn't allow for porches, stoops or shutters.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Though the design is more contemporary in nature, the detailing and ornamentation is fairly compatible with that of the surrounding area.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Sidewalks and paths are provided throughout the site, coming to and from the building, and are located away from vehicular traffic and snow storage locations.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Parking is located to the rear of the buildings, screened by landscaping and/or sidewalks. It was mentioned at the February 27, 2020 public hearing that additional landscape screening may be needed to better screen the parking area between the two buildings.* *The Applicant has revised the Landscape Plan to show that the street trees between the two buildings will be retained and two additional trees (Chanticleer Pears of 4" caliper) are proposed to be added in front of the opening between the two buildings.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The onsite parking and carports are accessed from Maple Street and are not located on the street side of the building.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A, as no detached garages are proposed as this time.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A, as no garages are proposed at this time and access to parking can be achieved from Maple Street.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A, as no garages are proposed at this time and access to the parking can be achieved from Maple Street.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*The proposed project includes a Senior Apartment Building and a Family Apartment Building. No off-street parking spaces for recreational vehicle spaces are proposed at this time.* *The Commission suggested that the Applicant consider providing off-street parking opportunities for recreational vehicles; however, the Applicant doesn't intend to allow for onsite parking of recreational vehicles for the tenants.*
			17.06.090(C)5	**5. Alleys**

☐	☐	☒		**Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.**
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*N/A, as no alleys exist onsite.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*N/A, as no alleys exist onsite and none are proposed at this time.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*The carports are accessory, are located to the rear of the proposed buildings, and appear to be subordinate to the primary buildings.*
☒	☐	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The carports are accessory and are located to the rear of the proposed buildings.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage locations are planned around key pedestrian routes. Snow storage locations will not impede pedestrian access to/from the building.*
☒?	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*At the February 27, 2020 public hearing, the Commission suggested that the Applicant provide an Arborist Review specific to existing trees onsite, as well as consider retaining as many of the existing trees as possible. Revised Landscape Plans have been submitted (Sheets L1.0 and L1.1), which show several trees to be removed, protected and/or new trees to be planted. Approximately 43 trees are proposed to be removed. Several of the proposed trees to be removed are larger than six (6") inch caliper; thereby requiring an Arborist Review.* *Please refer to Section 17.06.080(A)1b for further details and information regarding the Arborist Review.*

				Additionally, the Hailey Tree Committee is scheduled to meet and discuss the project on March 12, 2020. Additional comments from the City Arborist and the Hailey Tree Committee, including any recommendations made, will be brought to the hearing on March 16, 2020.
☒?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*Mature landscaping features, such as trees, are present onsite. Please refer to Section 17.06.080(A)1b for further detail.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*Noxious weeds will be controlled according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*Some fencing exists onsite. Most fencing will be removed and disposed of; new wrought iron fencing is proposed.* *Fencing will be located around the proposed play area. The play area fence will be an open vision, wrought iron fence (or similar), and will be approximately five (5') feet in height with a four (4') foot wide gate.* *The perimeter fencing, previously proposed, has been removed. No new fencing around the perimeter of the site is proposed at this time.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A, as no historic structures exist onsite. Blaine Manor Medical Center was previously located onsite and was approved for demolition in January 2018. This building was not a historical structure and did not require a review and/or approval by the Hailey Arts and Historic Preservation Commission.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;**

				~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A, as no historic structures exist onsite. Blaine Manor Medical Center was previously located onsite and was approved for demolition in January 2018. This building was not a historical structure and did not require a review and/or approval by the Hailey Arts and Historic Preservation Commission.*

17.06.060 Criteria.

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

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

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

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

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

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**

2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

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

General Conditions:

1) All conditions of the Planned Unit Development approval shall be met.
2) All applicable Fire Department and Building Department requirements shall be met.
3) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
4) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
5) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
6) The building design shall be modified as follows (*Commission to discuss if any modifications are needed):*

Public Works Department:

7) All Construction shall be in conformance with City of Hailey Specifications and Standard Drawings or ISPWC for public infrastructure.
8) Final Designs shall be submitted and approved by the City prior to any construction.
9) The City intends to store snow within the Maple Street right-of-way where parking spaces are currently shown east of the northern site entrance, and within the public alley right-of-way. Any landscape damage as a result of this activity shall be the responsibility of the property owner to repair. Snow from private property shall not be stored on public rights of way.

Streets and Right-of-Ways:

10) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    a) At the southeast corner of Main Street and Maple Street:
        i. The valve box shown within the new sidewalk area shall be traffic rated
        ii. The area between the pedestrian ramp and the first 90° parking stall shall be striped and delineated as "No Parking"
    b) On Maple Street:
        i. Drywell street cut for S05a shall be extended to sewer service street cut, if service remains as proposed
        ii. All areas between the 90° parking and project entrance, public alley, etc., shall be striped and delineated as "No Parking"

iii. Signage shall be installed behind sidewalk for "No Parking/Snow Route", per City Design (R7-203)

c) Signage shall be provided along public alley, same as Maple Street "Snow Route", installed at two locations.
d) Curb at east end of Maple Street shall transition to flush.
e) ITD Permits are required for all curb/sidewalk work within State Right-of-Way; asphalt patch per ITD Specifications.
f) Street trees along Main Street:
    i. City Irrigation System will need to be located and bubblers disconnected at trees to be removed for any disturbance in this area (this line will continue onto other properties).
    ii. Any damage to the City Irrigation System must be repaired by the Contractor, and City should be called for inspection of said system after completion of work
    iii. Because the development will install an onsite irrigation system for their irrigable areas behind the curb lines, it is recommended to use the private system to irrigate all street trees on the property frontage or its frontage.
    iv. The development should be responsible for the care of all street trees, with the exception of individual tree holiday lighting
    v. The Developer shall install 1.25" conduit with electrical for all street trees and connect to the same power source as the street lights. Details shall be provided at final design.
g) Power details shall be provided for three new street lights along Main Street. The Applicant shall remove the existing street light along Main Street, at the northern end.

11) Prior to construction, the Applicant shall submit the following:
    a) A Construction Staging Plan
    b) A Traffic Control Plan
    c) A Pedestrian Traffic Control Plan for all sidewalk closures
    d) An Irrigation Plan
12) All sidewalks, interior and perimeter, shall be maintained year-round by the Owner.
13) Transformer Boxes shall not block any sidewalk or pedestrian ways, shall be shown on the Building Permit drawings and shall be screened from view.

Water and Wastewater:

14) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    a) The Applicant shall remove any abandoned water services or water mains at the main line connection.
    b) The City will need access to the meter split from the combined fire/potable line within the anticipated mechanical room. If a plat is pending, an easement or agreement for such shall be required.
    c) The Applicant shall remove or cap any existing sewer mains or services to be abandoned.

d) The Applicant shall utilize the existing sewer service, which connects near the manhole out of the northern alley, instead of constructing a new sewer service for the northern building.

City Arborist/Hailey Tree Committee:

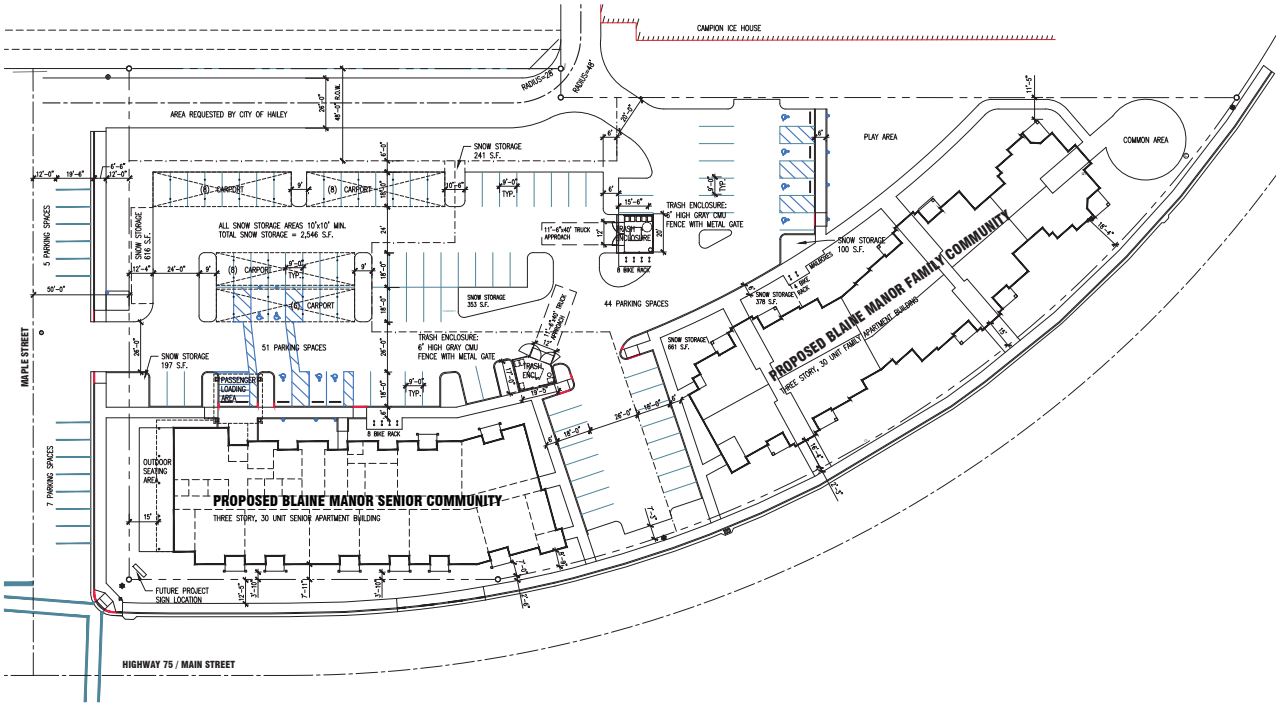
15) The Arborist Review Report, analyzing the health, condition and remaining lifespan of all trees larger than six-inch (6") caliper, shall be reviewed for adequacy by the Hailey Tree Committee.
16) The recommended landscape specification changes from the City Arborist and Hailey Tree Committee (if any) shall be incorporated into the Building Permit Plan submittal.
17) Additional landscape screening shall be incorporated on Main Street in front of the parking lot to screen the lot from view.

Motion Language

Approval: Motion to approve the Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (1) through (17) are met.

Denial: Motion to deny the Design Review Application by ARCH Community Housing Trust on behalf of Blaine County, represented by Mark Sanders of The Architects Office, for a three-story, 35,822 square foot Senior Apartment Building and a three-story, 36,633 square foot Family Apartment Building, to be located at 706 South Main Street (Lot 3A, Block 1, Wertheimer Park) within the Business (B) and Townsite Overlay (TO) Zoning Districts, 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].



1 SITE PLAN
SCALE: 1" = 30'-0"

BLAINE MANOR
SENIOR AND FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO

GENERAL SITE NOTES

SCALE: . . . . . 1"=30'-0"
ZONING: . . . . . .B (BUSINESS)
AREA:
SENIOR COMMUNITY: . . . . . 47,011 S.F./1.08 ACRES
FAMILY COMMUNITY: . . . . . 55,289 S.F./1.27 ACRES
TOTAL AREA: . . . . . 102,300 S.F./2.35 ACRES

NUMBER OF DWELLING UNITS PROPOSED:

SENIOR COMMUNITY
1 BEDROOM UNITS 18
2 BEDROOM UNITS 12

FAMILY COMMUNITY
2 BEDROOM UNITS 18
3 BEDROOM UNITS 12

TOTAL DWELLING UNITS: 60

BUILDING AREA:

SENIOR COMMUNITY
FIRST FLOOR . . . . . 12,036 S.F.
SECOND FLOOR . . . . . 11,896 S.F.
THIRD FLOOR . . . . . 11,890 S.F.
TOTAL: . . . . . 35,822 S.F.

FAMILY COMMUNITY
FIRST FLOOR . . . . . 12,341 S.F.
SECOND FLOOR . . . . . 12,146 S.F.
THIRD FLOOR . . . . . 12,146 S.F.
TOTAL: . . . . . 36,633 S.F.

TOTAL BUILDING AREA: . . . . . 72,455 S.F.

MAXIMUM HEIGHT ALLOWED/PROPOSED: . . 40FT./39'-6" FT.

PARKING SPACES PROVIDED FOR SENIOR 51
PARKING SPACES PROVIDED FOR FAMILY 44
TOTAL PARKING SPACES: 95

DEVELOPER: ARCH COMMUNITY HOUSING TRUST
P.O.BOX 1292
KETCHUM, IDAHO 83340

ARCHITECT: THE ARCHITECTS OFFICE, PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

THE ARCHITECTS OFFICE, PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

LICENSED ARCHITECT AR-1917
2-14-20
Loring Mark Sanders
STATE OF IDAHO

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FILE

DATE
FEBRUARY 14, 2020

FILE NO.
19-302 A1.0

DRAWN
MARK SANDERS

REVISIONS

SHEET

A1.0

SITE PLAN

BLAINE MANOR SENIOR & FAMILY COMMUNITIES

HAILEY, IDAHO

MARCH 2020

DESIGN REVIEW, SUBDIVISION, AND PUD APPLICATIONS

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.

- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

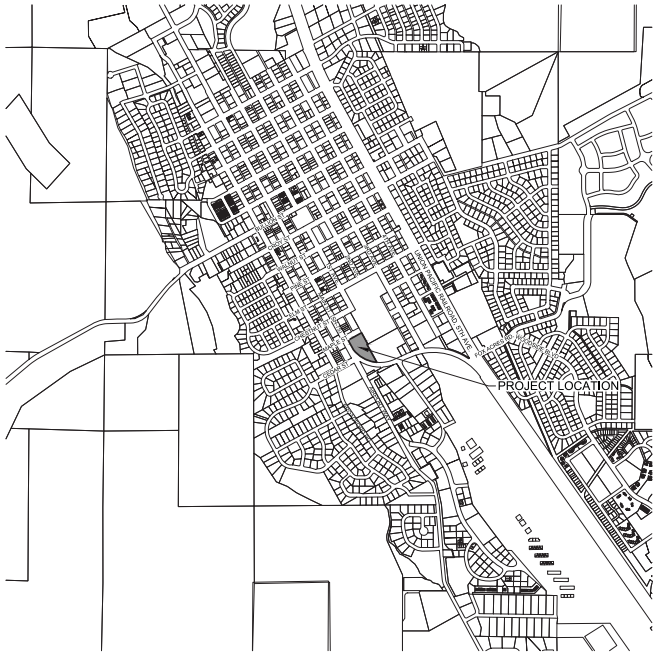
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. LIMITED TOPOGRAPHIC DATA WAS SURVEYED BY GALENA ENGINEERING (11/30/2018 AND 10/22/2019) AND SUPPLEMENTED BY BLAINE COUNTY LIDAR (2017).



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE, GRADING AND DRAINAGE, AND UTILITY PLAN
C3.0	PLAN AND PROFILE FOR PUBLIC ALLEY (NOT INCLUDED)
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET

COVER SHEET

BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT REFERENCE TOOL

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PRELIMINARY NOT FOR CONSTRUCTION

SKS
DESIGNED BY

SKS/CT
DRAWN BY

SMF
CHECKED BY

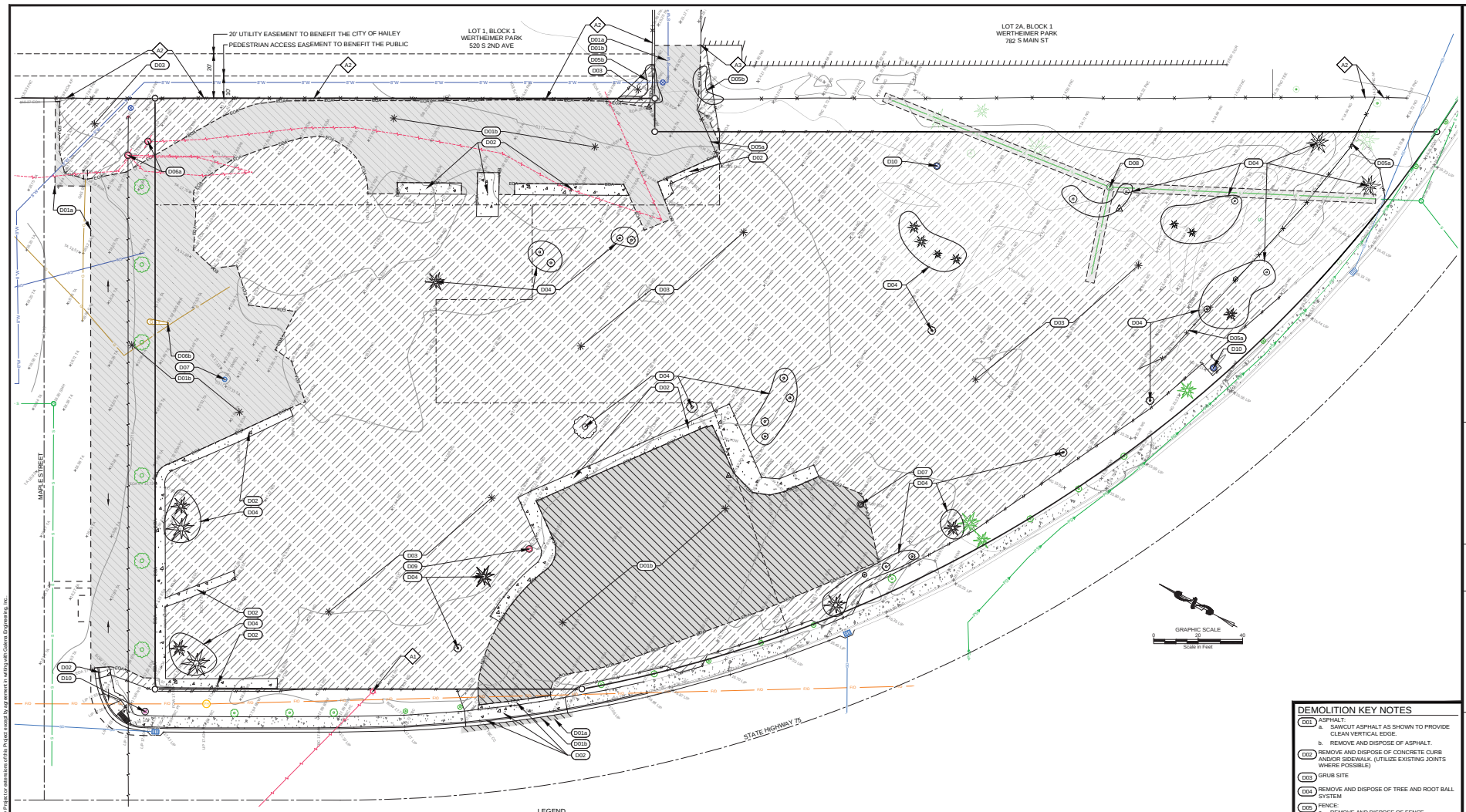
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

NO	DATE	BY	REVISIONS

C0.1

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



DEMOLITION KEY NOTES

- **D01** ASPHALT:
  - a. SAWCUT ASPHALT AS SHOWN TO PROVIDE CLEAN VERTICAL EDGE.
  - b. REMOVE AND DISPOSE OF ASPHALT.
- **D02** REMOVE AND DISPOSE OF CONCRETE CURB AND/OR SIDEWALK. (UTILIZE EXISTING JOINTS WHERE POSSIBLE)
- **D03** GRUB SITE
- **D04** REMOVE AND DISPOSE OF TREE AND ROOT BALL SYSTEM
- **D05** FENCE:
  - a. REMOVE AND DISPOSE OF FENCE.
  - b. REMOVE AND RETAIN FENCE FOR REINSTALLATION.
- **D06** RELOCATE UTILITIES (BY OTHERS).
  - a. POWER POLE: CONTRACTOR TO COORDINATE WORK WITH IDAHO POWER.
  - b. GAS SERVICE: CONTRACTOR TO COORDINATE WORK WITH INTERMOUNTAIN GAS.
- **D07** REMOVE AND DISPOSE OF DRYWELL.
- **D08** REMOVE AND DISPOSE OF SEWER MANHOLE. PLUG END OF PIPE WITH LEAN CONCRETE AND ABANDON PIPE IN-PLACE.
- **D09** REMOVE AND DISPOSE OF LIGHT.
- **D10** REMOVE AND DISPOSE OF IRRIGATION / POTABLE WATER VALVE BOX.
- **A** RETAIN AND PROTECT:
  1. LIGHT POLE
  2. FENCE LINE
  3. BUILDING

LEGEND

EXISTING ITEMS

- Property Line
- Interior Lot Lines
- Adjoiner's Lot Line
- Centerline
- Easement
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Building
- Edge of Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- FNC = Fence
- FOB = Fiber Optic Line
- GM = Gas Main
- GMKR = Gas Marker
- TVB = Cable TV Buried
- TVBOX = Cable TV Riser
- PHB = Buried Telephone Line
- PHMH = Telephone Manhole
- PB = Buried Power Line
- Overhead Power Line
- Light
- PP = Power Pole
- GUY = Guywire
- Pressure Sewer Main
- Sewer Main
- SS = Sewer Service
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Storm Drain
- CB = Catch Basin
- DWELL = Drywell
- 8" Water Main
- WS = Water Service
- WV = Water Valve
- VB = Valve Box
- ADA = Americans with Disabilities Act
- AP = Angle Point
- BALL = Bollard
- BOW = Back of Walk
- CC = Curb Cut
- CNTRL MAG = Control Magnetic Nail
- COR = Building Corner
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FOW = Face of Walk
- GAS = Gas Line
- GB = Grade Break
- GRN = Green
- IRR = Irrigation
- LIP = Lip of Gutter
- MKR = Marker
- NG = Natural Ground
- PB = Buried Power Line
- PC = Point of Curve
- PH = Telephone
- PP = Utility Pole
- PT = Point of Tangent
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TC = Top of Concrete

Items to be Removed

- Asphalt
- Concrete Sidewalk
- Area to be Grubbed
- Sawcut Line
- Conifer Tree
- Deciduous Tree
- Drywell
- Overhead Power Line
- Light
- Power Pole
- Guywire
- Fence
- Water Valve
- Irrigation Valve Box
- Sewer Manhole
- Sewer Main to be abandoned

DEMOLITION PLAN
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

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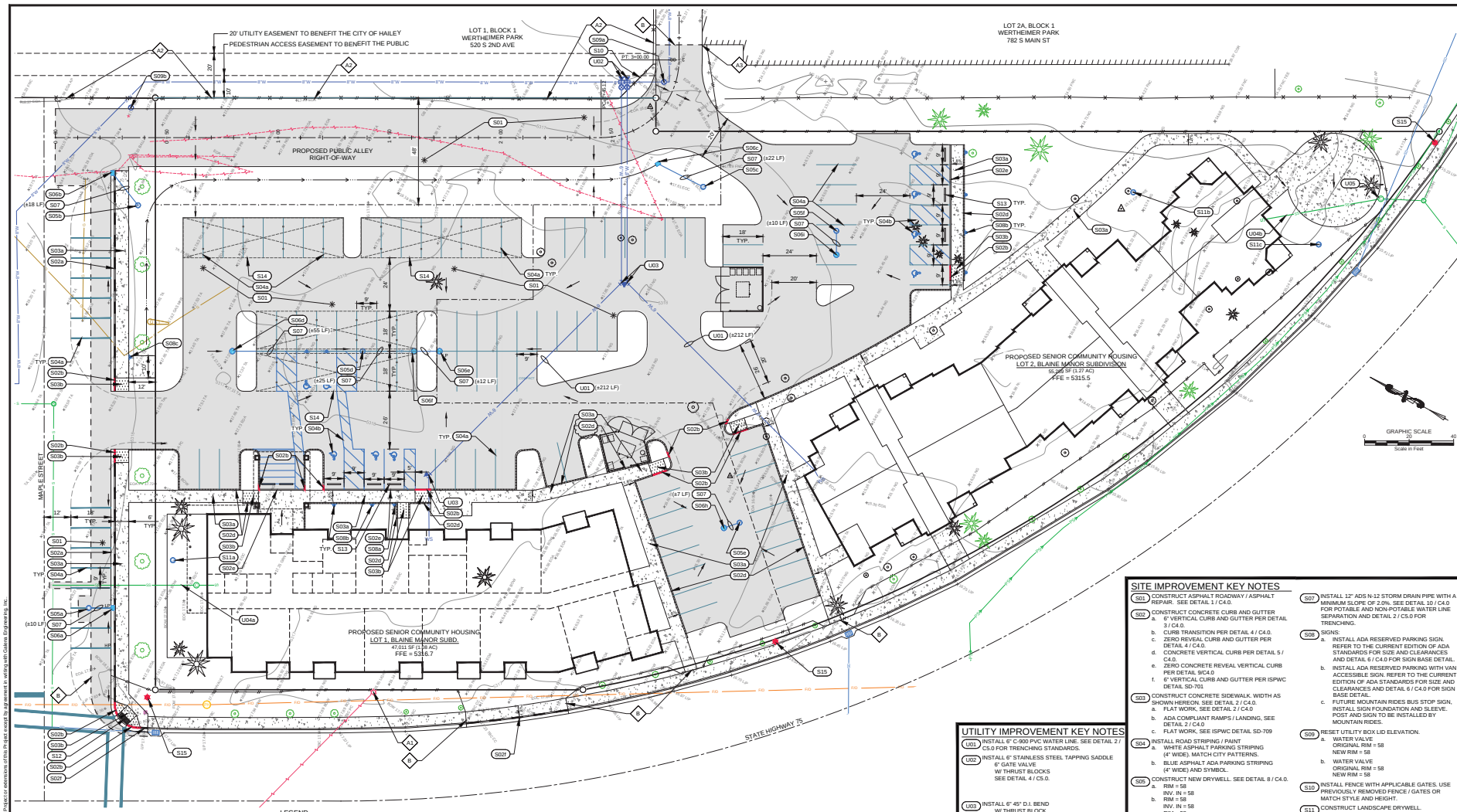
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

NO	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

C1.0

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



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- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- FNC = Fence
- FOB = Fiber Optic Line
- GM = Gas Main
- GMKR = Gas Marker
- TVB = Cable TV Buried
- TVBOX = Cable TV Riser
- PHB = Buried Telephone Line
- PHMH = Telephone Manhole
- PB = Buried Power Line
- Overhead Power Line
- Light
- PP = Power Pole
- GUY = Guywire
- Pressure Sewer Main
- Sewer Main
- SS = Sewer Service
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- Storm Drain
- CB = Catch Basin
- DWELL = Drywell
- 8" Water Main
- WS = Water Service
- WV = Water Valve
- VB = Valve Box
- ADA = Americans with Disabilities Act
- AP = Angle Point
- BALL = Bollard
- BOW = Back of Walk
- CC = Curb Cut
- CNTRL MAG = Control Magnetic Nail
- COR = Building Corner
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- FOW = Face of Walk
- GAS = Gas Line
- GB = Grade Break
- GRN = Green
- IRR = Irrigation
- LIP = Lip of Gutter
- MKR = Marker
- NG = Natural Ground
- PB = Buried Power Line
- PC = Point of Curve
- PH = Telephone
- PP = Utility Pole
- PT = Point of Tangent
- TA = Top of Asphalt
- TBC = Top Back of Curb
- TC = Top of Concrete

Proposed Items

- Asphalt
- Concrete Sidewalk
- ADA Access Ramp / Landing
- Zero Reveal Curb & Gutter
- Curb Transition (zero Reveal To Typical 6" Vertical)
- 6" Vertical Curb & Gutter
- 6" Vertical Curb
- ADA Access Truncated Dome
- Road / Parking Paint
- ADA Parking Paint
- ADA Parking Symbol
- ADA Parking Sign
- Limits of Disturbance
- Fence
- Sign
- 2.0% Grade
- LIP 50.00 Spot Elevation
- Storm Drain
- Catch Basin
- Drywell
- Sawcut Line
- Building
- Sewer Service
- Sewer Cleanout
- 6" Water Service Line
- Water Valve
- Water Service
- Water Fittings w/ Thrust Block
- Borrow Ditch
- Landscape Drywell
- Street Light
- Drainage Direction

UTILITY IMPROVEMENT KEY NOTES

- U01 INSTALL 6" C-900 PVC WATER LINE. SEE DETAIL 2 / C5.0 FOR TRENCHING STANDARDS.
- U02 INSTALL 6" STAINLESS STEEL TAPPING SADDLE
  6" GATE VALVE
  W/ THRUST BLOCKS
  SEE DETAIL 4 / C5.0.
- U03 INSTALL 6" 45° D.I. BEND
  W/ THRUST BLOCK
  SEE DETAIL 4 / C5.0.
- U04 INSTALL 6" PVC SEWER SERVICE AT 2.0% MINIMUM SLOPE.
  a. SEE DETAILS 1 / C5.0 AND 7 / C4.0.
  b. SEE DETAILS 2 / C5.0 AND 7 / C4.0.
- U05 INSTALL 6" PVC SEWER SERVICE CLEANOUT. CONNECT TO EXISTING 8" SEWER LINE AND PROPOSED 6" SEWER SERVICE.

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C4.0.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  a. 6" VERTICAL CURB AND GUTTER PER DETAIL 3 / C4.0.
  b. CURB TRANSITION PER DETAIL 4 / C4.0.
  c. ZERO REVEAL CURB AND GUTTER PER DETAIL 4 / C4.0.
  d. CONCRETE VERTICAL CURB PER DETAIL 5 / C4.0.
  e. ZERO CONCRETE REVEAL VERTICAL CURB PER DETAIL 9/C4.0
  f. 6" VERTICAL CURB AND GUTTER PER ISPWC DETAIL SD-701
- S03 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2 / C4.0.
  a. FLAT WORK, SEE DETAIL 2 / C4.0
  b. ADA COMPLIANT RAMPS / LANDING, SEE DETAIL 2 / C4.0
  c. FLAT WORK, SEE ISPWC DETAIL SD-709
- S04 INSTALL ROAD STRIPING / PAINT
  a. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  b. BLUE ASPHALT ADA PARKING STRIPING (4" WIDE) AND SYMBOL.
- S05 CONSTRUCT NEW DRYWELL. SEE DETAIL 8 / C4.0.
  a. RIM = 58
     INV. IN = 58
  b. RIM = 58
     INV. IN = 58
  c. RIM = 58
     INV. IN = 58
  d. RIM = 58
     INV. IN = 58
  e. RIM = 58
     INV. IN = 58
  f. RIM = 58
     INV. IN = 58
- S06 INSTALL CATCH BASIN.
  SEE DETAIL 5 / C5.0.
  a. RIM = 58
  b. RIM = 58
  c. RIM = 58

  SEE DETAIL 6 / C5.0.
  d. RIM = 58
  e. RIM = 58
  f. RIM = 58
  g. RIM = 58
  h. RIM = 58
  i. RIM = 58
- S07 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 10 / C4.0 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 2 / C5.0 FOR TRENCHING.
- S08 SIGNS:
  a. INSTALL ADA RESERVED PARKING SIGN. REFER TO THE CURRENT EDITION OF ADA STANDARDS FOR SIZE AND CLEARANCES AND DETAIL 6 / C4.0 FOR SIGN BASE DETAIL.
  b. INSTALL ADA RESERVED PARKING WITH VAN ACCESSIBLE SIGN. REFER TO THE CURRENT EDITION OF ADA STANDARDS FOR SIZE AND CLEARANCES AND DETAIL 6 / C4.0 FOR SIGN BASE DETAIL.
  c. FUTURE MOUNTAIN RIDES BUS STOP SIGN, INSTALL SIGN FOUNDATION AND SLEEVE. POST AND SIGN TO BE INSTALLED BY MOUNTAIN RIDES.
- S09 RESET UTILITY BOX LID ELEVATION.
  a. WATER VALVE
     ORIGINAL RIM = 58
     NEW RIM = 58
  b. WATER VALVE
     ORIGINAL RIM = 58
     NEW RIM = 58
- S10 INSTALL FENCE WITH APPLICABLE GATES. USE PREVIOUSLY REMOVED FENCE / GATES OR MATCH STYLE AND HEIGHT.
- S11 CONSTRUCT LANDSCAPE DRYWELL.
  SEE DETAIL 11 / C4.0.
  a. RIM = 58
     INV. IN = 58
  b. RIM = 58
     INV. IN = 58
  c. RIM = 58
     INV. IN = 58
- S12 INSTALL CAST IRON TRUNCATED DOME WARNING SURFACE PER CITY OF HAILEY STANDARDS
- S13 INSTALL 6' LONG PRECAST CONCRETE CURB STOP PER MANUFACTURER'S RECOMMENDATIONS
- S14 CARPORT STRUCTURE PER ARCHITECT
- S15 STREET LIGHT PER CITY OF HAILEY STANDARDS

A RETAIN AND PROTECT:
1. LIGHT POLE
2. FENCE LINE
3. BUILDING

B MATCH EXISTING LINES AND GRADES

C REGRADE AREA TO PROVIDE FOR A SMOOTH TRANSITION. REPAIR IRRIGATION AND LANDSCAPING AS NECESSARY.

SITE, GRADING AND DRAINAGE, AND UTILITY PLAN
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT NO-PGA-TOA
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SKS
DESIGNED BY
SKS/CT
DRAWN BY
SMF
CHECKED BY

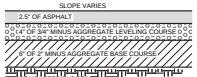
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

NO	DATE	BY	REVISIONS

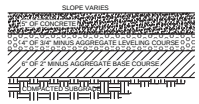
C2.0

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



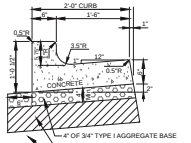
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4.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

1 C4.0 TYPICAL STREET ASPHALT SECTION
N.T.S.



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

2 C4.0 TYPICAL CONCRETE SECTION
N.T.S.



NOTES:
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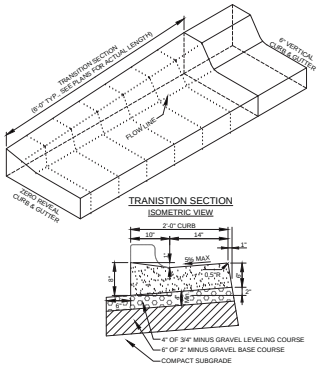
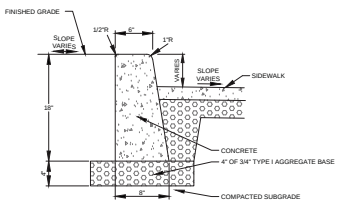
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

3 C4.0 6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



ZERO REVEAL CURB & GUTTER
TYPICAL CURB TRANSITION DETAIL
N.T.S.



NOTES:
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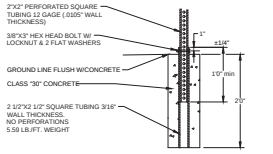
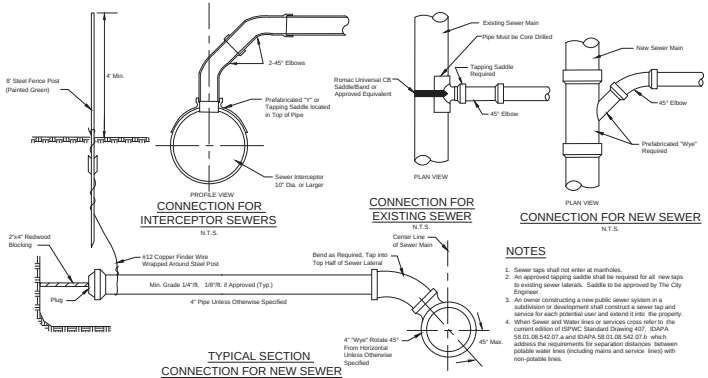
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

5 C4.0 CONCRETE VERTICAL CURB
N.T.S.



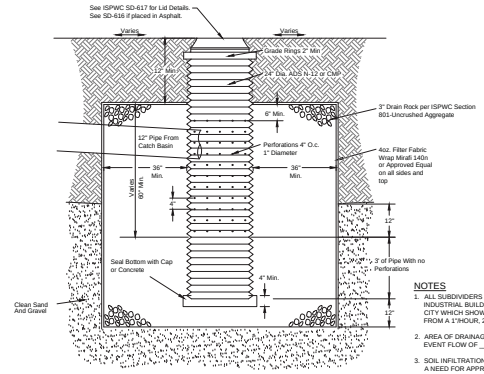
NOTES:
1. ANCHOR SLEEVES SHALL BE INSTALLED SO THAT THE HOLES WILL ALIGN AND THE TOP BE FLUSH WITH THE SIGN POST ANCHOR.
2. ALL INSTALLATIONS SHALL HAVE 8" SQUARE CONCRETE FOUNDATIONS OR GROUTED INTO SOLID ROCK.

6 C4.0 SIGN POST INSTALLATION DETAIL
N.T.S.



NOTES
1. Sewer taps shall not enter at manholes.
2. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.
4. When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

7 C4.0 SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)
N.T.S.

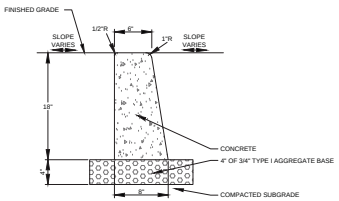


Note: The bed shall be excavated a minimum of 24" into clean sand and gravel. If clean sand and gravel is not encountered within 12 feet, the contractor shall contact the Engineer.

DRYWELL DETAIL
(FOR USE WITH PRIMARY CATCH BASINS ONLY)
NTS

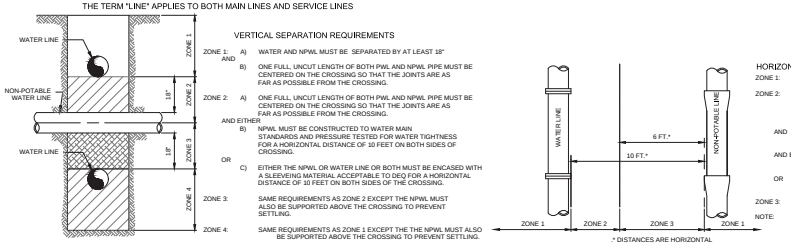
NOTES
1. ALL SUBDIVIDERS AND APPLICANTS FOR COMMERCIAL OR INDUSTRIAL BUILDING PERMITS SHALL FURNISH DATA TO THE CITY WHICH SHOWS A DESIGN TO ACCOMMODATE THE RUN-OFF FROM A 1-YHOUR, 25 YEAR STORM.
2. AREA OF DRAINAGE IS _____ ACRES RESULTING IN A STORM EVENT FLOW OF _____cfs
3. SOIL INFILTRATION RATE ASSUMPTION IS ____" / MIN., RESULTING IN A NEED FOR APPROXIMATELEY _____ S.F. OF INFILTRATION AREA.
4. DRYWELLS MUST BE CONNECTED TO A CATCH BASIN. NO INLET GRATES ALLOWED.
5. CONTRACTOR / OWNER SHALL SUBMIT IDAHO DEPARTMENT OF WATER RESOURCES (IWDR) SHALLOW INJECTION WELL INVENTORY FORM FOR EACH DRYWELL CONSTRUCTED TO THE CITY OF HAILEY.

8 C4.0 TYPICAL DRYWELL DETAIL (18.14.010.D.4a)
N.T.S.



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

9 C4.0 FLUSH CONCRETE VERTICAL CURB
N.T.S.



VERTICAL SEPARATION REQUIREMENTS

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

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

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

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

HORIZONTAL SEPARATION REQUIREMENTS

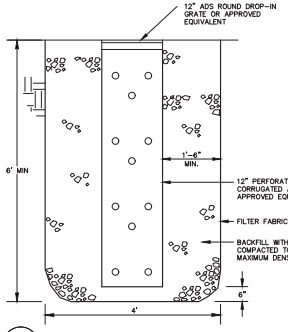
ZONE 1: A) NO SPECIAL REQUIREMENTS.

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

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

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

10 C4.0 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



11 C4.0 LANDSCAPE DRYWELL
N.T.S.

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DETAIL SHEET
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 9 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
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PRELIMINARY NOT FOR CONSTRUCTION

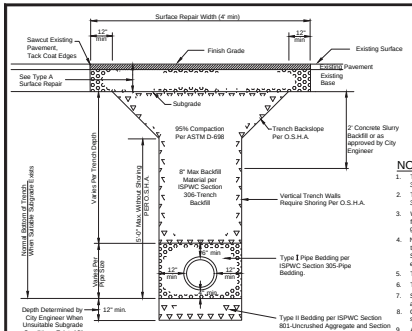
SKS DESIGNED BY
SKS/CT DRAWN BY
SMF CHECKED BY

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

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

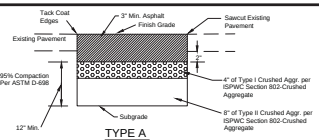
NO	DATE	BY	REVISIONS

C4.0



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



TYPE A
SURFACE REPAIR AND BASE

N.T.S.

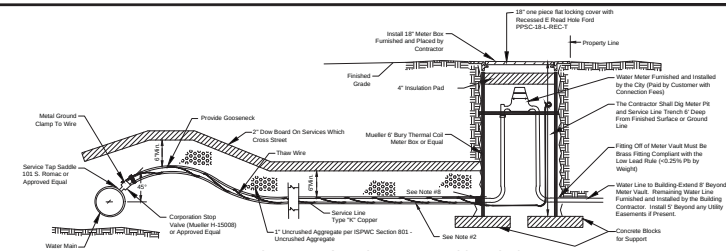
NOTES

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

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

1 C5.0 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.



TYPICAL WATER SERVICE AND METER CONNECTION

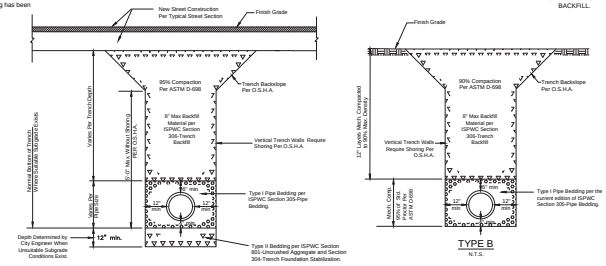
N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. Meter vaults shall be Mueller 250CS2127FBBSN or Ford PFCBH-388-18-72-FP-NL.
4. Service Line shall be 3/4" diameter Type K copper unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material from corporation stop to vault with both ends wrapped with PASCO 10mil PVC #905Z pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal fence post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5'. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper; Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

3 C5.0 RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)

N.T.S.



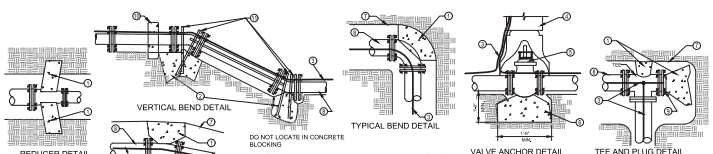
TYPICAL TRENCH SECTIONS

NOTES

1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unsuitable; then either 8-inch minus uncrushed aggregate per the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or Type I or II crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate will be required as backfill.
4. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill material has been approved by the City Engineer.
5. Type A Trench Section shall be used when crossing a public or private road, street or driveway section. A road, street or driveway section is defined as the area under an existing asphalt or gravel surface or curb and sidewalk, plus (4') four feet beyond each edge.
6. Type B Trench Section shall be used outside of any Type A, where new streets are not planned.
7. Rock shall be excavated to at least standard trench width per the current edition of the ISPWC Standards-Section 302-Rock Excavation.

2 C5.0 NEW DEVELOPMENT TYPICAL TRENCH SECTION DETAIL (18.14.010.A.2)

N.T.S.



THRUST AREA FOR HORIZONTAL BENDS***

TABLE I

SOIL BEARING PRESSURE WORKING PRESSURE RATING SAFTEY FACTOR			= 2000 PSF = 150 PSI = 1.5	
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.9	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

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

LEGEND

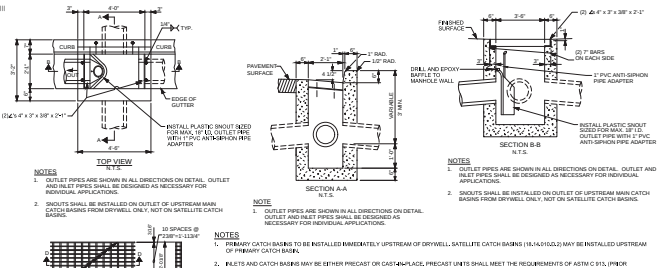
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR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

NOTES:

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

4 C5.0 THRUST BLOCK AND ANCHOR DETAILS

N.T.S.



NOTES

1. OUTLET PIPES ARE SHOWN IN ALL DIRECTIONS ON DETAIL. OUTLET AND INLET PIPES SHALL BE DESIGNED AS NECESSARY FOR INDIVIDUAL APPLICATIONS.
2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.

NOTE

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2. SNOUTS SHALL BE INSTALLED ON OUTLET OF UPSTREAM MAIN CATCH BASINS FROM DRYWELL ONLY, NOT ON SATELLITE CATCH BASINS.

NOTES

1. PRIMARY CATCH BASINS TO BE INSTALLED IMMEDIATELY UPSTREAM OF DRYWELL. SATELLITE CATCH BASINS (18.14.010.D.2) MAY BE INSTALLED UPSTREAM OF PRIMARY CATCH BASIN.
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 7" DICE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
5. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
6. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
7. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
8. INLET/CATCH BASIN GRATES MAY EITHER BE RESISTANCE WELDED OR ARC WELDED. IN EITHER CASE THE GRATE SHALL BE TRUE AND FLUSH.

5 C5.0 PRIMARY CATCH BASIN DETAIL (18.14.010.D.1)

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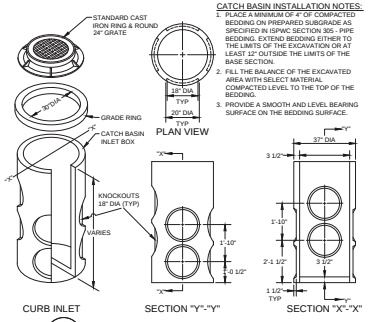

CATCH BASIN INSTALLATION NOTES:

1. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
2. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
3. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

6 C5.0 30" DIAMETER CATCH BASIN

N.T.S.

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

PURPOSE: ISSUE FOR REVISED DESIGN REVIEW AND PUD (03/05/2020)

NO	DATE	BY	REVISIONS

C5.0

DETAIL SHEET
BLAINE MANOR SENIOR & FAMILY COMMUNITIES

LOCATED WITHIN SECTION 3 & 16, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT NO-PWA-TON
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PRELIMINARY NOT FOR CONSTRUCTION

SKS
DESIGNED BY
SKS/CT
DRAWN BY
SMF
CHECKED BY

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

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017; and City of Hailey, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   2.3. See Engineer's plans for information about existing features.
   2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   3.2. All gravel overprep to be removed and disposed of off site.
   3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   4.3. All planter beds shall receive 18" min depth of screened topsoil.
   4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
      4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
      4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
      4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
      4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
      5.7.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
7. PLANTER BED MULCH
   7.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
8. PLANTS
   8.8. All plant material shall be installed per industry standards.
   8.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   8.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   8.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   8.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
9. IRRIGATION
   9.1. Irrigation system shall be built to the following specifications:
      9.1.1. Adhere to city codes when connecting to city water.
      9.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
      9.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
      9.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
      9.1.4. 2-wire system to be installed per manufacturers recommendations. follow all recommended grounding and wire splice recommendations.
      9.1.5. All remote control valves (including master control valve) to have flow control device.
      9.1.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
      9.1.6.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
      9.1.7. Use common trenching where possible.
      9.1.8. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
      9.1.9. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
      9.1.10. Connect mainline to point of connection in approximate location shown on plan.
      9.1.11. Contractor is responsible complying with all codes and paying all permits necessary.
      9.1.12. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
      9.1.13. All drip irrigation to be buried 2" below finished grade.
      9.1.14. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
      9.1.15. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   9.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   9.3. If any discrepancies are found, then local codes shall prevail.
10. CONTRACTOR RESPONSIBILITIES
   10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   10.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   10.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
11. In the event of a discrepancy, notify the Landscape Architect immediately.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL		QTY
	Acer ginnala `Flame` / Flame Amur Maple 20'H x 20'W	B & B	2.5"Cal		10
	Amelanchier alnifolia / Serviceberry 15' H X 10 W	B & B	4"Cal		12
	Fraxinus americana `Autumn Purple` / Autumn Purple Ash 45 H x 35 W	B & B	2.5"Cal		8
	Gleditsia triacanthos inermis `Skycole` TM / Skyline Thornless Honey Locust 40'H x 35'W	B & B	2.5"Cal		4
	Prunus x cerasifera `Cripolzam` / Crimson Pointe Flowering Plum 25 H x 6' W	B & B	3"Cal		15
	Pyrus calleryana `Chanticleer` / Chanticleer Pear 25` H X 15` W	B & B	4"Cal		8
SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2		QTY
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass 3`H x 3`W	2 gal.	B&B		243
	Cornus alba `Ivory Halo` TM / Tatarian Dogwood 5`H x 6`W	5 gal			20
	Cornus sericea `Arctic Fire` / Arctic Fire Dogwood 3`H x 4`W	2 gal.			71
	Mahonia repens / Creeping Mahonia 18"H x 30"W	2 gal	B&B		134
	Perovskia x `Little Spire` / Russian Sage 2`H x 2.5`W	1 gal	B&B		32
	Philadelphus x `Minnesota Snowflake` / Minnesota Snowflake Mock Orange 6`H x 6`W	2 gal	B&B		18
	Physocarpus opulifolius `Monlo` TM / Diablo Purple Ninebark 6`H x 8`W	2 gal	B&B		25
	Pinus mugo `Slowmound` / Mugo Pine 3`H x 3`W	5gal			31
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac 18" H x 8`W	2 gal.	B&B		54
	Existing Tree, Preserve & Protect				

LANDSCAPE REQUIREMENTS

REQUIREMENTS PER CITY OF HAILEY MUNICIPAL CODE

EXISTING TREES:
*TREES EXIST THAT WILL NEED TO BE REMOVED SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF HEALTHY AND REQUIRING REPLACEMENT; ONLY THE REQUIRED MINIMUM OF MITIGATION, THE AMOUNT BELOW IS SUBJECT TO CHANGE
*(15)-3"; (3)-4"; (2)-2.5" EXTRA TREES PROVIDE 64.5 CALIPER TREES OVER REQUIRED MINIMUMS ARE PROPOSED FOR MITIGATION, IF ARBORIST DETERMINES LESS TREES SHALL BE MITIGATED, THE NUMBER OF PROPOSED TREES SHALL REDUCE RESPECTIVELY; IF MARKET AVAILABILITY LIMITS AMOUNT OF TREES TREES ALTERNATIVE COMPLIANCE SHALL BE PROVIDED VIA MORE TREES OR SWAPPING NON-REQUIRED DECIDUOUS TREES TO LARGER EVERGREEN
ADDITIONAL TREES THAT MAY BE REMOVED PER CONSTRUCTION OR HEALTH SHALL BE EVALUATED BY AN ARBORIST TO DETERMINE IF MITIGATION IS REQUIRED
*IF REPLACEMENT IS REQUIRED, EACH TREE SHALL BE REPLACED WITH AN APPROVED 4" TREE FROM HAILEY'S APPROVED TREES LIST
**THE PROPOSED LOCATIONS FOR THE TREES ARE SHOWN FOR REFERENCE ONLY IN THE EVENT REMOVAL IS REQUIRED

STREET TREES:
*TREES TO BE SPACED PER TREE SELECTED
**MIL TREES 40' SPACING PROPOSED

	STREET	LENGTH	TREES REQ'D	TREES PROV'D
•	S MAIN STREET	684LF	17	23 EXISTING (5 CONIFER)
•	MAPLE	230LF	6	6
•	NORTH STREET	262LF	7	7

NOTE:
*SOUTH ALLEY DEDICATED FOR SNOW STORAGE, TREES WILL BE DAMAGED-DESTROYED, NO TREES PROPOSED
*EAST SIDE, REDUCED TREE COUNT TO PROVIDE FOR SNOW STORAGE ACCESS

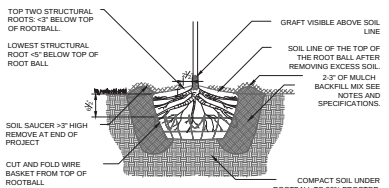
NOTE: MAPLE STREET TREES REDUCED PER EASEMENT & SNOW REMOVAL AREA
*MERGE STREET TREE WITH PARKING ISLAND TREE

	ISLANDS	TREES REQ'D	TREES PROV'D
•	28	23	21 (PER OVERHEAD STRUCTURE)

MINIMUM PLANT SIZES:
*IF 10+ TREES ARE PROPOSED: (EXCLUDING STREET TREES)
57 TOTAL NEWTREES PROVIDED
**10% SHALL BE 4" CALIPER; (6 OF 57) TREES TO BE 4", 6+ PROVIDED
**20% SHALL BE 3" CALIPER; (12 OF 57) TREES TO BE 3", 12+ PROVIDED
**20% SHALL BE 2.5" CALIPER; (12 OF 57) TREES TO BE 2.5", 12+ PROVIDED
*WOODY SHRUBS: 2GAL

ADDITIONAL REQUIREMENTS:
*ALL PLANTS TO BE ZONE 4 COLD-HARDINESS
*TREES AND SHRUBS OVER 36" SHALL NOT BE LOCATED WITHIN CLEAR VISION TRIANGLE
*SNOW STORAGE AREA SHALL BE PROVIDED, AND 25% AREA OF IMPROVED HARDSCAPE SPACES

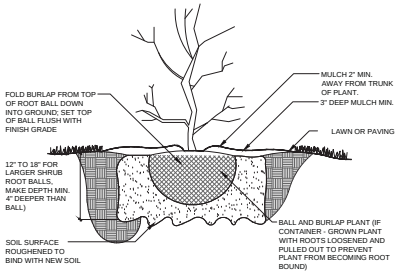
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

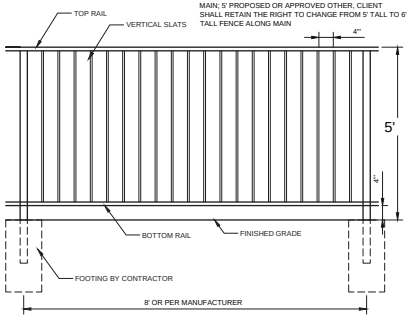
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/8" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



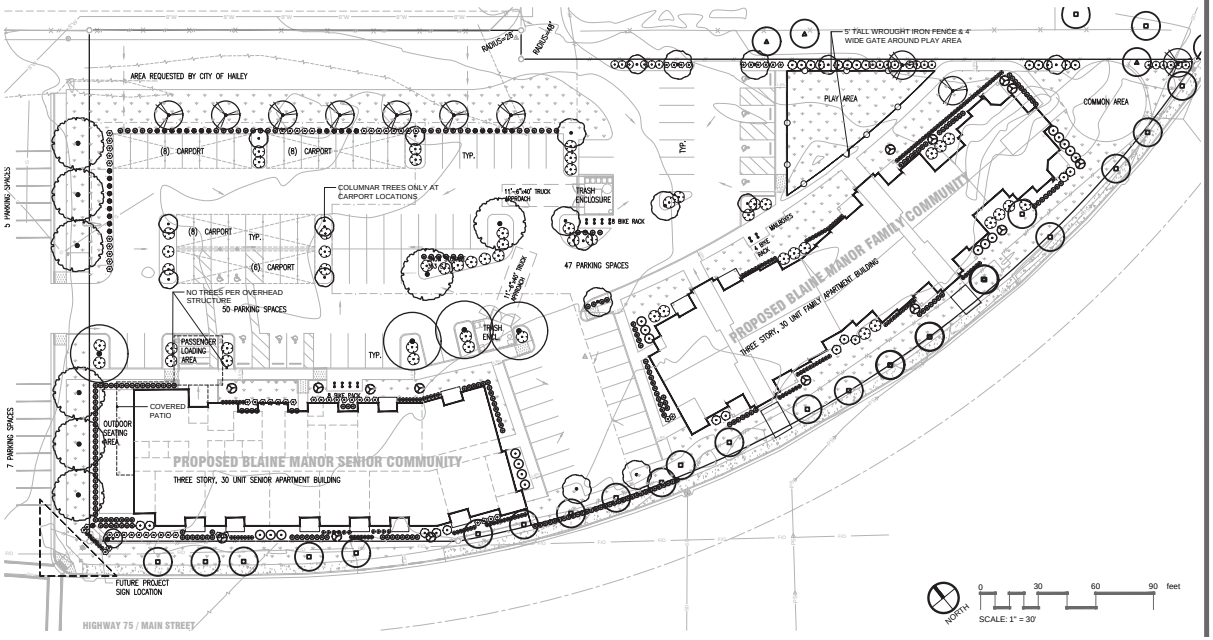
2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTES:
*INSTALL FENCE PER MANUFACTURER RECOMMENDATIONS
*CONTRACTOR RESPONSIBLE FOR FOOTINGS

NOTE:
CITY CODE PERMITS 6' TALL OPEN VISION FENCE ALONG MAIN, 5' PROPOSED OR APPROVED OTHER, CLIENT SHALL RETAIN THE RIGHT TO CHANGE FROM 5' TALL TO 6' TALL FENCE ALONG MAIN



3 5' OPEN VISION FENCE
3/4" = 1'-0" 323106-02



THE ARCHITECTS OFFICE, P.L.L.C.
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #154
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PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

STATE OF IDAHO — MILES J. HOWARD — LA-16733 — 10-05-20 — LICENSED LANDSCAPE ARCHITECT

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FILE

DATE
FEBRUARY 14, 2020

FILE NO.
19-302

DRAWN
JESSEN J BUSTER

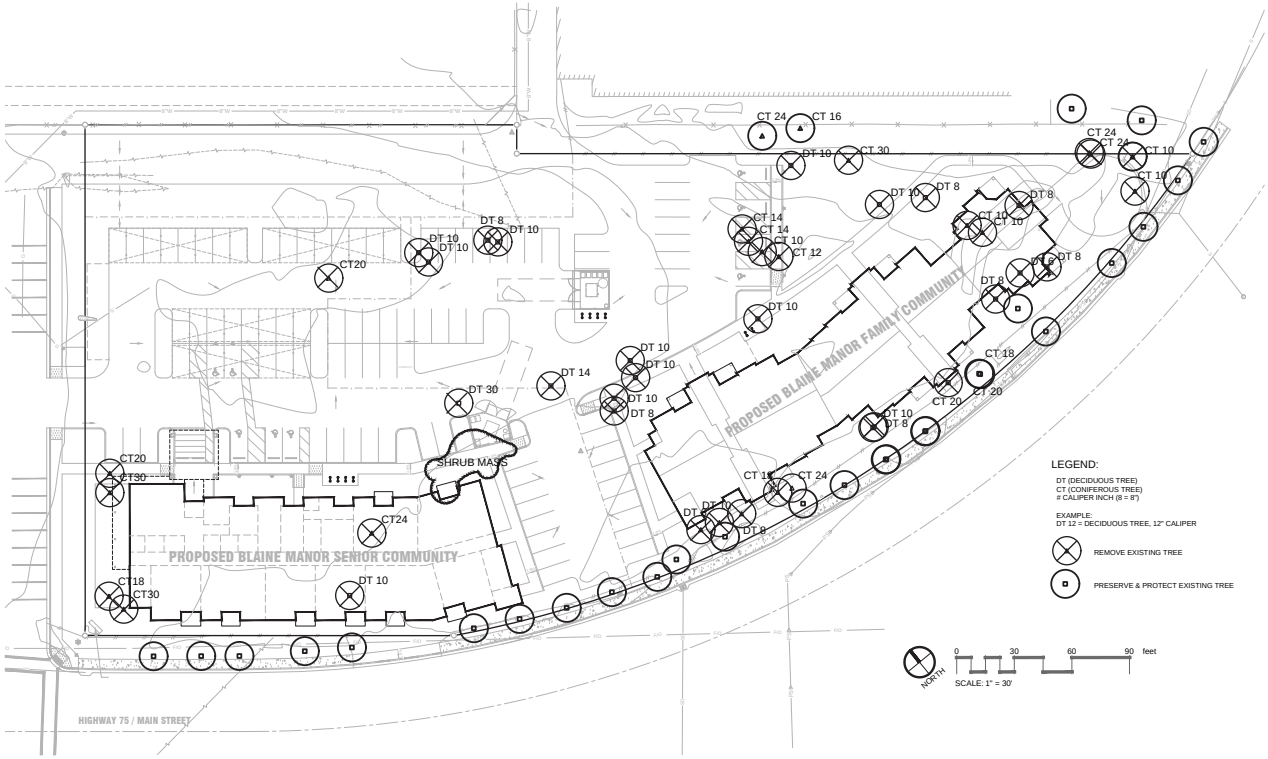
REVISIONS

SHEET

L1.0

LANDSCAPE PLAN

LANDSCAPE SITE & EXISTING TREE INVENTORY:



LEGEND:

DT (DECIDUOUS TREE)
CT (CONIFEROUS TREE)
CALIPER INCH (8 – 8")

EXAMPLE:
DT 12 = DECIDUOUS TREE, 12" CALIPER

REMOVE EXISTING TREE

PRESERVE & PROTECT EXISTING TREE

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BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

STATE OF IDAHO
WILLIAM S. HOWARD
LA-16733
10-05-20
LICENSED LANDSCAPE ARCHITECT

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JESSEN J BUSTER

REVISIONS

SHEET

L1.1

SITE TREE DEMO & PRESERVATION PLAN

To: City of Hailey Planning & Zoning, Design Review Board
Date: 03-05-20

Blaine Manor: Landscape Narrative; Updated Per DR Comments

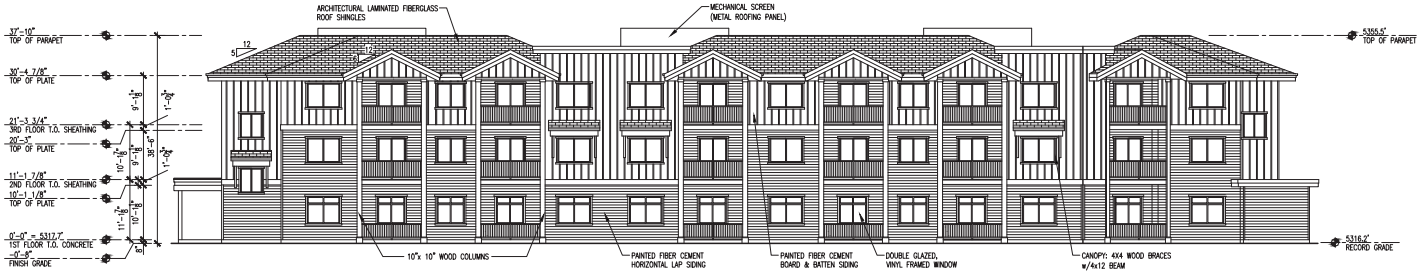
Blaine Manor Landscaping Overview

The landscaping for this project meets and/or exceeds the minimum requirements for this project. Street trees are provided as required, 23 existing trees are to be preserved. Parking lot trees are provided where possible, restrictions include an overhead structure that provides a high architectural and aesthetic trade-off, and some canopy trees are reduced to columnar trees adjacent to carports to avoid any conflicts or hazards. Site trees are provided throughout to enhance and complement the architecture, and to provide offset due to tree mitigation from removal of trees.
Some of the conifers are preserved which provide high aesthetic value and site function; many trees are removed due to site improvements, these trees are proposed for replacement by trees which offer higher aesthetic and functional value that will complement the new development. Trees are selected from the Wood River Valley tree list, and trees and shrubs are appropriate for Zone 4 climates & cold-hardiness. Snow storage is a necessity so hardy shrubs which are low spreading and can handle a degree of impact are proposed for these areas. Other plantings throughout are proposed to soften and enhance the patios, and main covered gathering patio.

03.05.20

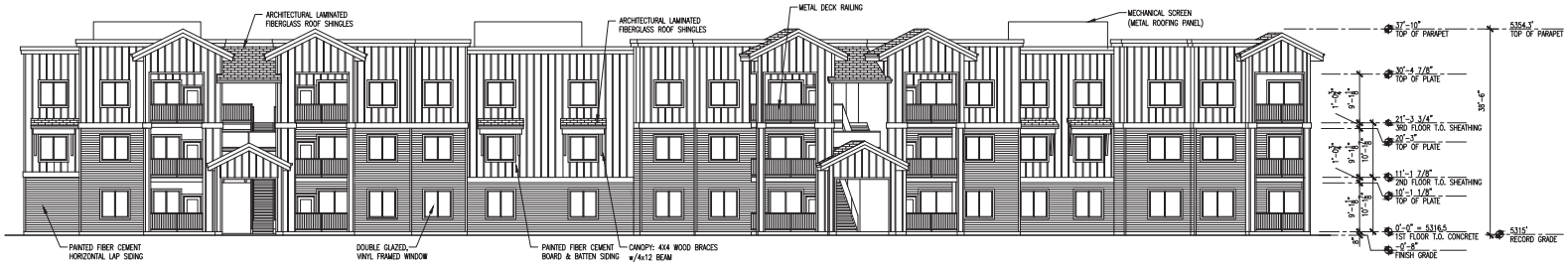
STATE OF IDAHO
WILLET O. HOWARD
LA-16733
LICENSED LANDSCAPE ARCHITECT

Thanks,
Will Howard, PLA
Stack Rock Group



1 SENIOR COMMUNITY EXTERIOR ELEVATION - WEST (MAIN STREET)

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



2 FAMILY COMMUNITY EXTERIOR ELEVATION - WEST (MAIN STREET)

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

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BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

BLAINE MANOR SENIOR & FAMILY COMMUNITY

MAPLE STREET
HAILEY, IDAHO 83333

SEAL

LICENSED ARCHITECT AR-1917
2-14-20
Loring Mark Sanders
STATE OF IDAHO

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FEBRUARY 14, 2020

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REVISIONS

SHEET

A5.2

MAIN STREET EXTERIOR ELEVATIONS

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

March 11, 2020

Planning & Zoning
City of Hailey
115 Main St S Ste H
Hailey, ID 83333

Re: Blaine Manor

To Whom It May Concern,

This letter is to serve for the purposes that Mark Sanders of The Architects Office PLLC, has engaged in conversation regarding the above-mentioned site for the placement of and operations to service garbage.

As per the attached plan's, Clear Creek Disposal is able to provide for the safe and efficient removal of solid waste. This letter shall be used as a "will serve" and for future garbage service. If you have any questions regarding this project, please call.

Sincerely,

Mike Goitiandia
Clear Creek Disposal

.Blaine Manor

CLEAR CREEK
DISPOSAL

Return to Agenda

Community Development Report 2019

City of Hailey

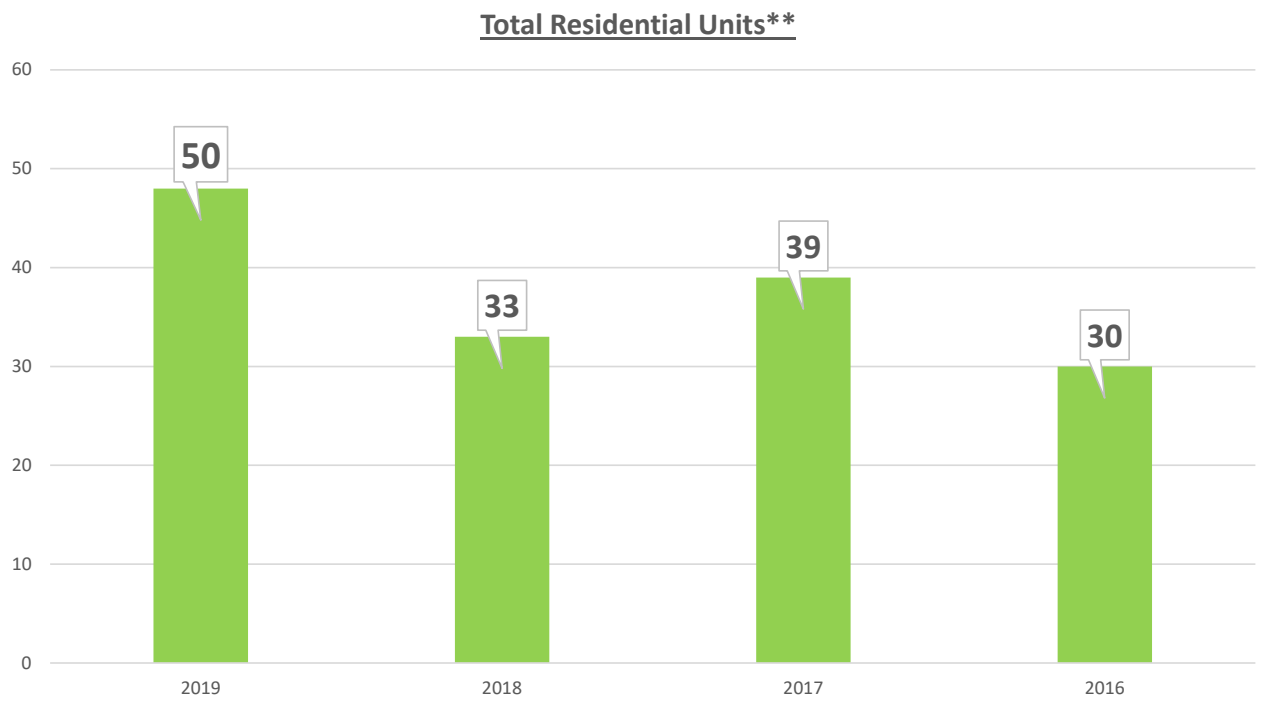
New Commercial Builds in 2019

Commercial Building Permits

- **The Granary:** 3,052 square foot mixed use building including a granary, shed, silo, 1 residential unit and 4 storage/garage units
- **Pioneer Storage Facility:** three self storage buildings, ranging in size from 3,000 square feet to 5,200 square feet for a total of 45 individual units
- **Hailey Auto Clinic:** 2,693 square foot automotive repair and maintenance shop
- **Hailey FF LLC (The Marriott Hotel):** 42,403 square foot hotel including a pool, hot tub and restaurant
- **Stone Fly:** 4,896 square foot storage facility

2019 New Residential Projects

- 22 New Single-family
  - 8 Homes in Northridge
  - 1 Homes in Woodside
  - 6 Homes in Old Cutters
  - 2 Homes in Deerfield
  - 1 Home in Della View
  - 1 Home in Lupine
  - 2 Homes in Colorado Gulch Preserve
  - 1 Home in Hailey Replat
- 26 Multi-Family
  - 13 3-story duplexes in Sweetwater
- 2 Mixed-Use
  - The Liquor Store
  - The Granary

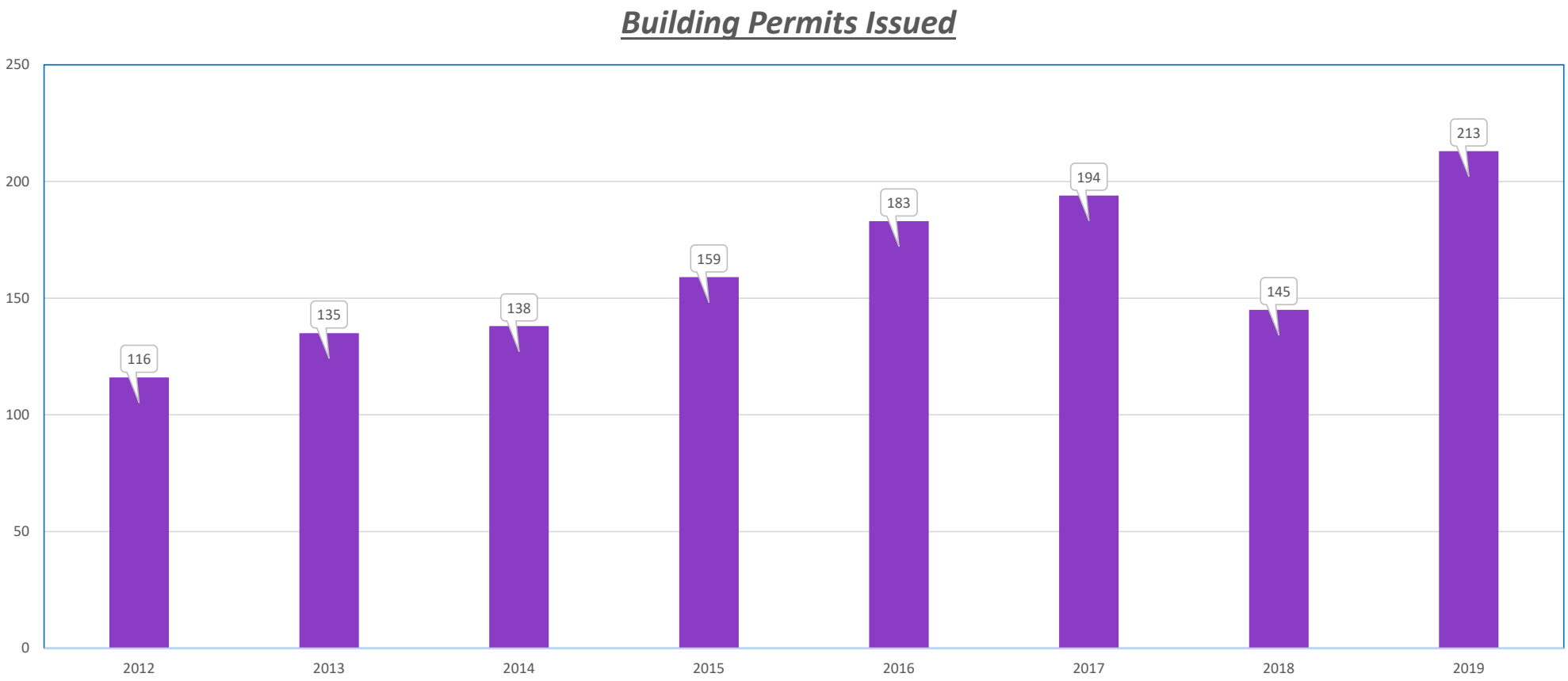


50

Permits issued for New Residential units

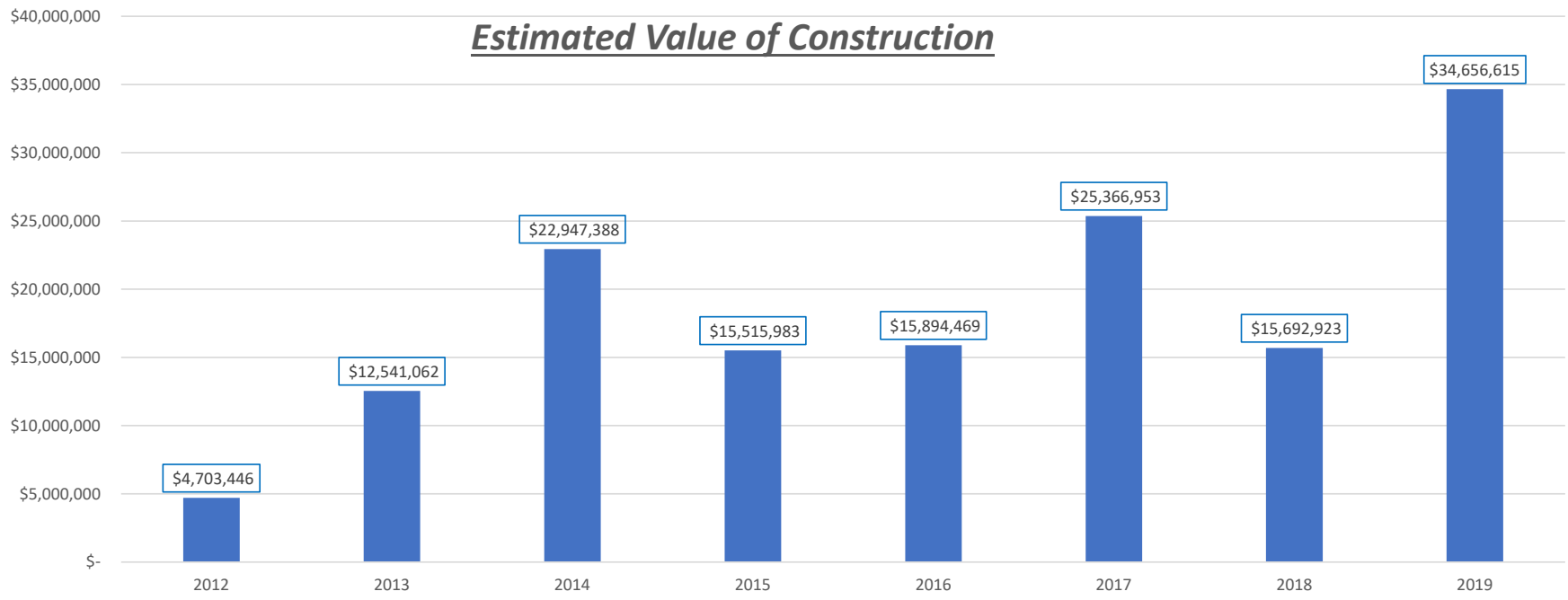
**Data was collected during calendar year.*
*** Data includes New Single Family and Multi-Family units.*

Eight Year Comparison: Building Permits Issued



** Data was collected during calendar year.*

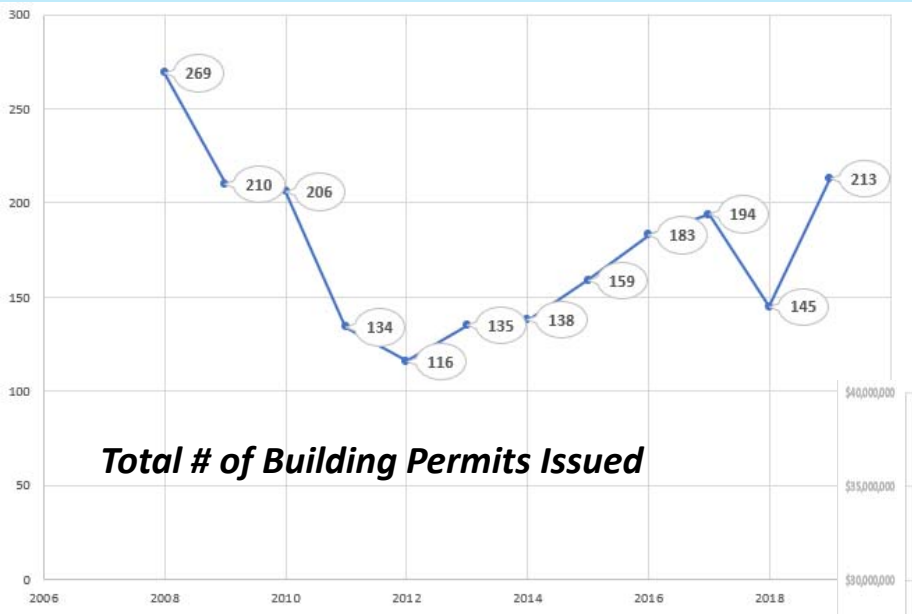
Eight Year Comparison: Building Permits Valuation



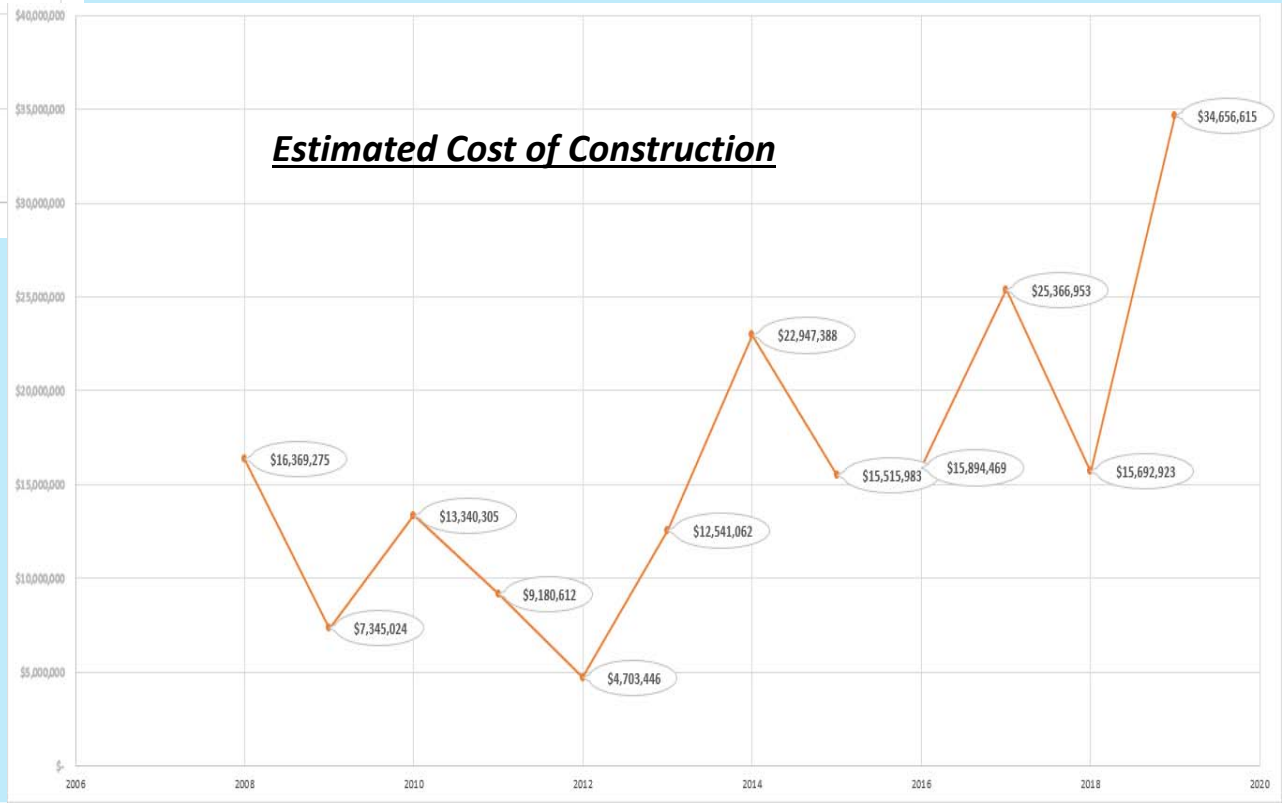
** Data was collected during calendar year.*

Building Permit Overview since 2008

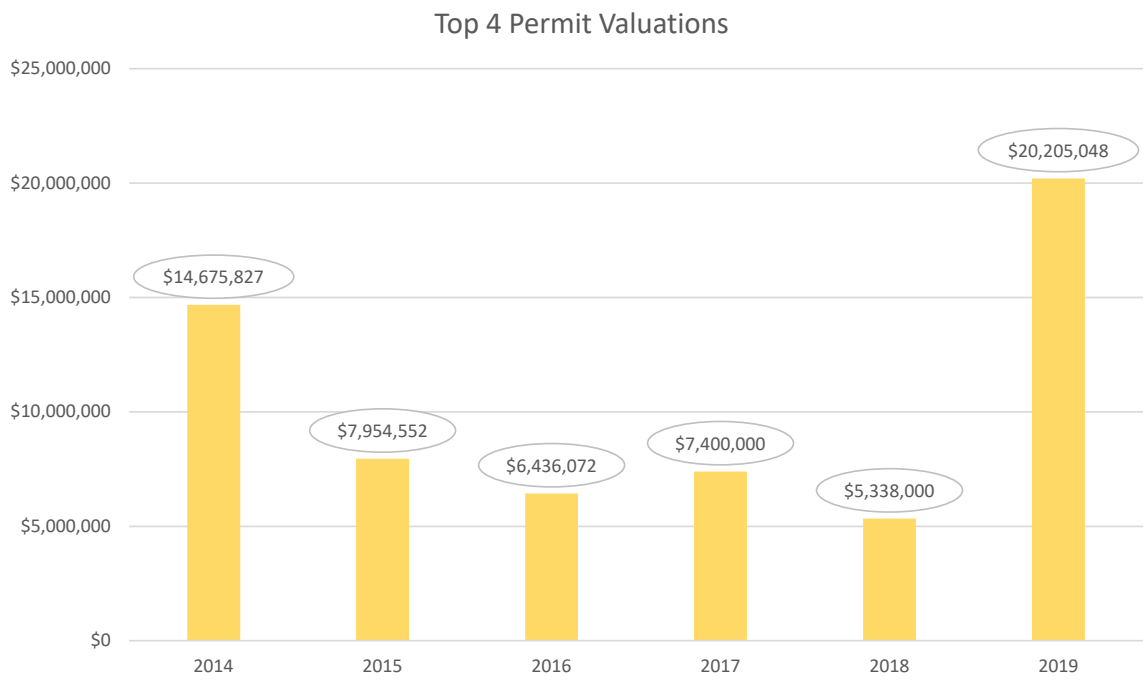
- As of 2019, total building permits issued was 213. The total estimated cost for all building permits was $34,656,615.



- The lowest number of permits issued was in 2012 for a total of 116 permits. Total estimated cost for all building permits was $4,703,466.
- The highest number to date was in 2008 for a total of 269 Permits issued. Total estimated cost for all building permits was $16,369,275.



Six Year Comparison of Top Four Building Permits Valuation

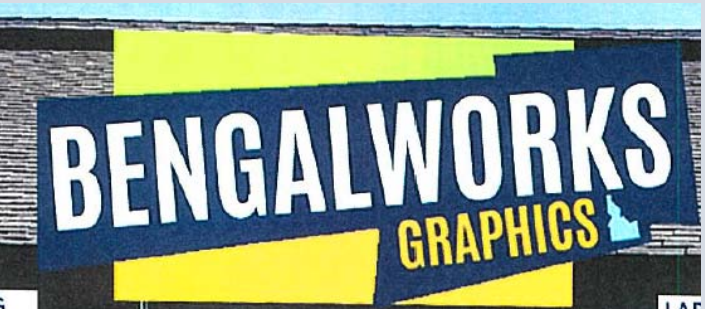


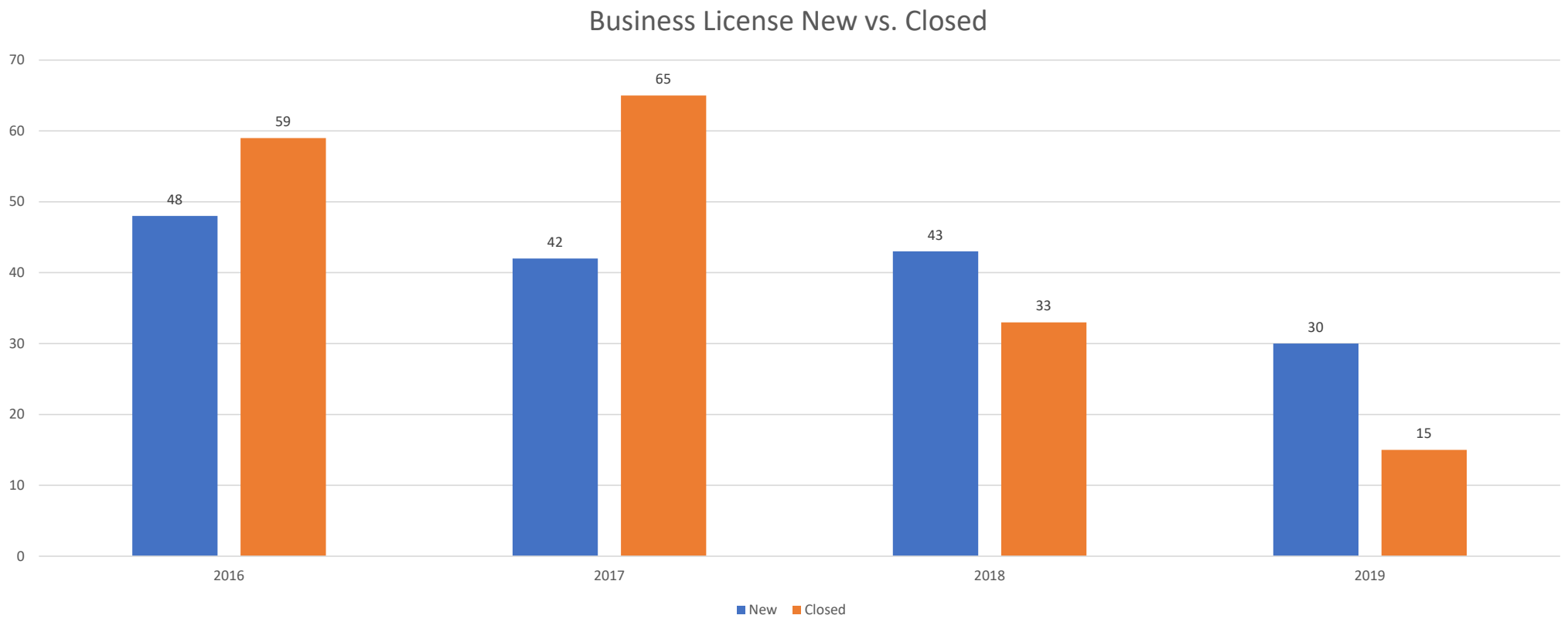
Year	Permit	Owner	Cost of Construction
2019	19-098	Hailey FF LLC (Silver Creek Property Holdings LLC	$7,500,000.00
	19-022	Hailey Leased Housing Association (Balmoral Apart.)	$6,070,000.00
	19-060	Sweetwater Communities LLC	$5,235,048.00
	19-010	Blaine County Recreation District (BCRD)	$1,400,000.00
2018	18-055	The Advocates	$2,500,000.00
	18-056	The Advocates	$1,400,000.00
	18-049	Arch Community Housing Trust	$738,000.00
	18-114	Old Rialto Hotel	$700,000.00
2017	17-025	DL Evans Bank	$2,300,000.00
	17-079	Galena Pass, LLC (Myrtle Mixed Use)	$2,000,000.00
	17-110	ARCH Community Housing Trust	$1,600,000.00
	17-086	Rosmarie Bogner	$1,500,000.00
2016	16-135	Atlantic Aviation	$3,932,467.50
	16-081	Old Cutters, Inc.	$1,095,301.00
	16-007	Albertsons	$900,000.00
	16-028	Justin and Gabby Lager	$508,303.00
2015	15-050	City of Hailey	$4,516,642.00
	15-158	Leadership Circle LLC	$1,820,160.00
	15-135	Evans Plumbing, Inc	$900,000.00
	15-107	Sun Valley Land Co.- King's Discount Store	$717,750.00
2014	14-089	Friedman Memorial Airport	$7,500,000.00
	14-136	Hailey Ice Inc.	$3,168,300.00
	14-110	Friedman Memorial Airport	$2,700,000.00
	14-066	Blaine County	$1,307,527.00

** Data was collected during calendar year.*

A Glimpse of 2019's New Businesses

Café Della





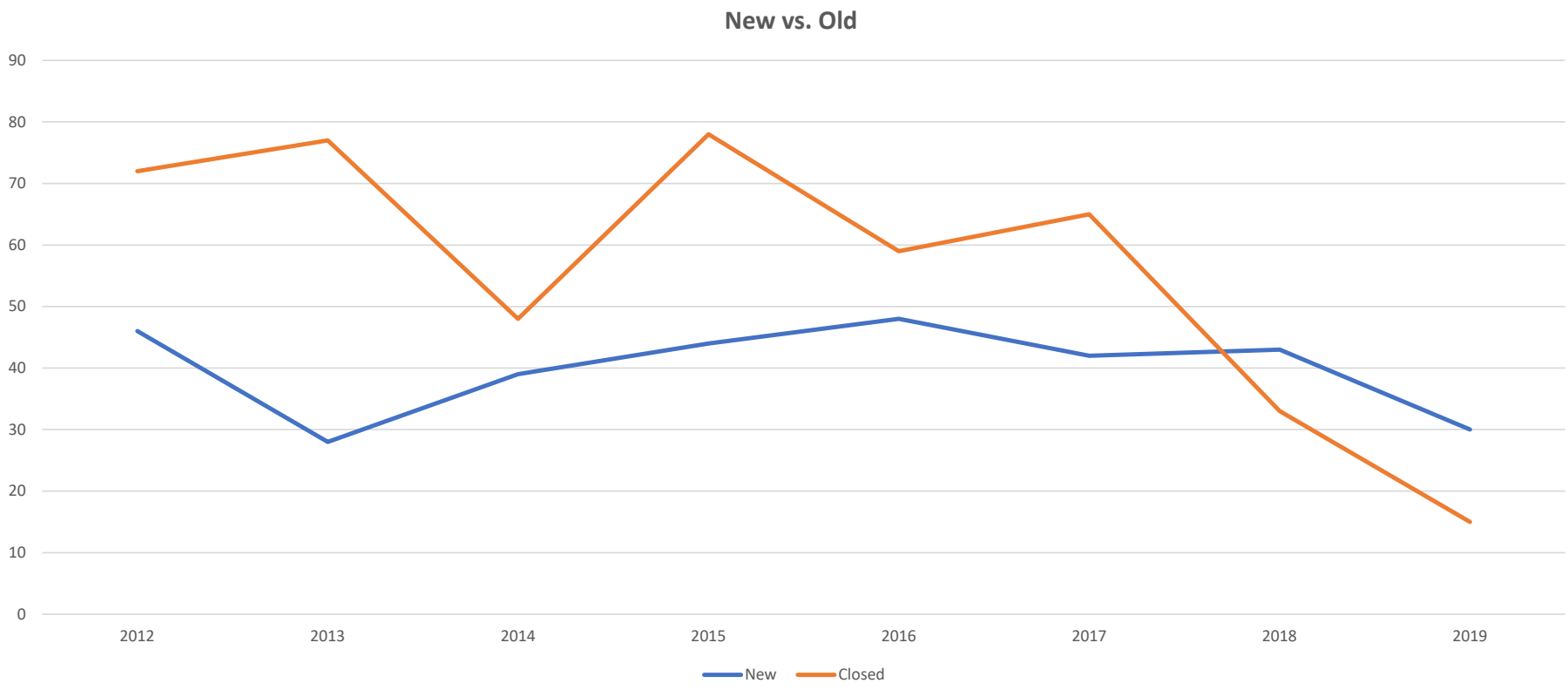
Business Activity

Total Active Businesses in 2019: 483

Increase of 13 New Businesses from 2018

** Data was collected during calendar year.*

Seven Year Comparison: Business Licensing



** Data was collected during calendar year.*

2019 Projects Approved by Planning and Zoning

Pioneer Storage Facility

McDonalds

Sweetwater Block 2, Sweetwater PUD Subdivision

Hailey Car Wash

Hailey Auto Clinic

Long Range Planning Projects

Diverse Housing Initiatives

- **Accessory Dwelling Units**: modify city codes to allow accessory dwelling units in all residential zone districts while addressing on-site parking, scale, neighborhood input, other issues *(ADU Workshop scheduled February 27th)*
- Implementation of **Downtown Residential Overlay**: facilitate successful projects that comply with the new code *(Initiated in 2018)*

- Other code Changes to **further Housing Goals**: develop additional code changes that can further housing goals while retaining great Hailey neighborhoods
- **Influence ongoing developments**: influence planning applications wherever possible to further housing goals
- Continue **project partnerships**: work with ARCH and other project partners to accomplish community housing *(Blaine Manor, Parcel O, Woodside)*

Resilient Hailey

- **Implement Mayors 2020 Resiliency Goals**
- Continue **resiliency collaboration** with other cities and the County as the best way to achieve goals *(Valley wide effort will achieve results)*
- **Influence ongoing developments**: influence planning applications wherever possible to further resiliency efforts
- **Franchise Agreements**: develop forward-thinking approach to current and future franchise agreements with utility providers *(Summer 2020 in collaboration with Admin and Public Works Departments)*

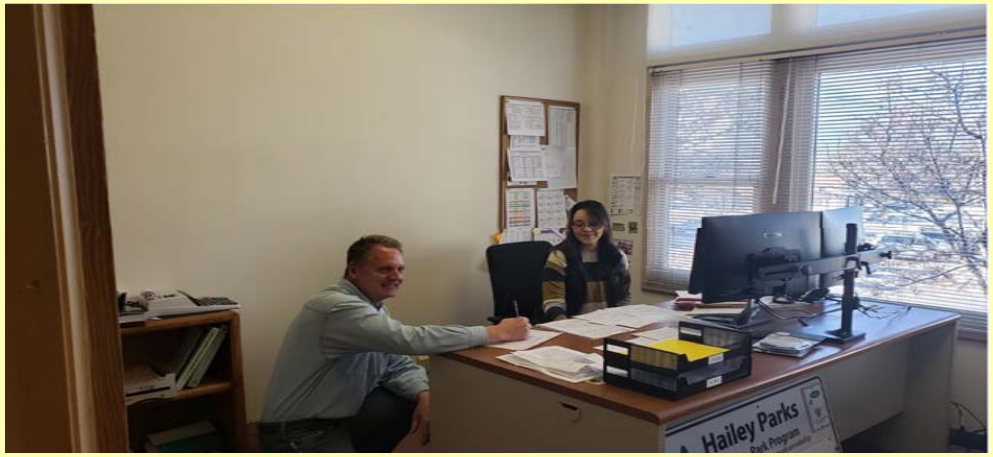
- Water Use: develop **innovative approaches to water conservation** and partnerships towards basin-wide water solutions *(Discussions underway with Public Works and other project partners)*
- Water Use: In collaboration with Blaine County and cities, turn "**Drought tolerant landscaping"** guidelines into standards

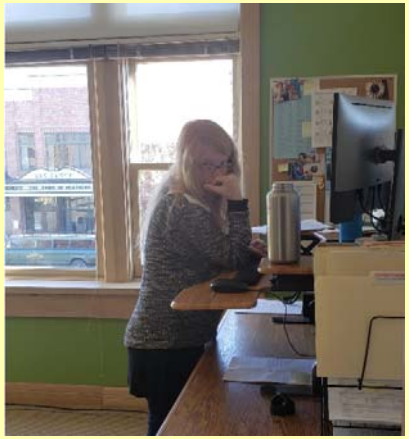
Cityscape and Nature

- **Hailey Town Square**: make it a reality!
- **Hailey Flower Project**: grow this seedling initiative and work with downtown businesses for continued success
- **Relocate Forest Service Warehouse Building**
- Grow **Special Events** consider ½ time Special Events coordinator
- Implement goals of **Hailey Arts and Historic Preservation** Commission
- Update **Hailey Greenway Master Plan**
- Pursue **camping** opportunities in or near Hailey
- **Re-envisioning Main Street**: work with the Public Works Department to "re-envision" Main Street in a way that serves pedestrians and increases quality of life
- **River Street**: next steps in the absence of full grant funding
- **Urban Renewal**: explore new Districts that improve blighted areas and provide incentives for vacant land
- **Urban Renewal**: continue partnerships with private sector as a way to achieve capital goals
- Re-write **Wireless Code** in conjunction with other cities and Blaine County

Operational

- Continue to improve **functional aspects** of department: permit processing, work flow
- **Train and mentor** my staff: they are the future of Hailey!
- Continue to **strengthen Building Codes** and building functions, with a growing focus on resiliency
- Expand **successful partner relationships** such as Public Works to achieve great projects and creative problem-solving approaches





Team Projects

Hailey

Flower

Project

JP1

Hailey Arts and Historic Preservation Commission

A sheep was chosen to be erected at the corner of Myrtle and Main Streets, in honor of the historical sheep migration route along Myrtle Street that is still used today.

Hailey Mural by Kevin M. Fitzpatrick, located on the North Wall of Jane's Artifacts.

In 2019, Hailey Arts and Historic Preservation completed the historic plaques for the J.C. Fox Building, Rialto Hotel, J.J. Tracy Building, W.H. Watt Building and the Wertheimer Building

Hailey Arts and Historic Preservation Commission
2020 Projects

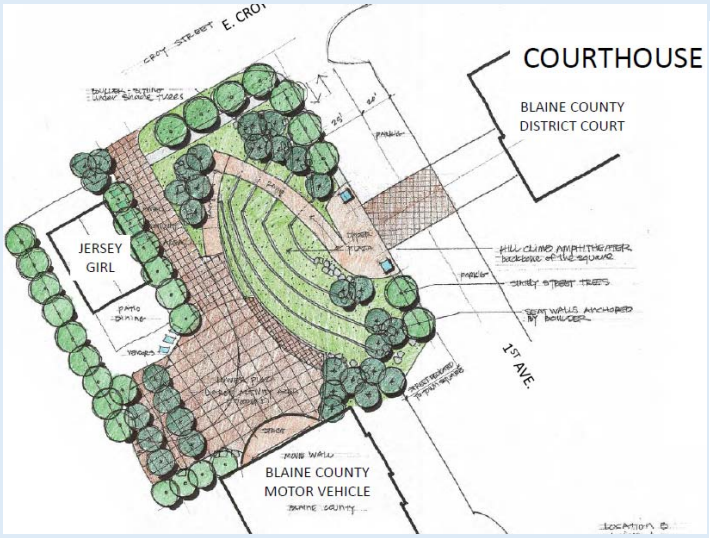
- A new sculpture for Main Street
- The redesign and relocation of the Forest Service Building

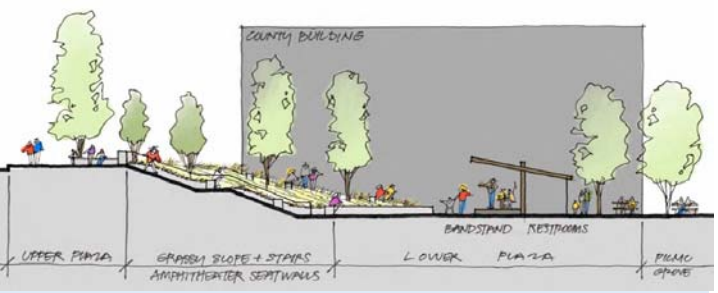
Hailey Urban Renewal

Resolution 19-002: Reimbursement Participation Agreement with Inntrusted, LLC

In April 2019 the Hailey Urban Renewal Agency signed their first Reimbursement Participation Agreement with Inntrusted, LLC for the project site of 711 N Main Street to be redeveloped and improved resulting in a Marriott Fairfield Inn and Suites. The Agreement will be in effective from April 25, 2019 to (1) the completion of all obligations of each Party; or (2) seven years following the issuance of a Certificate of Occupancy for the Participant's project.

Team Projects





Compiling the Data:

Total # of Dots for Each Location			
Letter	Green	Yellow	Red
A	33	7	11
B	6	18	11
C	5	8	8
D	1	3	8
E	21	12	15
F	1	0	2
G	14	14	11
H	1	2	3
I	3	0	2
J	1	1	0
K	5	10	4

Total # by Points				
Letter	Green (x3)	Yellow (x2)	Red (x1)	Total Points
A	99	14	11	124
B	18	36	11	65
C	15	16	8	39
D	3	6	8	17
E	63	24	15	102
F	3	0	2	5
G	42	28	11	81
H	3	4	3	10
I	9	0	2	11
J	3	2	0	5
K	15	20	4	39

Legend:

Workshop One:

Location: Hailey Council Chambers

When: November 5, 2018 at 6:30pm

How many people attended: 20 people

Workshop Two:

Location: Hailey Public Library

When: November 13, 2018 at 4:30pm

How many people attended: 80 people

Hailey Town Square

- 12 potential sites narrowed 2
- 3 workshops
- 134 responses from the Survey

Return to Agenda