

AMENDED AGENDA

Hailey Planning and Zoning Commission

Monday, March 6, 2023

5:30 p.m.

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

From your computer, tablet, or smartphone: <https://meet.goto.com/CityofHaileyPZ>

Via One-touch dial in by phone: [tel:+15713173122,,506287589#](tel:+15713173122,506287589#)

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

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Adoption of Meeting Minutes dated February 21, 2023. **ACTION ITEM.**

Public Hearing

- [PH 1](#) Consideration of a Planned Unit Development Application submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multifamily building consisting of four (4) residential units and a one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting the following waivers:
 - Minimum Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.31 acres.
 - Maximum Density: Increase allowed density from three (3) multi-family units to five (5) multi-family units.
 - Maximum Lot Coverage: Increase the maximum lot coverage requirements by approximately eight (8) percent. **ACTION ITEM.**
- [PH 2](#) Consideration of a Design Review Application, to be heard concurrently with the Planned Unit Development Application, submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multi-family unit consisting of four (4) attached residential units and a one (1), one-story detached studio unit, to be located at 128 W Bullion (Lot 10A, Parkview Estates) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**
- [PH 3](#) Consideration of a Planned Unit Development Application submitted by Darin and Kathleen Barfuss to subdivide 1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 SEC 16 2N 18E)

into eight (8) single-family residential lots to be known as Star Light Lane Subdivision. The PUD Application includes Community Housing amenities and a request for the following waivers:

- Lot width, size, and density in the LR-2 Zoning District; and
 - The number of units served by a private street. **ACTION ITEM.**
- **PH 4** Consideration of a Preliminary Plat Application, to be heard concurrently with the Planned Unit Development Application, submitted by Darin and Kathleen Barfuss to subdivide 1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 SEC 16 2N 18E) into eight (8) lots, ranging in size from 3,024 square feet to 4,878 square feet. This project is known as Starlight Lane Subdivision. **ACTION ITEM.**

Staff Reports and Discussion

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion of the next Planning and Zoning Meeting: **March 20, 2023**
 - DR: Maple Street Apartments
 - TA: Matrix (continuation from 2/21/23)

Return to Agenda

**Meeting Minutes
Hailey Planning and Zoning Commission
Tuesday, February 21, 2023
5:30 p.m.**

Present

Commission: Janet Fugate, Dan Smith, Sage Sauerbrey, Dustin Stone, Owen Scanlon

Staff: Robyn Davis, Cece Osborn, Emily Rodrigue, Jessie Parker, Christian Ervin

5:30:54 PM Call to Order

- Public Comment for items not on the agenda. No Comment.

Consent Agenda

- **CA 1** Adoption of Meeting Minutes dated May 2, 2022. **ACTION ITEM.**
- **CA 2** Adoption of Meeting Minutes dated February 6, 2023. **ACTION ITEM.**

5:32:24 PM Stone motion to approve CA 1. Smith seconded Sauerbrey abstained. Stone, Smith, Scanlon and Fugate in Favor.

5:32:39 PM Smith motion to approve CA 2. Scanlon seconded. All in Favor.

Public Hearing

- **PH 1** **5:33:09 PM** Consideration of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for eight (8) condominium buildings with three to five (3-5) units each, for a total of 36 units, ranging in size from 778 square feet to 1,278 square feet. Twenty (20) of the condominium units consist of two (2) bedrooms, and the remaining sixteen (16) condominium units consist of three (3) bedrooms. Each of the thirty-six (36) dwelling units ranges between 778 and 1,278 square feet in size and is accompanied by one (1) garage of 178 to 319 square feet in size. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on two (2) condominium lots (COPPER RANCH CONDO 1-5 COMMON AREA and COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6) within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6. **ACTION ITEM.**

5:34:04 PM Osborn introduced project and provided summary of project beginning in 2003. Staff turned floor to applicant.

5:34:52 PM Jeffery Smith, developer, introduced applicant team.

5:35:23 PM Samantha Stahlnecker, introduced herself. Stahlnecker stated this is the final phase, referred to as Copper Ranch Phase 6 with a total of 8 buildings proposed. Stahlnecker explained why building 17 is included in Phase 6. Stahlnecker explained why unit count was reduced by two units. Stahlnecker provided a plan reflecting snow storage and confirmed will amend areas of

snow storage that are less than 10' in the permit submittal. Stahlnecker explained parking and that exceeding parking requirement by 19 additional spaces. Stahlnecker confirmed developers have also agreed to construct bus stop just to the north of project. [5:39:00 PM](#) Chair Fugate asked required parking. Stahlnecker stated required 50, but that providing 69. Stahlnecker noted pedestrian connectivity proposed adjust to north of building 15. [5:40:20 PM](#) Scanlon asked where Gravity is located in relation to proposed pedestrian connection. Stahlnecker, using aerial showed where connection proposed is in relation to Gravity.

[5:41:24 PM](#) Nathen Schutte provided proposed landscape plan, explaining how proposing to match existing landscape of Copper Ranch. Schutte explained proposed landscape locations and how being used to provide screening. Schutte summarized use of irrigation. Schutte confirmed project team is onboard with using native grasses near Gravity to allow for that area to still be used for snow storage. Schutte continued to discuss proposed landscape.

[5:44:55 PM](#) Rick Stuart, project manager, explained proposing to mimic same building style as to what is already existing onsite. Stuart confirmed total of 8 buildings – 5 5-plex and 3 3-plexes. No material boards submitted. Chair Fugate requested material samples be brought in. Stuart explained materials will be same as existing materials used. Stuart summarized materials to be used using color renderings submitted. Stuart stated all materials are sustainable. Stuart showed interior colors and materials proposed. Stuart explained how changed interior of units. Stuart provided site plan showing where mechanical units are proposed with vegetation screening proposed.

[5:50:22 PM](#) Stahlnecker explained how team went through different variations on how to bring this into ADA compliance. Stahlnecker explained reasoning behind proposed sidewalk placement in regard to proposed condition for sidewalk along Wimbledon. [5:54:26 PM](#) Scanlon asked if rest of Copper Ranch has sidewalks along both sides. Stahlnecker stated it does not. Stahlnecker pointed out where the limited sidewalk is located at in existing Copper Ranch. [5:55:15 PM](#) Sauerbrey asked where the bus stop is proposed. Stahlnecker noted existing location and proposed location for new stop. [5:56:12 PM](#) Sauerbrey asked if existing sidewalk that can be utilized along section of building near 17. Stahlnecker confirmed.

[5:57:11 PM](#) Sauerbrey asked about possibility of parking behind Gravity. Stahlnecker explained concerns of use of that area and how there is limited use of common space, and that area is utilized for snow storage. Sauerbrey asked if there are any proposed community housing or deed restricted housing. Stahlnecker stated not at this time.

[5:58:34 PM](#) Smith asked if across from building 17, if that is a vacant lot. Stahlnecker confirmed there is but it is part of a separate subdivision. Smith believes 3-plex seems pretty monotone, suggested more color or something to break it up more. Smith stated what current PUD Agreement requires for parking. Osborn explained current PUD Agreement does not specify certain parking requirements. Osborn explained confusion on earlier notice sent out, and that applicant is held to current standards. Osborn confirmed error of parking in staff report, confirming applicant is providing 69 spaces. Osborn confirmed required parking for Gravity, summarizing they are almost double required spaces. Smith asked size of garage door. Stuart stated garage doors are 8' wide. Smith asked width of garage itself. Stuart stated 9.5' wide.

[6:02:56 PM](#) Chair Fugate asked if garages vary in size. Stuart confirmed, the ADA unit is 10' wide. Chair Fugate confirmed there is just the one that is larger. Stuart confirmed. Stuart clarified exact size for each style of garage.

[6:04:05 PM](#) Stone asked to go through procedure of PUD amendment. Davis explained procedure of PUD Amendments and how it goes just to City Council. Stone asked if this request meets requirements of existing PUD. Davis confirmed. Stone asked why changing it. Davis explained what applicant is amending with PUD. Chair Fugate confirmed the 2.5 parking spaces is not part of PUD. Davis confirmed, that was only part of Design Review from 2003. Stone is concerned about approving project prior to PUD Amendment. Stone asked for clarification of waiver of setback. Stahlnecker explained reasoning behind changes to setbacks, including previous lot line adjustment associated with Gravity. Stone asked how that affects ADA compliance. Stahlnecker does not believe ADA compliance is affected due to changes to building foot prints. Stone asked how snow would be stored in area behind Gravity that do not want to use for parking. Stahlnecker noted access at rear of northeast section. Stone and Stahlnecker discussed potential of using this area as parking. Stone asked if spoke with Mountain Rides regarding proposed bus location. Davis confirmed. Stone asked about garbage. Stahlnecker stated would have individual garbage cans. Jeffery noted proposed garages are larger to account for garbage cans and space discussing for parking was the original snow storage space. Stone asked if still need it. Jeffery believes so. Stahlnecker noted there are not a lot of open spaces for snow storage. Jeffery noted area that could add potential of 8 more spaces along the northern area. Stone likes landscapes, suggests keeping trees further apart to allow for ease of pushing snow around. Stone noted building 4 has large area of grass. Schutte said could look at some berming and trees and planter pods to help break it up. Schutte noted why trees are smaller than required by code. Stone asked about cross walk and stop sign. Stahlnecker explained existing signage and crossings.

[6:17:28 PM](#) Scanlon is confused why some sheets say phase 5 and some say phase 6. Stahlnecker explained sheets will be corrected, this is all phase 6. Scanlon agrees with lot of questions asked already. Scanlon was concerned about neighbors' comments. Scanlon asked if unit was not ADA compliant would they be asking for waiver to setback. Stahlnecker explained bringing project up to ADA compliance was not only reason for request of waiver to setback. Scanlon asked about snow clips and downspouts, Scanlon stated would like to see size, location and color.

[6:20:01 PM](#) John King, stated at this moment proposing snow clips but not proposing downspouts. King and Scanlon discussed downspouts, with King confirming if do add would come back to commission. Sauerbrey asked if required by code. Osborn referenced standards regarding downspouts that were noted in staff report. Stahlnecker noted typo in staff report, where it was checked as not compliant. King confirmed paying close attention to need. Scanlon asked Schutte if adjusting caliper size of tree. Schutte confirmed. Scanlon asked to review snow storage. Scanlon is concerned about snow piles on corners of intersection. Scanlon asked to see floor plan. Scanlon addressed garages with no mandooors, suggesting may think about added garage doors with mandooors in them. Scanlon asked about work force housing. Scanlon asked about maintenance, is it part of HOA. Jeffery confirmed will be incorporated into existing HOA. Jeffery stated have not incorporated work force housing into this as these are for sale condos. Sauerbrey noted that City has explored for sale units for work force housing and recommended working with Staff. Jeffery noted that complying with current code on parking. Jeffery noted few issues with existing parking with existing tenants. Jeffery noted HOA will be enforcing parking requirements with owners/tenants.

[6:30:43 PM](#) Chair Fugate asked if spoke with Clear creek yet. Stahlnecker stated no but following existing model. Chair Fugate asked if correct in understanding that the developer is paying for the bus stop. Applicant confirmed.

[6:32:29 PM](#) Chair Fugate opened public comment, stating comment will be limited to 3 minutes.

[6:32:49 PM](#) Sue Ahern, Copper Ranch owner for 4 years, wanted to reiterate what Stone said. Confused how project can be reviewed before City Council reviews the changes to the original PUD. The Commission cannot approve this project as submitted without the PUD approved changes in place because the submittal reflects those changes. How can we as a community trust any new agreement will be enforced by the city. An abandoned foundation was left to deteriorate behind a dilapidated construction fence for years. It was removed only after many complaints from Copper Ranch owners after a long period of time. IT has never been returned to its original state as required by the city. How can we as a community trust that this new phase will be completed in its entirety. Will the City set a completion deadline and will this deadline be enforced? Will the city ensure the finished project will be in substantial compliance with what is approved? When confronted at an annual meeting to explain the poor construction practices in the first phases of Copper Ranch- leaking roofs, inferior siding, leaking plumbing. The response was that they had to meet a certain price point. There are too many items in her unit alone to talk about. They don't care about the quality of the unit at all just the price point. If the city recognizes the universal building code as standard, what steps are taken to ensure that developers adhere to that standard? How is it monitored? Will inspections be conducted frequently during construction to ensure the final product of this phase will not be inferior as the first phases are? When the first phases of Copper Ranch were constructed, one of the contractors Lidos hired to install irrigation piping outside north Copper Ranch property line. When construction began on the new apartments on the north side of Copper Ranch, also a Lido project, a contractor Lido hired dug up this piping. Lido used Copper Ranch capital reserves to pay for those repairs. We are entirely separate entities, this seems criminal to her. Using Copper Ranch funds for Lido's mistake. Lido is the active developer for both projects and should be responsible for their contracts and cost of this inexcusable mistake. She is employed by the Elkhorn Home Owners Association, a community of 1642 residences. One of her responsibilities is to manage the architectural design committee. In her eight years tenure, has worked with many architects, contractors, developers, in every instance that involved a multiple family development the developer reached out to the neighbors who would be affected by the new project. Have had open houses, zoom meetings, question answer forums. This developer has never contacted any owners in Copper Ranch. This developer has proven time and time again, the quality of life for Copper Ranch owners is inconsequential. It's all about money. To the commission, please don't use this meeting as a formality and tick off all the boxes. There are real concerns here regarding this developer and this project that really need to be considered. A development this large needs thorough review time, and should not be approved without addressing the realty on the ground. Parking, snow storage, and a pathway between Copper Ranch and Lidos will be addressed next by other Copper Ranch owners.

[6:37:10 PM](#) Cynthia Shearstone, owner in Copper Ranch, requested staff to read aloud Item C, site circulation. Lido Apartments are being built 20 feet from her two bedroom windows and patio. Staff read requested area aloud.[6:38:57 PM](#) Shearstone personally has two letters on file,

November 30, 2021, December 16, 2021 and a third letter that was signed by 9 owners dated January 23, 2022 objecting to a walking path along the north property line. Lido Apartments have been built so close to their units that people and dogs will be within 6feet of their porches at some points. This walkway that was part of the Lido Apartment agreement and should not be part of the Copper Ranch agreement. Liabilities, cost, maintenance should all be on Lido development or drop the walking path all together. The design in Lido apartments has plenty of walkways without this one. Copper Ranch owners should not have any part of it and they don't want it. Bought her first floor condo in March 2021., Bought it for these reasons – price point could afford, HOA dues were reasonable, they have since doubled because no money was in the reserve funds when repairs came up. It is an easy access unit to be able to get in place, have hip and knee replacement surgery coming up in next two months. It is an attractive friendly neighborhood. Has a porch for outdoor living. It's been a safe neighborhood. Bought her unit anticipating it would be her forever home. Now she is worried about her safety, privacy, and her investment with a 104 rental units within 20ft of her back door. Would like to know if commission and staff have been down to see how close Lido has been built to their Copper Ranch homes. This section needs to be withdrawn from this design review application for the Copper Ranch phase 6.

[6:42:27 PM](#) Kay Geiger, 1940 A Copper Ranch, address parking issue and snow storage. Handed out sheet of paper that should give idea of what's going, it relates to snow storage and parking situation. Going to initially address the parking issue and also included snow storage. Kay explained handout legend. To speak to what Jeff said earlier, resident does have 3 vehicles and have 3 driving adults. Spoke with Rick and he indicated to her that snow was removed from Gravity and dumped on those lots. The space behind the tennis center is not being used for snow storage. Parking behind and alongside Gravity is posted as Gravity only parking. Had due increases. Don't understand how can possibly put amount of snow there now in what they have proposed for snow storage. It's going to cause them to have to haul off snow and they have to haul it off and pay for it not Gravity. Really confused about this is all going to work. Dues have increased tremendously because of poor management of board. Capital reserve assignment per person. That this growth is needed, not here to stop this project but make sure its healthy growth. That can live in a community that is happy, a good environment. Say again what Sue said, don't make a hasty decision. Don't make this meeting a formality. Come out and visit.

[6:47:01 PM](#) Steve, Copper Ranch, no other representation, don't even know what HOA is. Asked to see overhead plan that shows everything. Here have what is proposed project, this is half acre lot that has gone unpaved, undeveloped and is used their parking. Called the swamp, the mud pit and the hub. AT any given time there is some 6-22 people who park there. They are proposing to now develops this and put a building here. They are wanting to take away our parking for last 20 years. If look at rest of parking, it goes like this. Steve noted certain residences have 3 spots but that it's not open parking. Not understanding how parking was amended. If stopped before amended, Lido construction would owe them 12-15 spots based off ratio have been guaranteed for years. This is a long term project. He is new to snow. Steve noted where snow went when he moved here. They are asking to change the ratio and take away what's most important.

[6:50:02 PM](#) Beth Rothford, 1021 Copper Ranch, here tonight as community is concerned that Hailey PZ is ready to accept assurance from developer despite numerous long standing unsettled issues in the current Copper Ranch and existing PUD. There is a history of mismanagement and financial instability. Owners have been told to claim ice dam repairs on their own issuances

because the developer has threatened the Copper Ranch issuance could be canceled. This is violation of their fiduciary duty to their owners. It is also curious that this problem exists since one of the developer's board members is actually the Copper Ranch insurance agent. Seemingly a big conflict of interest. Developers did not create a capital reserve fund, even though knew it was needed. Fees were kept artificially low to sell units. The developer is on record stating the quality of construction was kept low to keep cost within budget. Developers are lax of snow storage and removal. And this new plan will require more hauling of snow, putting the cost of their mismanagement onto the current owners. This change in plan will cost the owners and on top of that have a \$25,000 assessment at the same time jeopardizing the viability for the residents. Significant changes and written accountability for the developer is critical. As currently the developer is non-compliant. Without this, the current residents will see an reasonable cost to owners and at same time reducing quality of living and long term viability of Copper Ranch. Please take the time, come visit before make any rash decisions because what's on paper and in reality are two different things.

[6:52:09 PM](#) Julie Donnelly, Copper Ranch owner, family has owned and lived there for 19 years, agrees with what has been presented by other owners. Just have general concern about this area being developed, have Lido complex with 107 units that could be 200 plus people and copper Ranch Condos and now have this area, that is a lot of people in this area all from 7am to 9 going out to Woodside Blvd is wall to wall cars, there's huge traffic high density in this area that needs to be considered from people going to work and school and coming back. Copper Ranch owners are frustrated with lack of communication with HOA, live there these are their homes and it's also a financial concern some of the things going.

[6:54:12 PM](#) Jose, owner in copper ranch, no room no storage for parking. Need more room for parking spots. *(Comment not always clear.)*

[6:55:33 PM](#) Jeff Hamilton, stated north access was only 1 lane wide and snow pile was so high had to put his car in the street to see around snow on corners. Hamilton noted snow piles at south access, that glacier of snow. The parking's requirements are minimum. It's not true that each person has two spots, would say less than 40% of people can fit their cars in the driveway. Consider safety factors of people driving and snow removal.

[6:58:35 PM](#) Kyle Torgimson, appreciate other comments made, just couple of comments, do hope at some point this moves forward and is completed and that Copper Ranch owners have over 20 years of not having a voice about their community because its developer controlled. Does hope it moves forward so that the residents can have some ownership of their community. Would like to mention parking, know it's an issue for everyone there's not enough parking. Developer is threatening to remove tiny greenspace left to put more cars. Is that really what we want to do, remove what little green space have? He is the most impacted unit by Lidos, his is the 6ft. If look at quality of life, no parking, put cars in green space and put sidewalk in to connect to Lidos when Copper Ranch was not designed to connect to. When consider last phase really hope consider those design things that make it is as livable as can be and hope that there are compromises that can be made to make it complete.

[7:00:44 PM](#) Marie Fogli, Unit B, Will Copper Ranch Lane go through Lidos? Is there a definitive plan for dirt lot behind gravity fitness? All for it in taking the bus but that was a little on the crass side.

[7:01:28 PM](#) Camron and Allison Cossins, part of Copper Ranch, also like to express concern so of the proposal echoing other comments. Want to highlight downspouts and gutters, finally had to ask for downspouts and gutters to be installed that they face southwest. Camron explained issues of water/ice/stalagmites. HOA has tripled since moved in 2018, one of neighbors mentioned all the reasons did like it. They were close to the edge of capacity to own; this was a leg up. They are two teachers and took on a roommate who works at St Luke's to help that. Not reasonable to enforce limit of cars. Have also asked for heat tape.

[7:04:40 PM](#) Chair Fugate closed public comment.

[7:05:05 PM](#) John King, reiterated that parking required is 50 stalls but providing 69 and the garages are in excess of code and larger than existing garages. King believes there is a code compliant. King stated many knew 38 units were coming but that they are proposing 36. King confirmed will look into downspouts and gutters. King explained also work with Lido Apartments team, and how applicant team was happy to explore work force housing units.

[7:07:13 PM](#) Stahlnecker understands that things have been operating a certain way in last 20 years at Copper Ranch, think it is clear there are going to be some operational changes but that thinks once it becomes new norm those growing pains will not be as painful. [7:08:09 PM](#) Stahlnecker noted there is a large area of snow storage platted behind Gravity. Stahlnecker summarized in reality snow will be stored where it can and when out of room it will be hauled away. Stahlnecker stated explained if City amends code for requirements for parking can address it. Stone asked about building 27 placements. Stahlnecker explained lot line was adjusted due to parking lot. Stahlnecker will review snow storage requirements and platted area behind Gravity. Stahlnecker stated appreciate public comment, goal is to learn from previous phases and provide a good product.

[7:12:19 PM](#) Chair Fugate asked staff for comments. Davis explained that it was advised by City Attorney for the commissioners to review the design review prior to PUD Amendment by City Council. Davis addressed question about building inspections, Davis explained process of building plan review and inspection processes. Davis confirmed building code currently adopted – 2018.

[7:14:04 PM](#) Stone asked if PUD would be written around design review. Davis confirmed, design review if approved is contingent on PUD approval at City Council. [7:14:53 PM](#) Chair Fugate explained that understands how people may feel but that there are something out of their purview such as the HOA.

[7:15:40 PM](#) Chair Fugate would like to see the updated snow storage plan, material samples, see solution to ice dams and such. Chair Fugate asked if Gravity is part of the HOA. Jeffery conformed Gravity is not part of HOA and that they pay for snow removal separately from the HOA.

[7:18:56 PM](#) Commission reviewed photos of site with snow. Chair Fugate would like to see better snow storage and removal plan. Jeffery noted space for snow storage behind Gravity is approximately 6000 sq ft.

[7:20:18 PM](#) Sauerbrey would like to see project wrapped up. Sauerbrey stated there seems to be multiple compliance issues and safety issues referenced. Sauerbrey is not sure if all the kinks on

this are worked out – need material sample and be compliant with code before commission can move forward. Sauerbrey asked if there is a potential of an agreement with Gravity for parking. Sauerbrey would like to see space behind Gravity utilized for additional snow storage. Sauerbrey likes the building design overall, hope issues with construction will be taken and addressed. Sauerbrey stated overall seems like it has potential but seems like there are a few things that still need to be addressed such as work force housing.

[7:23:06 PM](#) Smith agrees with Sauerbrey. Smith stated have roof slopes dropping over entrances that will create ice and should address. Smith asked how going to allow egress/ingress if garage door is not able to be opened. Smith stated snow storage needs work. Smith thinks should look at shared parking with Gravity. Smith referenced complaints he has received by friends and others in Copper Ranch. Smith suggested developer think twice about how would address those grandfathered in with more than two cars. Smith would hope that developer will find way to address parking. Smith stated there is a level of frustration developer needs to address. Smith wants to see material sample. Smith suggested alternatives for workforce housing or somehow set aside for those who will live in our community.

[7:28:28 PM](#) Chair Fugate explained to those attending that even those they may understand and issue if it is in compliance it is out of their hands.

[7:28:55 PM](#) Stone believes original PUD should have some merit, that it would be nice to see original PUD and what was proposed. Stone does not believe met waiver requirement. Stone does like design of buildings, but building design of DR 3.02a suggested amendments to exterior material. Stone agrees, that should not think of workforce housing as something that will take a hit to his money it's to have access. There were a few questions that were raised but that will address at next hearing. Stone agrees with applicant and city that they met parking requirements, as citizens, there are elected officials who can do something to do something.

[7:33:58 PM](#) Scanlon agrees with all that was said. Scanlon asked citizen, Kay, where snow came from in areas marked green. Kay explained how she gathered her knowledge of snow storage and if it was all Copper Ranch – that was told some came from Gravity and that it was approved by all board members. Kay is concerned Copper Ranch is paying for snow removal when hauled off. Scanlon suggested that if the vacant lots were fenced off, may not be having this conversation, he agrees with Stahlnecker that it is going to be what it's going to be. Scanlon does believe there is common ground. [7:37:35 PM](#) Scanlon does not understand process of how one PUD agreement can be thrown out and a new one brought in without some type of continuation. Scanlon stated these people bought properties under one understanding. [7:38:21 PM](#) Scanlon believes that the developer should have an allegiance to those already there. Scanlon believes he has some things that can be looked at.

[7:39:04 PM](#) Commission thanked citizens for public comment.

[7:40:31 PM](#) Davis explained that there are four iterations of the PUD agreement, that the agreement is recorded with the land and it stays with the land unless amended. Davis explained PUD amendment process. Davis clarified that the Design Review Findings from 2003 were what expired. Davis stated parking was never mentioned in the PUD. Commission and Staff discussed history of PUD Amendments.

[7:43:32 PM](#) Jeffery explained the bus stop was suggestion from City Officials. Jeffrey explained his opinion on the parking, bus stop, garage sizes. Stone explained to applicant no one is holding project up for parking and garage sizes, all have agreed those meet code.

[7:47:08 PM](#) Chair Fugate asked applicant to expand on energy conserving measures and if going to provide EV. Chair Fugate asked for more details on sidewalk. Stahlnecker believes walkway referred to by public is on Lidos. Chair Fugate would like to see plan as she was not clear either.

[7:49:21 PM](#) Sauerbrey would like to see proposal on how can provide more community housing.

7:49:39 PM Sauerbrey motioned to continue the public hearing to April 3, 2023. Scanlon seconded. All in Favor.

[7:49:59 PM](#) Chair Fugate called for 5-min break.

- **PH 2** [8:00:48 PM](#) Consideration of City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to include amendments and additions to modernize the matrix requirements. **ACTION ITEM.**

Chair Fugate requested a copy of the new condensed version to be provided. Staff suggested also alphabetizing. Smith agreed. Chair Fugate also requested to have footnotes listed on each page that are noted to be listed on bottom of each page.

Stone stated there multiple spots that are unclear to him, that has list of questions, asked if could email to staff. Stone stated there a few spots where believes could combine or eliminate. Stone asked if permitted everywhere, could they just remove? Asking if it could just be a line somewhere in code? Staff will do more research. Staff will add page numbers to next report. Stone noted on construction and landscaping, so construction materials, heavy equipment rental storage, building supply, safety services, landscaping and snow removal – have separated them out but they have the exact same permissions, allowed in all same zones. Stone asked why separate out internal and exterior storage, recommending combining those.

Chair Fugate's concern is that someone is going to come up with something don't have and it's not in the matrix. Sage expressed concern that something was missed in the consolidation of these. Commission would like to see the draft.

Stone stated when two similar have, and have exact same parameters there's no need to separate them out. Chair Fugate can see that. Stone noted on Solar Panels, same thing with the 5ft above building parameters and 10ft poles. Staff confirmed can combine those.

Chair Fugate stated Farming Equestrian is different that household appliances.

Stone noted amending verbiage to shall not instead of no instance or no case in building section. Stone stated can easily email his concerns to staff. Chair Fugate asked that a copy of Stone's email be included with the draft of the new matrix.

Scanlon understands Stone's approach but that if not familiar with area may not be aware.

Sauerbrey thanked staff for their efforts. Sauerbrey is little worried about some of the consolidation such as offices and retail trading and skill trades.

Stone does not know if trades have been split out as much as should be.

Smith expressed concern regarding exterior storage in business zone.

Commission provided base recommendations for staff.

[8:24:30 PM](#) Chair Fugate opened public comment.

[8:25:17 PM](#) Chair Fugate closed public comment.

All agreed to continue project to future meeting. Commission and staff discussed having commission individually reach out to staff to help assist with any questions or suggestions. Staff confirmed next available meeting March 20, 2023. [8:30:35 PM](#) Commission requested hard copies for next meeting of the clean and edited version.

Stone motioned to continue the public hearing to March 20, 2023. Sauerbrey seconded. All in Favor.

Staff Reports and Discussion

- [SR 1](#) Discussion of current building activity, upcoming projects, and zoning code changes.
- [SR 2](#) Discussion of the next Planning and Zoning Meeting: **March 6, 2023**
 - PUD & DR: BCSD/ARCH 128 W Bullion St
 - PUD & PP: Starlight Lane Sub.

[8:33:39 PM](#) Staff summarized upcoming projects.

[8:35:46 PM](#) Smith motion to adjourn. Sauerbrey seconded. All in Favor.

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Meeting of March 6, 2023

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Planned Unit Development (PUD) Application submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multifamily building consisting of four (4) residential units and a one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The PUD Application includes additional amenities provided by the Applicant and a request for waivers to standards within Hailey's Municipal Code. The Applicant is requesting the following waivers:

- i. Waiver to the Minimum Lot Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.31 acres.
- ii. Waiver to the Maximum Density: Increase allowed density from three (3) residential units to five (5) units.
- iii. Waiver to Maximum Lot Coverage: Increase the maximum lot coverage requirements by approximately eight percent (8%).

Hearing: March 6, 2023

Applicant: Blaine County School District c/o ARCH Community Housing Trust, Inc.

Location: Lot 10A, Parkview Estates (128 W. Bullion St.)

Zoning/Size: General Residential (GR) and Townsite Overlay (TO); 0.31 acres (13,503 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 15, 2023, and mailed to property owners within 300 feet on February 15, 2023. Onsite Notice was posted on the property on February 27, 2023.

Background and Application: The Applicant, the Blaine County School District c/o ARCH Community Housing Trust, Inc., has submitted a Planned Unit Development (PUD) Application, concurrently with a Design Review Application, seeking approval to construct one (1), two-story multifamily building consisting of four (4) residential units and, if funding is available, the construction of one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The PUD Application includes additional amenities provided by the Applicant and a request for waivers to standards within Hailey's Municipal Code. The Applicant is requesting the following waivers:

- i. Waiver to the Minimum Lot Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.31 acres.

- ii. Waiver to the Maximum Density: Increase allowed density from three (3) residential units to five (5) units.
- iii. Waiver to Maximum Lot Coverage: Increase the maximum lot coverage requirements by approximately eight percent (8%).

The Applicant is aware of the acute housing crisis within the Wood River Valley, an extreme shortage of both community and workforce housing. The proposed amendment's objective is to help alleviate the housing shortage and further provide housing for those employed with the Blaine County School District (BCSD). Under the PUD, the Applicant plans to construct and offer up to five (5) residential units, funding permitting, for employees of the BCSD. These units would be available for rent by employees for not more than thirty (30) percent of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs, and other deductions as determined by the district. The rental units comprise of three (3) bedrooms, two-and-one-half (2.5) bathrooms, kitchen and living area, and storage and laundry rooms. The units within the four-plex building range in size between 1,369.6 sq. ft. and 1,412 sq. ft, and the detached studio is approximately 653 sq. ft. in size.

The Applicant is proposing to increase the residential units from three (3) units, which are permitted outright within the zoning districts governing the site, to up to five (5) units, funding permitting. The additional two (2) residential units equate to a 67% density bonus which, pursuant Code §17.10.040.01 B, Density Bonuses outside of those listed in Code §17.10.040.01 require approval by a unanimous vote of the City Council following a recommendation by the Commission. Staff is fully supportive of the proposed density bonus, as it directly benefits local employers and residents within the Hailey community.

Additionally, Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:

- With the addition of the two (2) residential units, most of the primary Bulk Requirements of Hailey's Municipal Code (i.e., setbacks, building height) can be met. The underlying zoning districts allow for three (3) residential units to be constructed on the site; however, under a PUD Application, flexibility in type, design, and siting of structures, and more efficient use of land is encouraged so long as a compatible relationship remains between the uses within the proposed PUD and to the community in general. While waivers to the maximum density are being requested, the Applicant's proposal is compatible with the surrounding area, Comprehensive Plan, and community in general. The waivers, public benefits, and compatibility with the Comprehensive Plan have been further analyzed herein.

The PUD Ordinance further requires the following 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.** The list of one or more includes an open-ended standard:

I.13: Other Amenities: Other project amenities and/or community benefits found, by recommendation of the Commission and Council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.

The Applicant plans to construct and offer up to five (5) residential units, funding permitting, for employees of the BCSD. These units would be available for rent by employees within BCSD for not more than thirty (30) percent of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs, and other deductions as determined by the district. This proposal is intended to meet I.13: Other Amenities, as noted 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	<i>The proposed PUD site is 0.31 acres, which is less than the minimum gross size for properties that may be developed as a PUD. The Applicant is requesting a waiver to this standard, proposing to reduce the overall size from one (1) acre to 0.31 acres, and as an amenity, ARCH Community Housing Trust is working with the BCSD to develop the proposed housing units as rental units to local BCSD employees for not more than 30% of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs and other deductions as determined by the district.</i>
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	<i>The parcel is in one ownership.</i>
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	<i>The entire parcel is proposed for PUD approval. The Applicant owns the adjacent site to the east (Blaine County School District – District Office at 118 W. Bullion Street), which is developed. A PUD Agreement is currently under review by the City Attorney and will be evaluated by the Council at a later date.</i>
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	<i>The subject property is located within a gridded, developed street system. Access to the property is proposed from the existing public street, Bullion Street. Bullion Street is adequate to accommodate both the anticipated vehicular and pedestrian traffic resulting from the proposed project.</i>
C.1.b	Non-vehicular circulation routes shall provide safe pedestrian and bicycle paths and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
Staff Comments	<i>The project contains a system of walkways that connect the proposed buildings to green areas, the parking area, and the public street. The perimeter sidewalk proposed along the property frontage is an extension to the existing 6'-wide sidewalk along the property frontage of 118 W. Bullion Street (BCSD District Office). This perimeter sidewalk connects to the interior sidewalk (4' wide) that connects to each unit entrance</i>

		<i>along the western property line. The proposed sidewalks provide safe access and sufficient circulation around and through the site.</i>
C.1.c		Water main lines and sewer main lines shall be designed in the most effective layout feasible.
Staff Comments		<i>Water and sewer main lines are existing and readily available for utilization by the Applicant. Connection and location details of this municipal infrastructure has been further analyzed in the attached Design Review Staff Report.</i>
C.1.d		Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
Staff Comments		<i>This standard will be met.</i>
	C.1.e	Park land shall be most appropriately located on the Contiguous Parcels.
Staff Comments		<i>This proposal will not be subdivided, as it is anticipated to remain a multifamily rental project under one ownership. The City Park requirements are found in the subdivision code, and do not apply to this project.</i>
C.1.f		Grading and drainage shall be appropriate to the Contiguous Parcels.
Staff Comments		<i>A Grading and Drainage plan has been prepared as part of the Design Review submittal and has been further analyzed in the attached Staff Report. In summary, it appears that grading and drainage are appropriate to the parcel and contiguous parcels.</i>
C.1.g		Development shall avoid easements and hazardous or sensitive natural resource areas.
Staff Comments		<i>N/A</i>
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		<i>A PUD Agreement will be recorded if the project is approved. This agreement will further depict and/or detail the Area Development Plan.</i>
D.		Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide solar access to all south roofs and walls to the maximum extent feasible to promote energy efficiency.
Staff Comments		<p><i>The project site is narrow from east to west dictating the orientation of building length to sit from north to south on the lot. While solar access to all roofs and walls are minimal, the Applicant has stated that they plan to minimize energy consumption in other ways - by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> <i>- Double Glazed Windows</i> <i>- Low Emissivity Glazing</i> <i>- LED lighting will be utilized throughout the project</i> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> <i>- Drought tolerant and low water use landscaping is proposed</i> <i>- Energy efficient appliances will be utilized within each unit</i> <i>- The Applicant is supportive of wiring each unit for rooftop solar and EV charging; however, internal discussions with Idaho Power will need to take place with regard the capabilities of the existing transformer. The Applicant will make every effort to provide these additional energy-conserving amenities but cannot commit to supplying this infrastructure at this time.</i>
E.		Access: Access shall be provided according to standards 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	<p>Access to the site and buildings have been provided according to the standards within Chapter 16.04. While emergency access is adequate as proposed, the Hailey Fire Department shared the following concerns:</p> <ul style="list-style-type: none"> - Dead-end fire apparatus access roads in excess of 150' shall provide width and turnaround provisions in accordance with Table D103.4 of the IFC. It appears that that the dead-end fire apparatus road is not in excess of 150' but is measured from the edge of asphalt along the public street, Bullion Street, as 148.46. If this distance exceeds 150', the Applicant shall meet provisions in accordance with Table D103.4 of the IFC. - Multifamily structures that are larger than duplex units are required to be sprinklered or firewall separation between each unit shall be met. It appears that the Applicant intends to meet the appropriate firewall separation between each unit. - It is unclear whether all points of the proposed buildings can be accessed within 150' of the fire apparatus. Per the Applicant, all buildings can be access within 150' of the fire apparatus; however, if this standard cannot be met, the Applicant shall comply with alternative provisions of the IFC (i.e., sprinkling the buildings). 						
F.	<p>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</p>						
Staff Comments	<p>All utilities will be installed underground. The Design Review process will require careful placement and screening of all ground and roof-mounted utilities.</p>						
G.	<p>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 access to public lands must be preserved.</p>						
Staff Comments	<p>N/A</p>						
H.	<p>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.</p>						
Staff Comments	<p>N/A, as no amenities are proposed to meet this standard.</p>						
I.	<p>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:</p>						
	<table border="1"> <tr> <td data-bbox="358 1335 456 1724">I.1</td><td data-bbox="456 1335 1427 1724"> <p>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:</p> <table border="1"> <tr> <td data-bbox="526 1625 846 1661">For residential PUDs</td><td data-bbox="846 1625 1427 1661">A minimum of .05 acres per residential unit.</td></tr> <tr> <td data-bbox="526 1661 846 1724">For non-residential PUDs</td><td data-bbox="846 1661 1427 1724">A minimum of 15% of the gross area of the proposed PUD.</td></tr> </table> </td></tr> </table>	I.1	<p>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:</p> <table border="1"> <tr> <td data-bbox="526 1625 846 1661">For residential PUDs</td><td data-bbox="846 1625 1427 1661">A minimum of .05 acres per residential unit.</td></tr> <tr> <td data-bbox="526 1661 846 1724">For non-residential PUDs</td><td data-bbox="846 1661 1427 1724">A minimum of 15% of the gross area of the proposed PUD.</td></tr> </table>	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.
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Staff Comment	<p>N/A, as no amenities are proposed to meet this standard.</p>						
	<table border="1"> <tr> <td data-bbox="358 1759 456 1854">I.2</td><td data-bbox="456 1759 1427 1854"> <p>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that</p> </td></tr> </table>	I.2	<p>Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that</p>				
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		such facilities be maintained in perpetuity or replaced with another similar recreation facility.
Staff Comment		<i>N/A, as no amenities are proposed to meet this standard.</i>
	I.3	Public Transit Facilities: Public transit facilities include a weather-protected transit stop or station and must be on a designated transit route.
Staff Comment		<i>N/A, as no amenities are proposed to meet this standard. Bus service exists along River Street at the City-owned Park n' Ride parcel. Mountain Rides does not feel an additional stop is needed in the subject area.</i>
	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		<i>There is no existing vegetation of note on the site.</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
	I.7	Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.
Staff Comment		<p><i>Under Standard 1.13 below, the Applicant plans to construct and offer up to five (5) residential units, funding permitting, for employees of the BCSD. These units would be available for rent by employees within BCSD for not more than thirty (30) percent of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs, and other deductions as determined by the district. The rent-restricted units will include 3-bedrooms and 2.5 bathrooms, kitchen and living areas, and storage and laundry rooms to help address some of the current housing concerns that employers and the city are experiencing.</i></p> <p><i>The Applicant is proposing to increase the residential units from three (3) units, which are permitted outright within the zoning districts governing the site, to up to five (5) units, funding permitting. Staff and the Applicant studied the site plan in developing a recommendation for increased density. The logic to the increased density is as follows:</i></p> <ul style="list-style-type: none"> <i>- With the addition of the two (2) residential units, most of the primary Bulk Requirements of Hailey's Municipal Code (i.e., setbacks, building height) can be met. The underlying zoning districts allow for three (3) residential units to be constructed on the site; however, under a PUD Application, flexibility in type, design, and sitting of structures, and more efficient use of land is encouraged so long as a compatible relationship remains between the uses within the proposed PUD and to the community in general. While waivers to the maximum density are being requested, the Applicant's proposal is compatible with the surrounding area, Comprehensive Plan, and community in general. The waivers, public benefits, and compatibility with the Comprehensive Plan have been further analyzed herein.</i>

	I.8	Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County, Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.					
Staff Comment		N/A, please refer to standard I.13 for an analysis of Other Amenities proposed.					
	I.9	Real Property: Dedication or conveyance of real property or an interest in real property to the city.					
Staff Comment		No real property is proposed for dedication.					
	I.10	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: <table><tr><td>For residential PUDs</td><td>A minimum of 100 linear feet per residential unit.</td></tr><tr><td>For non-residential or mixed-use PUDs</td><td>A minimum of 100 linear feet per 1000 square feet of gross floor area.</td></tr></table>		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.
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Staff Comment		While the Applicant is not proposing offsite sidewalks as a project amenity, the extension of the existing 6'-wide sidewalk, from 118 W. Bullion Street, is proposed along the property frontage. This perimeter sidewalk connects to an interior sidewalk (4' wide) that connects to each unit entrance along the western property line. The proposed sidewalks provide safe access and sufficient circulation around and through the site.					
	I.11	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		N/A, as no amenities are proposed to meet this standard.					
	I.12	Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows: <table><tr><td>For residential PUDs</td><td>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.</td></tr><tr><td>For non-residential or mixed-use PUDs</td><td>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td></tr></table>		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.
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For non-residential or mixed-use PUDs	Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.						
Staff Comment		While no amenities are proposed to meet this standard, the Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following: <ul style="list-style-type: none">- Double Glazed Windows- Low Emissivity Glazing- LED lighting will be utilized throughout the project Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design: <ul style="list-style-type: none">- Drought tolerant and low water use landscaping is proposed- Energy efficient appliances will be utilized within each unit- The Applicant is supportive of wiring each unit for rooftop solar and EV charging; however, internal discussions with Idaho Power will need to take					

		<i>place with regard the capabilities of the existing transformer. The Applicant will make every effort to provide these additional energy-conserving amenities but cannot commit to supplying this infrastructure at this time.</i>
	I.13	Other Amenities: Other project amenities and/or community benefits found, by recommendation of the commission and council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.
Staff Comment		<p><i>The primary amenity proposed within the PUD Application is that of employee housing for a local employer, the BCSD. The Applicant plans to construct and offer up to five (5) residential units, funding permitting, for employees of the BCSD. These units would be available for rent by employees within BCSD for not more than thirty (30) percent of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs, and other deductions as determined by the district.</i></p> <p><i>The proposed amenity promotes the purpose of this chapter and the goals of the Comprehensive Plan, as follows:</i></p> <ul style="list-style-type: none"> - <u>Section 1: Natural Resources, Energy and Air Quality</u> <i>1.4 Promote energy conservation and 1.5 Promote air quality protection.</i> The proposed Planned Unit Development (PUD) includes the development of up to 5 multi-family residential units in the General Residential (GR) zoning district in close proximity to the City of Hailey's downtown core and is within walking distance to public transit. Additionally, the proposed project is within walking and biking distance to the majority of the facilities in which BCSD employees work. The proposed project will allow for residential units with easy access to pedestrian, bicycle, and public transit opportunities which may result in a reduction in reliance on vehicular travel. This project will promote energy conservation. - <u>Section 4: Recreation, Parks, and Lands</u> <i>4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces, and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents.</i> The proposed PUD will allow for the addition of new residential units in close proximity to existing parks, recreation opportunities, and natural lands. Below is a list of existing recreational opportunities and their distances to the proposed project. <ul style="list-style-type: none"> ○ Hop Porter Park – < 150 feet ○ Lion's Park- 0.2 miles ○ Carbonate Trail Head – 0.25 miles <p><i>No subdivision is proposed, so no park dedication is required; however, the proposed units have excellent access to existing parks, open space, and recreation opportunities.</i></p> - <u>Section 5 Land Use, Population and Growth Management</u> <i>5.1 Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map.</i>

	<ul style="list-style-type: none"> ○ <i>f. Traditional Residential – Density varies depending on the qualities of difference neighborhoods, generally density is higher within ¼ mile of Downtown, Community Activity Areas, or Neighborhood Service Centers and connected by transit service.</i> The proposed multi-family housing would provide high density residential infill in an area with good public transit connectivity. <p><i>5.5 Lessen dependency on the automobile.</i> The proposed PUD includes the development of up to five residential units in the General Residential (GR) district in close proximity to the City of Hailey’s downtown core and is within walking distance to public transit. It is also within walking or biking distance of the majority of BCSD work locations. Because of the project’s pedestrian access to public transit and its adjacency to downtown, pedestrian and bike transit opportunities will allow for reduction in reliance on vehicular travel. This project will lessen dependency on the automobile.</p> <p><i>5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.</i> The subject property is an infill site, requesting a density increase to provide housing for Blaine County School District (BCSD) employees. The BCSD owns limited property and desires to provide as many units as possible with the property they do own.</p> <p><i>5.7 Encourage development at the densities allowed in the Zoning Code.</i> The project site lies in the General Residential (GR) zoning district. The maximum density allowed for the project site is 3 units. The applicant is proposing 5 units in an effort to maximize employee housing for the BCSD.</p> <ul style="list-style-type: none"> - <u>Section 8 Housing</u> <p><i>8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals of all socio-economic levels.</i> The proposed housing development will increase the availability of rental units for individuals of all socio-economic levels, including BCSD employees who historically have paid more than 30% of their income for housing or have struggled to find local housing. Additionally, by adding more supply of housing to the market, home affordability should increase. Ensuring that rents do not exceed 30% of adjusted income also allows the residents to save for down payments and thereby improves access to homeownership.</p> - <u>Section 10 Transportation</u> <p><i>10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient, and efficient multi-modal transportation system for all Hailey Residents.</i> The proposed Planned Unit Development (PUD) includes the development of up to five residential units in close proximity to the City of Hailey’s downtown core and is within walking distance to public transit. Because of the project’s pedestrian access to public transit and its adjacency to downtown, pedestrian and bike transit opportunities will allow for reduction in reliance on vehicular travel. The development is also near the majority of the employment locations for the district. This project will lessen dependency on the automobile.</p>
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	<p>- <u>Section 11 Community Design</u></p> <p>11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods. The proposed units are designed to maintain human scale and interest and enhance the character of the neighborhood. Refer to the Design Review guideline responses for additional information.</p> <p>11.2 Ensure building height and mass respects the scale of the traditional and historic built environment. The proposed multi-family housing units are two-story which is consistent with the existing homes in the surrounding neighborhood, and the short side of the 4-plex fronts Bullion Street to lessen the scale of the building.</p>
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	<p><i>In exchange for rent-restricted employee housing available for rent by BCSD employees, the Applicant is requesting the following waivers:</i></p> <ul style="list-style-type: none"> i. Waiver to the Minimum Lot Size for Planned Unit Development: The Applicant is requesting approval to reduce the minimum lot size from one (1) acre to 0.31 acres. ii. Waiver to the Maximum Density: The Applicant is requesting an increase in the allowed density from three (3) residential units to five (5) units. The additional two (2) residential units equate to a 67% density bonus which, per Code §17.10.040.01 B, requires approval by unanimous vote of the City Council following a recommendation by the Commission. iii. Waiver to Maximum Lot Coverage: The Applicant is requesting an increase to the maximum lot coverage requirements by approximately eight percent (8%). Within the GR and TO Zoning Districts, and for buildings that are two-stories in height, above grade, and include garages, the maximum lot coverage permitted is 30%. With the addition of the two (2) units, the Applicant exceeds the maximum lot coverage by eight percent (8%), for a total coverage of 38%. <p><i>Staff supports the Applicant’s proposal, and believes the five (5) rent-restricted, employee housing units meets a strong community need; the benefits proposed carry out the intentions of this Chapter, the Comprehensive Plan, and offset the waivers requested.</i></p>
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 sources 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 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		<i>N/A</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
	A.8	Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Commission and Council.
Staff Comment		<i>N/A</i>
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		<p><i>Per City of Hailey Code §17.05.040, the maximum multifamily residential density within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts is 10 units per acre. The subject property is 0.31 acres in size, which would allow for a maximum of three (3) multifamily residential units. The Applicant is requesting the allowance of at least four (4) residential units and up to five (5) residential units, including one four-plex and one detached studio, contingent upon funding. The addition of the two (2) residential units equate to a 67% density bonus which, pursuant Code §17.10.040.01 B., approval by unanimous vote of the City Council following a recommendation by the Commission is required.</i></p> <p><i>As summarized herein, the proposed PUD Application is providing an amenity which exceeds all other Density Bonus Amenities identified in Code §17.10.040.01, and Staff supports the Applicant's proposal, finding the five (5) rent-restricted, employee housing units to meet a strong community need; the benefits proposed carry out the intentions of this Chapter, the Comprehensive Plan, and offset the waivers requested.</i></p>
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		N/A, as no density transfer is requested nor proposed.
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		It is the Applicant's intent to construct the entire project at one time. A phased approach is not proposed.
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		N/A, as no modifications to the Subdivision Standards are requested nor proposed.
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.		Standards of Evaluation
	A.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 can be completed within a typical building permit timeline of 548 days.
	A.2	The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;
Staff Comment		Bullion Street is adequate to carry the residential traffic generated from the proposed project. Staff further notes that the additional traffic generated by the two-unit density increase requested under the PUD does not trigger any additional traffic concerns, and that Bullion Street, and the surrounding streets (River Street) are adequate for the density proposed.
	A.3	The PUD will not create excessive additional requirements at public cost for public facilities and services;
Staff Comment		No excessive costs are anticipated from this project.
	A.4	The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;

Staff Comment		<i>Utility services are available in the area and are adequate.</i>
	A.5	The development plan incorporates the site's significant natural features;
Staff Comment		<i>The site does not contain any natural features worthy of protection.</i>
	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		<i>N/A, as the project is not phased.</i>
	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		<i>Please refer to Section I of this report for further details.</i>
	A.8	All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and
Staff Comment		<i>All exterior lighting will comply with the standards in Section 17.08C. Please refer to the Design Review Staff Report for further details.</i>
	A.9	The proposed PUD Agreement is acceptable to the applicant and the city.
Staff Comment		<i>The City Attorney is reviewing the PUD Agreement, which will be brought to the City Council for further discussion and consideration.</i>

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. The following Conditions of Approval shall apply:

1. The project shall receive Planned Unit Development approval subject to the Conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
 - i. Waiver to the Minimum Lot Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.31 acres.
 - ii. Waiver to the Maximum Density: Increase allowed density from three (3) residential units to five (5) units.
 - iii. Waiver to Maximum Lot Coverage: Increase the maximum lot coverage requirements by approximately eight percent (8%).
3. In exchange for the waivers granted, the Applicant shall rent each unit to Blaine County School District employees for not more than thirty (30) percent of the employee's adjusted gross income. Adjusted gross income will include, at a minimum, deductions for taxes and federal withholding, and may also include deductions for student loan debt, retirements savings account contributions, childcare costs, and other deductions as determined by the district.
4. This approval is subject to Design Review approval by the Hailey Planning and Zoning Commission and shall be modified to match that approval.
5. All energy efficiency and carbon reduction elements of the design noted herein shall be completed as described.
6. A Maintenance Plan shall be developed for any infrastructure (i.e., sidewalks, landscaping) within the public right-of-way.

Motion Language:

Approval: Motion to approve the Planned Unit Development (PUD) Application by the Blaine County School District c/o ARCH Community Housing Trust, Inc., for the construction of a maximum of five (5) residential units on 0.31 acres, with a request for waivers and proposed benefits, located at Lot 10A, Parkview Estates (128 W. Bullion Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-6 above.

Denial: Motion to deny the Planned Unit Development (PUD) Application by the Blaine County School District c/o ARCH Community Housing Trust, Inc., for the construction of a maximum of five (5) residential units on 0.31 acres, with a request for waivers and proposed benefits, located at Lot 10A, Parkview Estates (128 W. Bullion Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the project does not meet the standards under Section 17.10 of the Municipal Code _____[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 for the Planned Unit Development (PUD) Application of the Blaine County School District c/o ARCH Community Housing Trust, Inc., to _____[the Commission should specify a date].

CITY OF HAILEY
RESOLUTION NO. 2023-__

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING A PLANNED UNIT DEVELOPMENT AGREEMENT WITH THE
BLAINE COUNTY SCHOOL DISTRICT (BCSD) C/O ARCH COMMUNITY HOUSING
TRUST REGARDING 128 WEST BULLION PLANNED UNIT DEVELOPMENT**

WHEREAS ,the City of Hailey desires to enter into a Development Agreement with the Blaine County School District c/o ARCH Community Housing Trust regarding the 128 West Bullion Planned Unit Development; and

WHEREAS, the City of Hailey agrees to the terms and conditions of the Planned Unit Development Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY THAT CITY OFFICIALS ARE HEREBY AUTHORIZED TO SIGN THE ATTACHED 128 WEST BULLION PLANNED UNIT DEVELOPMENT AGREEMENT.

Passed this _____ day of _____, 2023.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:	
--	--

City of Hailey Attn: Mary Cone 115 South Main Street, Ste. H Hailey, ID 83333	
--	--

(Space Above Line for Recorder's Use)

PLANNED UNIT DEVELOPMENT AGREEMENT
(AFFORDABLE WORKFORCE HOUSING FOR TEACHERS AND STAFF)
(128 Bullion Street)

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (“**Agreement**”) is made this _____ day of _____, 2023 (“**Agreement Date**”), by and between the CITY OF HAILEY, IDAHO, a municipal corporation (“**City**”), and ARCH COMMUNITY HOUSING TRUST, INC., an Idaho corporation (“**Developer**”). City and Developer may be referred to in this Agreement individually as a “**Party**” or collectively as the “**Parties**”, as warranted under the circumstances.

RECITALS

A. City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to approve planned unit developments and the power to contract. This Agreement is a collaboration between the Parties that will provide mutual benefit for the Parties and residents of the City.

B. Developer has entered into a Ground Lease and with SCHOOL DISTRICT NO. 61, BLAINE COUNTY IDAHO, a copy of which is attached hereto as Exhibit D (“**Ground Lease**”), the primary term of which is ninety-nine (99) consecutive years. Pursuant to the Ground Lease, Developer has leased certain real property within the municipal boundary of City commonly known as 128 Bullion Street, and legally described on Exhibit A attached hereto (“**Property**”).

C. Under the Ground Lease, Developer has the right to apply for and pursue such approvals and permits as may be required to develop and utilize the Property for the construction and operation of Affordable Workforce Housing for Teachers and Staff within School District No. 61, Blaine County Idaho (the “**Permitted Use**”). Accordingly, Developer submitted to City a Planned Unit Development (PUD) Application (“**PUD Application**”) and a proposed draft of this Agreement.

D. On _____, 2023, City approved the PUD Application allowing the Property to be developed as up to a five (5) unit multi-family residential project (“**Project**”) as specified in that certain PUD Development Plan, a copy of which is attached hereto as Exhibit C (“**PUD Development Plan**”). In connection with City’s approval of the Project, City adopted certain Findings of Fact and Conclusions of Law (“**Findings**”). The Findings, including, without limitation, all conditions of approval, are attached hereto as Exhibit B.

E. City desires Developer to develop the Property in conformity with the Findings, the PUD Development Plan, and pursuant to Chapter 17.10 of the Hailey Municipal Code (“HMC”) and other applicable ordinances and regulations, subject to the specific terms, conditions and modifications set forth in this Agreement.

F. City has the capacity to provide essential services to the Project, including, water, sewer, and emergency services.

G. City has held all required public hearings and public meetings for consideration and approval of the Project and this Agreement.

H. City and ARCH desire to enter this Agreement for the purpose of fulfilling the requirements of HMC §17.10.050.05 and to establish certain rights and obligations of the Parties with regard to the development of the Property, including, without limitation, the development schedule and the modifications granted and amenities provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties agree as hereinafter provided.

1. Incorporation of Recitals. The Recitals set forth above are hereby incorporated into and made an integral part of this Agreement.

2. Development. This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement. The Property may be developed in substantial conformance with the PUD Development Plan as up to a five (5), multi-family residential project. The uses allowed pursuant to this Agreement are those uses allowed under HMC and specified herein.

3. Planned Unit Development Amenities. The Project provides community benefits through the provision of workforce housing as follows:

- 3.1. Developer will designate all multi-family residential units for rent available to Blaine County School District (BCSD) Teachers and Staff (as defined in the Ground Lease at rents not to exceed 30% of adjusted gross income as determined by BCSD policy, subject to other applicable provisions of the Ground Lease.

4. Development Schedule. ARCH is proposing up to a two-phase development with phase 1 to include one four-unit building beginning in August 2023 with completion by Summer 2024. The subsequent phase, is conditioned upon funding and includes one (1) detached studio unit.

5. No Other Conditions of Approval. City has determined that except as set forth in the Findings and this Agreement, no other conditions need be attached to the Project to mitigate potential adverse impacts to the City’s infrastructure, to further the City’s land use policies or ensure the benefits and amenities to be derived from the Project,

7.. Conditions to Developer's Obligations. Developer's obligations hereunder are expressly conditioned upon it obtaining approval of and receiving funding for the Project in amounts and on terms and conditions acceptable to Developer. If Developer is unable to secure acceptable funding for the Project, and/or any phase thereof Developer may elect either to waive the unsatisfied condition or contingency by commencing construction of the Project improvements or terminate this Agreement by giving written notice of such termination to City.

8.. Term. The term of this Agreement shall be perpetual, subject to conditions above and Developer's right to terminate.

9.. Miscellaneous Provisions.

a) Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of the City or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, the HMC, and any applicable Planned Unit Development requirements for the Property.

b) Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties.

c) Specific Performance. In the event of an uncured breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either Party. All remedies shall be cumulative.

d) Attorney's Fees. In the event either Party is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other Party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

e) Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333
Attn: Robyn Davis, Community Development Director
Email: robyn.davis@haileycityhall.org

Notices given to Developer shall be addressed as follows:

ARCH Community Housing Trust, Inc.
PO Box 1292
Ketchum, ID 83340
Attn: Michelle Griffith, Executive Director
Email: michelle@archbc.org

A Party may change the address to which further notices are to be sent by notice in writing to the other Party, and thereafter notices shall be addressed and transmitted to the new address.

g) Relationship of Parties. It is understood that the contractual relationship between City and Developer is such that neither party is the agent, partner, or joint ventures of the other party.

h) Successors and Assigns; Covenant Running with the Land. This Agreement shall inure to the benefit of City and Developer and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and are hereby declared covenants running with the land with regard to the Property or any portion thereof, and is binding on the Parties and their respective heirs, successors, and assigns.

i) Recordation and Release. Following mutual execution, this Agreement shall be recorded with the Blaine County Recorder. Developer shall have one (1) year from the City's issuance of the Findings to deliver a fully executed version of the Agreement to the City. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be released and removed from the public records in the event of termination.

j) No Waiver. In the event that City or Developer, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by Developer, City, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

k) Partial Invalidity. In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the Parties with respect to the invalid, void, or unenforceable provision or part hereof.

l) Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the Parties.

m) Exhibits. All exhibits referred to in this Agreement are incorporated into this Agreement by reference as though restated in whole.

n) Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, covenants, easements, liens and other documents required hereunder, for and on behalf of the entity executing this Agreement.

p) Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either Party with respect to this Agreement or the subject matter hereof. Except as provided otherwise in this Agreement, development of the Project shall be vested and governed by policies, procedures, guidelines, ordinances, codes and regulations of the City governing land use in effect as of the date the applications for the Project were filed. Any amendments or additions made during the term of this Agreement to City policies, procedures, guidelines, ordinances, codes or regulations shall not apply to or affect the conditions of development of the Project; provided, however, the following are exempt from vesting under this Agreement:

- i) plan review fees and inspection fees;
- ii) amendments to building, plumbing, fire and other construction codes;
- iii) City enactments that are adopted pursuant to state or federal mandates that preempt the City's authority to vest regulations.

Notwithstanding the foregoing, Developer may elect to be bound by future amendments to the HMC, or other regulations, policies or guidelines affecting development, provided no new land use not allowed under this Agreement and no increase in total square footage of structures to be developed is proposed. In all other instances, the request to be bound by future amendment(s) shall be approved by City as an amendment to this Agreement.

[end of text; signature page(s) follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

ARCH Community Housing Trust, Inc., an Idaho corporation

City of Hailey, Idaho, a municipal corporation

By: _____
Michelle Griffith, Executive Director

By: _____
Martha Burke, Mayor

ACKNOWLEDGMENTS

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this _____ day of _____, 2022, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City of Hailey, Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

Notary Public
Residing at _____
My Commission Expires _____

STATE OF)
)ss.
County of)

Subscribed and sworn before me on this _____ day of _____, 2022, before me a Notary Public in and for said State, personally appeared MICHELLE GRIFFITH, known or identified to me to be the _____ of ARCH COMMUNITY HOUSING TRUST, INC., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

Notary Public
Residing at _____
My Commission Expires _____

EXHIBIT A
Legal Description of the Property

Lot 10A of PARKVIEW ESTATES, BLAINE COUNTY, IDAHO, as shown on the official plat thereof, recorded September 2, 1993, as Instrument No. 356396, records of Blaine County, Idaho.

(Street address: 128 W. Bullion St., Hailey, Idaho 83333)

EXHIBIT B
Findings of Fact and Conclusions of Law

[insert prior to recording]

EXHIBIT C
PUD Development Plan

[insert prior to recording]

EXHIBIT D
Ground Lease and Development Agreement

[insert prior to recording]

**SCHOOL DISTRICT NO. 61,
BLAINE COUNTY, STATE OF IDAHO**

A RESOLUTION AUTHORIZING CERTAIN GROUND LEASE AND DEVELOPMENT AGREEMENTS FOR AFFORDABLE WORKFORCE HOUSING AVAILABLE TO TEACHERS AND STAFF EMPLOYED BY THE DISTRICT, PERFORMANCE OF ALL OBLIGATIONS THEREUNDER AND EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, School District No. 61, Blaine County, State of Idaho (the “**District**”), is a school district created and operating under the laws of the State of Idaho;

WHEREAS, the Board of Trustees of the District (the “**Board**”) is authorized by Idaho law to acquire, operate, maintain, and improve real and personal property used, or to be used, for school purposes or the operation of the District, and to enter into lease agreements regarding the same;

WHEREAS, in furtherance of the District's educational philosophy enunciated in District Policy 102, and to accomplish the District's educational goals as enunciated in District Policy 104, the Board has the power and duty to employ necessary and qualified certified and non-certified professional staff;

WHEREAS, the Board, in recognition of the severe shortage of affordable workforce housing available to teachers and staff employed by the District, determined that providing teachers and staff with opportunities for affordable workforce housing is a priority of the District and is in the best interests of the District and the community it serves;

WHEREAS, the Board determined that it should pursue a public/private partnership arrangement to procure affordable workforce housing available for its teachers and staff;

WHEREAS, pursuant to that certain Request for Proposals, dated March 16, 2022, the Board received one (1) proposal from ARCH Community Housing Trust, Inc., an Idaho nonprofit corporation (“**ARCH**”) and has identified ARCH as the private partner with whom it desires to enter into a ground lease and development agreement for the use of the certain District-owned real property to develop and operate affordable workforce housing for its teachers and staff (the “**Project**”);

WHEREAS, the Board believes the Ground Lease and Development Agreement (as defined below), which imposes certain development, operation, management and affordable workforce housing rental obligations on ARCH, will enable the District to further its educational purposes by providing affordable workforce housing options for its teachers and staff, thereby increasing the desirability of teachers and staff to remain employed by, or seek employment with, the District;

WHEREAS, the Board intends to delegate certain oversight and managerial authority regarding the development and operation of the Project to the Blaine County School District Superintendent; and

WHEREAS, at the September 13, 2022 meeting of the Board, there was presented to the Board a proposed form of Ground Lease and Development Agreement between the District as Landlord and ARCH as Tenant (the “**Form Ground Lease and Development Agreement**”);

WHEREAS, at the September 13, 2022 meeting of the Board there was presented to the Board a Summary of Terms of the Form Ground Lease and Development Agreement describing the essential aspects of the Form Ground Lease and Development Agreement, including

--the role of the District as ground lessor,

--the role of ARCH to construct, finance, permit and manage the housing units,

--the rental sharing arrangement between the District and ARCH comprising additional consideration to the District in addition to the benefit to the District of accomplishing its objective for affordable housing,

--description of the District’s means for establishing eligibility criteria for occupancy in the housing units and the formula for calculating the adjusted gross income (AGI) to be used in determinations of monthly rent payable by teachers and staff who occupy the housing units,

--certain rights of early termination by the District, and

--other commercially reasonable and typical terms for ground leases and development contracts;

WHEREAS, based upon review of the Form Ground Lease and Development Agreement, the Board indicated it wished to consider ground lease and development agreements substantially similar to the Form Ground Lease and Development Agreement for three parcels of real property owned by the District, as follows:

at 116 W. Bullion Street, Hailey, Idaho (the “**Bullion Street Property**”),

at 111 E. Croy Street, Hailey, Idaho (the “**Croy Street Property**”), and

at 421 McKercher Boulevard, Hailey, Idaho (the “**McKercher Property**,” and together with the Bullion Street Property and the Croy Street Property, the “**Properties**”)

WHEREAS, there has been presented to this meeting three ground lease and development agreements, one for each of the Properties, attached hereto as Exhibits A, B and C and relating respectively to the Bullion Street Property, the Croy Street Property and the McKercher Property, each in substantial conformity to the Form Ground Lease and Development Agreement, and collectively referred to herein as the “**Agreements**”.

RESOLUTION – AUTHORIZING CERTAIN GROUND LEASE AND DEVELOPMENT AGREEMENTS FOR AFFORDABLE WORKFORCE HOUSING AVAILABLE TO TEACHERS AND STAFF EMPLOYED BY THE DISTRICT: Page - 2

30129.0143.15014139.5

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE DISTRICT, that it is in the best interests of the District to enter into the Agreements and Related Documents (as defined below) with ARCH; and

BE IT FURTHER RESOLVED, that the District is authorized to enter into the Agreements with ARCH and the Superintendent of the Blaine County School District (“**District Authorized Officer**”) is authorized to execute and deliver the Agreements in the form presented at this meeting, together with such changes not inconsistent therewith as such District Authorized Officer shall approve, such District Authorized Officer's execution thereof to be conclusive evidence of such approval; provided, however, that delegation to the District Authorized Officer to execute and deliver the Agreements and approve of such changes is conditioned upon evidence that ARCH governing board shall have authorized the Agreements; and

BE IT FURTHER RESOLVED, that the District Authorized Officer may (1) execute and deliver any other documents and agreements that the District Authorized Officer deems necessary, advisable or appropriate in connection with the Agreements (including, without limitation, the Memorandum of Commencement and Expiration Dates (attached as Exhibit C to each Agreement) and the Memorandum of Lease (attached as Exhibit F to each Agreement) (collectively, the “**Related Documents**”), and (2) take such actions as the District Authorized Officer deems necessary, advisable or appropriate to consummate the Agreements, such actions not to be materially inconsistent with the terms of the Agreements, such District Authorized Officer's taking of such action to be conclusive evidence of such approval and determination of the necessity, advisability or appropriateness thereof; and

BE IT FURTHER RESOLVED, that the Superintendent of the Blaine County School District is hereby appointed and authorized to serve as the Landlord’s Liaison (as defined in the each Agreement) and exercise the all the powers and duties specifically delegated therein, or powers and duties necessarily incidental thereto, on behalf of the District; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect and be in force immediately upon its adoption.

ADOPTED AND APPROVED this 11th day of October, 2022

BOARD OF TRUSTEES OF
SCHOOL DISTRICT NO. 61,
BLAINE COUNTY, STATE OF IDAHO

By 
Chair, Board of Trustees

ATTEST:

By 
Clerk

EXHIBIT A
GROUND LEASE AND DEVELOPMENT AGREEMENT
BULLION STREET

See attached.

RESOLUTION – AUTHORIZING CERTAIN GROUND LEASE AND DEVELOPMENT
AGREEMENTS FOR AFFORDABLE WORKFORCE HOUSING AVAILABLE TO TEACHERS AND
STAFF EMPLOYED BY THE DISTRICT: EXHIBIT A

30129.0143.15014139.5

EXHIBIT B
GROUND LEASE AND DEVELOPMENT AGREEMENT
CROY STREET

See attached.

RESOLUTION – AUTHORIZING CERTAIN GROUND LEASE AND DEVELOPMENT
AGREEMENTS FOR AFFORDABLE WORKFORCE HOUSING AVAILABLE TO TEACHERS AND
STAFF EMPLOYED BY THE DISTRICT: EXHIBIT B

30129.0143.15014139.5

EXHIBIT C
GROUND LEASE AND DEVELOPMENT AGREEMENT
MCKERCHER STREET

See attached.

RESOLUTION – AUTHORIZING CERTAIN GROUND LEASE AND DEVELOPMENT
AGREEMENTS FOR AFFORDABLE WORKFORCE HOUSING AVAILABLE TO TEACHERS AND
STAFF EMPLOYED BY THE DISTRICT: EXHIBIT C

30129.0143.15014139.5

Emily Rodrigue

From: barb.creighton@me.com
Sent: Thursday, March 2, 2023 9:51 AM
To: planning
Subject: (Please let me know if received) Comment on BCSD/ARCH 128 W Bullion waiver and design review

To whom it may concern,

We live directly next door to the proposed BCSD/ARCH development at 128 W. Bullion St. in Hailey. We were looking forward to seeing what ARCH would design, impressed with their other projects and mission. We very much support workforce housing for the community and look forward to having new neighbors. Before we bought our house at 200 W. Bullion we asked the school district what they planned to do with the empty lot and they weren't sure, maybe a house project for students but really, no idea. We were aware of and trusted the Hailey GR zoning and went ahead with our home purchase.

We didn't expect a four unit + 1 adu housing complex development and oppose both the waivers and the design.

All other nearby properties adhere to the current zoning. Allowing these waivers is detrimental to the future of the neighborhood paving the way for more waivers. The size and scope of the development is out of character with the neighborhood.

The structures proposed seem too large of a footprint for the neighborhood, too large for the size of the parcel and is oddly oriented with four front doors, facing the side of our house exactly 20 feet away.

If instead, GR zoning was upheld without waivers, the 3 front doors may be oriented towards the street, allowing privacy, allow the required green space, significantly reduce existing congested parking issues and avoid removing some very large trees on the borders of the property.

Please maintain the City of Hailey GR zoning ordinances and the current character of the neighborhood.

Sincerely,
Barb Creighton
200 W Bullion Street

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 6, 2023

To: Hailey Planning and Zoning Commission

From: Emily Rodrigue, Community Development Resilience Planner/City Planner

Overview: Consideration of a Design Review Application submitted by Blaine County School District (BCSD) c/o ARCH Community Housing Trust, Inc (ARCH), for construction of one (1) two-story multifamily building consisting of four (4) residential units and one (1) detached one-story studio unit, for a total of five (5) residential units on approximately 0.31 acres. The proposed project consists of two, 1,412.2 square foot, three-bedroom units (end unit), two, 1,369.6 square foot, three-bedroom units (interior unit), and one, 653 square foot standalone studio unit. This project is known as 128 W. Bullion.

The proposed project is located at 128 W Bullion Street, Lot 10A, Parkview Estates Subdivision within the General Residential (GR) and Townsite Overlay (TO) Zoning District. This project will be heard concurrently with a Planned Unit Development (PUD) Application that includes additional amenities provided by the Applicant and a request to waive standards within Hailey's Municipal Code.

Hearing: March 6, 2023

Applicant: Blaine County School District c/o ARCH Community Housing Trust, Inc.

Location: 128 W Bullion Street, Lot 10A, Parkview Estates Subdivision

Zoning/Size: General Residential (GR) and Townsite Overlay (TO); 0.31 acres (13,503 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 15, 2023, and mailed to property owners within 300 feet on February 15, 2023. Onsite Notice was posted on the property on February 27, 2023.

Background and Project Overview: On December 27, 2022, ARCH submitted Planned Unit Development and Design Review Applications on behalf of BCSD, to construct a maximum of five (5) residential units to be located at 128 W. Bullion Street. This action came as a result of prior discussions between BCSD and the Hailey Arts and Historic Preservation Commission (HAHPC), as a single-family residence considered to be historic property once occupied the parcel at 128 W. Bullion. BCSD had interest in developing the site as a housing resource for its employees. BCSD and HAHPC attempted to find a private entity to preserve and relocate the historic residence from the site, but these attempts were ultimately unmet. The residence was demolished in the summer of 2019, and the lot has been vacant since.

In an effort to address affordable and community housing stock shortages and retain a quality workforce, BCSD entered into an agreement with ARCH to help develop new residential units at 128 W. Bullion. On October 11, 2022, the BCSD Board of Trustees adopted and approved a Ground Lease and

Development Agreement, which places BCSD as the ground lessor and ARCH as the party responsible for constructing, financing, permitting, and managing the housing units. As part of the PUD Agreement as it relates to the ARCH/BCSD's Design Review Application, the proposed housing units will be available for rent to local BCSD employees for not more than 30% of the employee's adjusted gross income. These units will be rent restricted in accordance with the policy set forth by BCSD to ensure affordability for employees of the district.

Project Proposal: The Applicant Team is proposing to construct the following: one (1), two-story multi-family building with four (4) units and one (1), detached studio unit on approximately 0.31 acres. The construction of the studio unit is contingent upon adequate funding. ARCH is proposing a single-phase development with an anticipated construction date beginning in Spring of 2023 and completion by Fall 2024.

In conjunction with this Design Review Application, the Applicant is also requesting a Planned Unit Development under Chapter 17.10 of the Hailey's Municipal Code in order to offer substantial benefits for the City of Hailey. Under a PUD Application, flexibility in type, design, and siting of structures, and more efficient use of land is encouraged so long as a compatible relationship remains between the uses within the proposed PUD and to the community in general. Pursuant Section 17.10.030, the Applicant is required to provide amenities as part of the proposed PUD, and if applicable, waivers may be requested to the zoning and subdivision requirements.

The provisioning of rent-restricted units available to employees of BCSD satisfies the Amenities requirement outlined within Chapter 17.10: PUD. Pursuant Section 17.10.010: Developer Benefits, a request for waivers of the zoning and subdivision requirements is acceptable. The following items are modifications and/or waivers requested as part of this application (which have also been more thoroughly addressed in the accompanied PUD Staff Report):

1. Per City of Hailey Code §17.10.030, the minimum size for a Planned Unit Development within the General Residential zoning district is one acre. The subject property is 0.31 acres. The Applicant is requesting a waiver to this standard.
2. Per City of Hailey Code §17.05.040, the maximum multi-family residential density is ten (10) units per acre. The subject property is 0.31 acres, which would allow for a maximum of three (3) multi-family residential units. The Applicant is requesting the allowance of at least four (4) multi-family units and up to five (5) multi-family residential units, including one (1) four-plex and one (1) detached studio contingent upon funding. The additional two residential units equate to a 67% density bonus which, per Code §17.10.040.01 B, requires approval by unanimous vote of the City Council following a recommendation by the Commission.

Please refer to the PUD Staff Report for analysis of benefits provided as compared to waivers requested, as well as construction phasing of the overall development.

Procedural History: The Application was submitted on December 22, 2022 and certified complete on December 27, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on March 6, 2023, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Streets, Engineering: City of Hailey Public Works Department recommends the Applicant complete the following measures:</p> <ul style="list-style-type: none"> The public right-of-Way located directly north of the parcel's northern perimeter shall be graded, asphalt paved, and striped for vehicular parking. <p>All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</p> <p>These recommendations have been made Conditions of Approval.</p> <p>Life/Safety: Access to the site and buildings have been provided according to the standards within Chapter 16.04. While emergency access is adequate as proposed, the Hailey Fire Department shared the following concerns:</p> <ul style="list-style-type: none"> Dead-end fire apparatus access roads in excess of 150' shall provide width and turnaround provisions in accordance with Table D103.4 of the IFC. It appears that that the dead-end fire apparatus road is not in excess of 150' but is measured from the edge of asphalt along the public street, Bullion Street, as 148.46'. If this distance exceeds 150', the Applicant shall meet provisions in accordance with Table D103.4 of the IFC. Multifamily structures that are larger than duplex units are required to be sprinklered or firewall separation between each unit shall be met. It appears that the Applicant intends to meet the appropriate firewall separation between each unit. It is unclear whether all points of the proposed buildings can be accessed within 150' of the fire apparatus. Per the Applicant, all buildings can be access within 150' of the fire apparatus; however, if this standard cannot be met, the Applicant shall comply with alternative provisions of the IFC (i.e., sprinkling the buildings). <p>Water & Wastewater: The Wastewater Division recommends that the following be added or resolved prior to final design:</p> <ul style="list-style-type: none"> Cleanout connection for the studio unit should be shifted so that the service splits on private property, as opposed to splitting in the right of way. Engineering is aware of this request and has approved it. Existing sewer service should be utilized unless the existing service has been installed too shallow to make the connection to the southern unit. If this is the case, engineering/wastewater team will need to connect to the existing

				<p><i>service at the main and run new service pipe at a 2% grade. Engineering is aware of this circumstance.</i></p> <p><i>All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i></p> <p><i>These recommendations have been made Conditions of Approval.</i></p> <p>Building: No comments</p> <p>Green Space: City staff recommends that the Applicant Team incorporate more drought and salt tolerant plantings, and buffered landscaping along the property frontage (Bullion Street).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	<p><i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces if the residential units are larger than 1,000 square feet. If the residential units are less than 1,000 square feet in size, only one (1) parking space is required per unit.</i></p> <p><i>The Applicant is proposing a total of five (5) residential units. One (1) of the units is less than 1,000 square feet; therefore, one (1) additional parking space is required. Four (4) units are proposed to be greater than 1,000 square feet, requiring 1.5 spaces per unit for a total of six (6) parking spaces. The total number of required parking spaces is seven (7) onsite parking spaces. The site plan shows a total of twenty (20) parking spaces, eleven (11) standard spaces, one (1) accessible space, and eight (8) garage spaces. As it relates to multifamily dwellings, the proposal contains 13 parking spaces in excess of City requirements.</i></p> <p><i>That said, the proposed surface parking will be a shared parking area between the 4-plex structure, the studio, and the BCSD administrative offices located on the east side of the parking area. While each unit in the 4-plex will have its own 2-car garage, the vehicles of guests/visitors of these residences could impact parking availability for BCSD Office employees and members of the public visiting the office.</i></p> <p><i>Staff suggests that BCSD and ARCH collaborate to consider and/or develop systems/tools (parking passes, temporary parking location alternatives, etc.) to help alleviate any parking availability conflicts in the future.</i></p> <p><i>Staff also seeks clarification from the Applicant, provided at the hearing, regarding the possibility of a designated property manager to help facilitate appropriate parking and resolve any possible conflicts.</i></p> <p><i>Parking requirements for the proposed project are met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.
			<i>Staff Comments</i>	<i>Parking proposed is in excess of 200% of the number of spaces required by the Hailey Municipal Code. However, because the striped parking area (11 spaces) is shared with BCSD Offices as a condition of developing the parcel, Staff supports the parking configuration as proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>The Applicant will install Dark Sky compliant, downcast, and low wattage fixtures. Light fixture samples have been submitted.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Townsite Overlay (TO)) Zoning District:
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o Permitted Building Height: 30' o Proposed Building Heights: <ul style="list-style-type: none"> ▪ 29' 4 1/16" for 4-plex; 16' 1 1/2" for studio unit ▪ 4-Plex Required Setbacks: Front Yard (Bullion Street): 12' ▪ Side Yard (West): 10' ▪ Side Yard (east/parking lot): 10' ▪ Rear Yard (south): 10' o 4-Plex Proposed Setbacks: <ul style="list-style-type: none"> ▪ Front Yard: 18.3' ▪ Side Yard: 21.59 ▪ Side Yard (east): 17.94 ▪ Rear Yard (south): 6.73

				<ul style="list-style-type: none"> ○ Studio Required Setbacks: <ul style="list-style-type: none"> ▪ Front Yard (Bullion Street): 12' ▪ Side Yard (West): 10' ▪ Side Yard (east/parking lot): 10' ▪ Rear Yard (south): 10' ○ Studio Proposed Setbacks: <ul style="list-style-type: none"> ▪ Front Yard (between 4-plex): 6.73' ▪ Side Yard (west): 39.02' ▪ Side Yard (east): 23.97' ▪ Rear Yard (south): 10.17' <p>Maximum lot coverage permitted in the General Residential and Townsite Overlay Zoning Districts is 30%. Under the current proposal of five (5) residential units, the proposed lot coverage is approximately 38%. Please see the attached PUD Staff Report for analysis of waivers requested and the associated benefits proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p>A new 6' wide sidewalk will be installed along the north edge of the parcel (Bullion Street) in front of the proposed multifamily building. Sidewalk does not currently exist in this area of the site. The length of this new construction is approximately 95', and it will also provide street connection to the proposed pathway along the west-facing entryways to each of the four (4) units.</p> <p>With the reconfiguration of the BCSD Office parking area, the newly constructed sidewalk will be graded and constructed to allow for transition into the entry/exit of the parking lot. Approximately 23' of sidewalk will be re-constructed directly to the east of the parking lot entry/exit, connecting to existing sidewalk associated with the BCSD Office building.</p> <p>One (1) Drywell and two (2) landscape drywells will be constructed on site for this project, in addition to the three (3) drywells already present in the project area. Drywell location and site grading will be designed to promote efficient drainage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	The 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 <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			<i>Staff Comments</i>	<p><i>Lot size and unit density restrict optimal configuration of the buildings in respect to sun exposure in exterior spaces, but the Applicant has provided a design that does promote safe access to buildings. The grass area associated with the 4-plex building is located on the north side of the parcel/building, providing a more temperate exterior space for residents to enjoy.</i></p> <p><i>The proposed studio also has a grass area in the unit's backyard, respectively, with shade being provided to the east from the studio itself and to the north from the 4-plex building. Multiple mature trees and newly proposed landscaping will add variety in sun exposure and aesthetic that will promote safe and enjoyable use and access of the residences across site.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>
			<i>Staff Comments</i>	<p><i>The Landscape Plan denotes tree removals and replacements. Heavy snow cover at the site prevented detailed inspection of trees, but staff concur that an Arborist Review is preferred before the removal of multiple 6-inch+ caliper trees associated with site development.</i></p> <p><i>Replacement trees, as proposed by the landscape plan, are all found in the Tree Guide. Developer will ensure they are of at least minimum caliper.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			<i>Staff Comments</i>	<p><i>Site circulation has been designed to keep vehicular access and parking in a centralized location, and there are no vehicular through-ways associated with the project. This design promotes predictability in vehicle flow and safety for pedestrians. Residents of the 4-plex units have the option of entering their unit via garage or the entryway sidewalk (accessible via Bullion Street), and the studio unit has dedicated parking and a direct sidewalk linkage to the unit, at the southern-most portion of the parcel. These design features promote pedestrian site circulation and building access away from the shared surface parking area adjacent to BCSD offices.</i></p> <p><i>In order to enhance site circulation for residents, Staff suggests that the developer consider an extension of the 4-plex entryway sidewalk, connecting to the studio unit in some fashion. This will promote more connectivity to Bullion Street and safer access via foot or bicycle for studio residents, as opposed to navigating the full extent of the parking lot via these methods.</i></p>
			17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			Staff Comments	<ul style="list-style-type: none"> - It is the Applicant's intention is to provide roll out trash cans associated with each unit. - All utility boxes shall be located at the rear of the buildings and/or screened from view of the public street. - Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. - Equipment shall be screened from view and shall not interfere with any walkways or sidewalks. <p>These measures have been made a condition of approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	N/A, as no alleys exist and/or are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	On-site parking will be contained to the striped parking area shared with BCSD, directly adjacent to the proposed units. Both established and proposed tree plantings aid in screening parking from street view.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic.
			Staff Comments	On-site parking will be accessed from a single approach.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	Site plan proposes 8,200SF of parking, driveways, and sidewalks on residential and BCSD Office property. Twenty-five (25%) of this area – required amount of area for snow storage – is 2,050SF. The Applicant is proposing 2,835SF (34%) of snow storage area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	See Standard (i) above.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Snow storage areas comply with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>At this time, the site and proposed snow storage areas appear to be adequate for the storing of snow.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation, or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage areas do not appear to impede any of the stated items, although applicant should confirm where trash storage/pickup areas will be located; not shown in site design drawings.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<p><i>Snow storage areas are shown in landscaped areas; however, the northern-most snow storage area in front of the 4-plex adjacent to Bullion Street will have two (2) "Autumn Blaze Maple" trees planted in it. This tree species is listed as "salt-sensitive" on online arborist resource pages.</i></p> <p><i>Considering that this development will require the removal of 15 trees – many of them mature – Staff recommends that the Applicant select a hardier, more robust tree species for the northern grass/snow storage area, in order to maximize potential for successful vegetative growth at the site. If a new species is selected, Hailey's Tree Species Guidelines shall be referenced. Norway Maple, or a Linden species, are approved trees for planting in the City of Hailey and offer improved hardiness and salt tolerance while still retaining much of size/aesthetic qualities found with Autumn Blaze Maples.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<p><i>From street view, the new 4-plex building will appear to be larger in height and overall mass than the BCSD office building. Considering the 4-plex is a two-story structure with residential design elements, this is to be expected. In terms of overall building footprint, both the 4-plex and the office building appear to be similar in size, although layout is dissimilar (rectangular 4-plex, L-shaped office). The proposed studio unit will be smaller in all senses compared to surrounding buildings.</i></p> <p><i>However, the Applicant has taken steps to ensure that the 4-plex building is as compatible as possible with the surrounding properties and neighborhood layout. Steps include designing the new building layout to have the shorter elevation facing Bullion Street, creating covered entrances, including exterior lighting features that evoke a residential and human feel, and designing street-facing roof pitch at a moderate level.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as the project is not a corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The inclusion of a sidewalk along the parcel emphasizes human scale and pedestrian use, especially considering that this feature did not previously exist in this location. The shared pathway to covered entrances of each unit also encourages human activity and interaction.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<p><i>Lot size, density requests, and building orientation have created unique design constraints for the Applicant. Staff encourages the Applicant to reconsider the design of the street-facing side of the 4-plex and incorporate more creative design features, such as larger/more windows, additional projections, exterior material changes, wainscot, or even a covered patio space. Staff finds this aspect of the building to be a large surface and somewhat one-dimensional. This project will provide greater benefit to the surrounding homes/neighborhood with more design variety and creativity for the north aspect/elevation of the building.</i></p> <p><i>All re-design should consider snow storage, as designated in this area of the project.</i></p> <p><i>The proposed studio unit also carries a muted design overall; however, given that it is shielded towards the back of the parcel and has its own dedicated green space (the size of which is comparable to the overall footprint of the studio itself), human scale and landscape architecture detailing is achieved.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>No future additions or renovations are planned at this time</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.
			<i>Staff Comments</i>	<p><i>Staff requests that the Applicant incorporate more variety and creativity in both colors and materials for the exterior walls of the north-south elevations, especially the north elevation facing Bullion Street.</i></p> <p><i>Staff requests that the Applicant submit a more comprehensive set of renderings for the review team to consider. A Materials Sample Board will be brought to the hearing.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>As currently proposed, the exterior color and materials of both the 4-plex and the studio unit are harmonious between each other and with surrounding</i>

				<p><i>buildings, but the scale of the 4-plex and its north façade, paired with monochromatic lap siding, create concern amongst Staff.</i></p> <p><i>Staff suggests that the Applicant review alternative exterior building materials, to be incorporated into sections of the façade/overall building, including those of varying colors. Staff would like to emphasize the unique viewshed the 128 W. Bullion project holds, with direct lines of sight to Hop Porter Park and adjacency to BCSD Offices. This building will receive substantial viewership from the broader public.</i></p> <p><i>The relatively small size and shielded nature of the studio unit make the monochromatic lap siding acceptable for this portion of the project.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.</p>
			<i>Staff Comments</i>	<i>N/A, as no flat-roofed buildings are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <p>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.</p> <p>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.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	<p><i>The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> - <i>Double Glazed Windows</i> - <i>Low Emissivity Glazing</i> - <i>LED lighting will be utilized throughout the project</i> <p><i>Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:</i></p> <ul style="list-style-type: none"> - <i>Drought tolerant and low water use landscaping is proposed</i> - <i>Energy efficient appliances will be utilized within each unit</i> <p><i>The Applicant is supportive of wiring each unit for rooftop solar and EV charging; however, internal discussions with Idaho Power will need to take place with regard the capabilities of the existing transformer. The Applicant</i></p>

				<i>will make every effort to provide these additional energy-conserving amenities but cannot commit to supplying this infrastructure at this time.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>Drawings currently provided to Staff do not show gutters, downspouts, or snow clips, but the project architect has confirmed that these elements will be incorporated into the final design drawings and included in construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Same as above.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Section 17.08A.020 of this title.
			<i>Staff Comments</i>	<i>N/A, as no signage is proposed is proposed at this time.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>A detached studio unit is proposed, funding permitting; it has been designed to be compatible with the principal building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>The studio unit will be located at the rear of the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A, as newly constructed walls and fencing are not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>N/A, as newly constructed walls and fencing are not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded, and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.

			<i>Staff Comments</i>	<i>N/A, as no roof projections are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>It does not appear that any ground or roof-mounted mechanical equipment is proposed; if so, any and all ground and roof mounted mechanical equipment shall be screened from view. This has been made a condition of approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All services lines will be underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>No appurtenances will be permitted on poles.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>The landscaping proposed is drought-tolerant and low-water features (Automatic underground drip irrigation with rain sensor) are proposed to be installed. Please refer to the Landscape Plan, Sheet L1 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>It appears that plant materials will be appropriate for the environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>Irrigation Notes have been provided and appear to comply with this standard. Features that minimize water, such as automated outdoor rated controllers, or moisture sensors, are proposed to be installed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical

				trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
			Staff Comments	<p><i>Landscaping Plans have been provided. This plan shows new trees and plants to be planted, as well as Plant Material Lists for the proposed landscaping. The proposed Plant Material List includes:</i></p> <p><i>3 Autumn Blaze Maple (3" Cal.)</i> <i>2 Washington Hawthorn (2" Cal.)</i> <i>1 Rocky Mountain Juniper (1 ½" Cal.)</i> <i>1 Tannenbaum Pine (1 ½" Cal.)</i> <i>1 Bristle cone Pine (1 ½" Cal.)</i></p> <p><i>Proposed shrubs include:</i></p> <p><i>Peking Cotoneaster</i> <i>Diablo Ninebark</i> <i>Snowmound Spirea</i> <i>Tor Birchleaf Spirea</i> <i>Common Snowberry</i></p> <p><i>(All 5 Gal., 19 units total)</i></p> <p><i>Reed Grass</i> <i>Flame Grass</i> <i>Blue Oat Grass</i> <i>Black Eye Susan</i> <i>Lavender</i> <i>Salvia</i></p> <p><i>(All 1 Gal., 61 units total)</i></p> <p><i>Fescue Blend (sod, 2,525 sq ft.)</i></p> <p><i>For the overall project, the Applicant is proposing a total of 8 trees. Three (3) of the trees are proposed to be of 1 ½" caliper. Additionally, the 3 Autumn Blaze Maple trees proposed for the site constitutes roughly 38% of all tree species on site. The 2 Washington Hawthorn proposed trees constitutes 25% of all tree species on site. Based on the standard above, the Applicant shall ensure that all planted trees meet the (2 ½") caliper planting requirement. This has been made a Condition of Approval.</i></p> <p><i>Additionally, the Applicant shall ensure that a maximum of 20% of any single tree species may be used in any landscape plan only. The Applicant shall increase the tree species variety to conform with the tree diversity standard. This has also been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	<i>N/A, as the proposed project is located within the General Residential and Townsite Overlay (GR, TO) Zoning Districts.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	<i>N/A, as the proposed project is located within the General Residential and Townsite Overlay (GR, TO) Zoning Districts.</i>
			17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<i>A site geometry and grading 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 site geometry and grading plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	<i>A plan for maintenance of landscaping has not been provided. It is assumed that landscaping/maintenance will be the responsibility of BCSD and their associates. This has been made a condition of approval</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	<i>N/A, as no retaining walls are existing or proposed at this time</i>

Additional Design Review Requirements for Multifamily 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	<i>The location and orientation of this project's buildings are mindful of preventing unnecessary character impact to the surrounding neighborhood, while also providing critical housing stock for BCSD employees that is in close proximity to green space, public transit, downtown retail and restaurants, and other services.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			<i>Staff Comments</i>	<i>The site plan includes convenient and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. Site circulation has been designed to keep vehicular access and parking to a centralized, contained location while capitalizing on pre-existing parking resources. Pedestrian movement is encouraged towards the perimeters of the site through sidewalks, while garage placement allows for inner site movement and access. Offering both pedestrian circulation options is congruent with the unique shared use of the parking area with BCSD staff and public visitors, who will only be utilizing the parking area during normal business operation hours.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
			<i>Staff Comments</i>	<i>Sidewalk placement and shared green spaces encourage efficient pedestrian circulation, as well as create gathering places. Sidewalk placement also encourages residents to explore and gather beyond the site, either to the east towards River Street and downtown Hailey, or to the west towards Hop Porter Park, Draper Preserve, and/or Carbonate Mountain.</i>
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures, and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
 - 1. The project does not jeopardize the health, safety or welfare of the public.**
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the 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:

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All applicable Fire Department and Building Department requirements shall be met.
- c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- d) 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 portion of public right-of-way located directly north of the parcel's northern perimeter shall be graded, asphalt paved, and striped for vehicular parking.
 - ii. Wastewater cleanout connection for the studio unit shall be shifted so that the service splits on private property, as opposed to splitting in the right-of-way.
 - iii. Existing sewer service shall be utilized, unless the existing service has been installed too shallow to make the connection to the southern unit. If this is the case, engineering/wastewater team shall connect to the existing service at the main and run new service pipe at a 2% grade.
- e) Maintenance and snow removal of sidewalks, interior to the site and along site perimeter, shall be maintained by the Applicant.

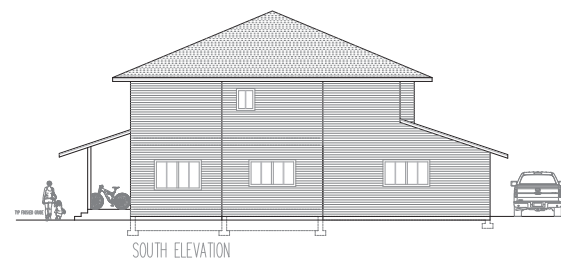
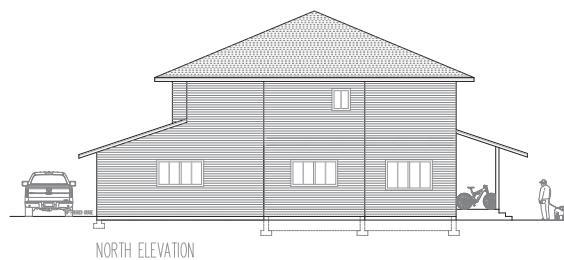
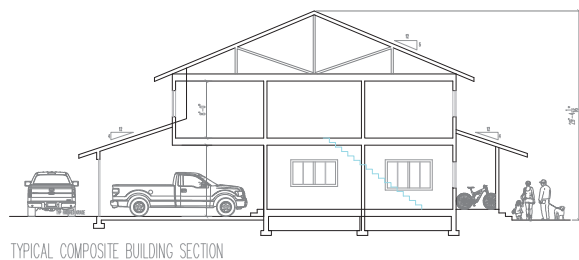
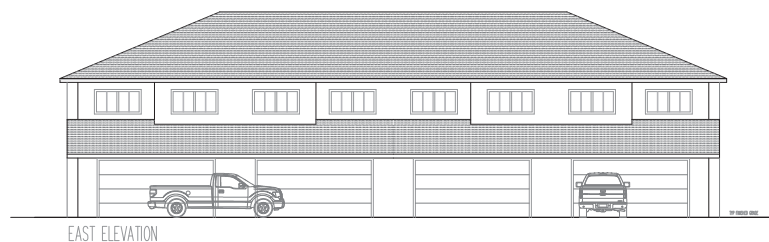
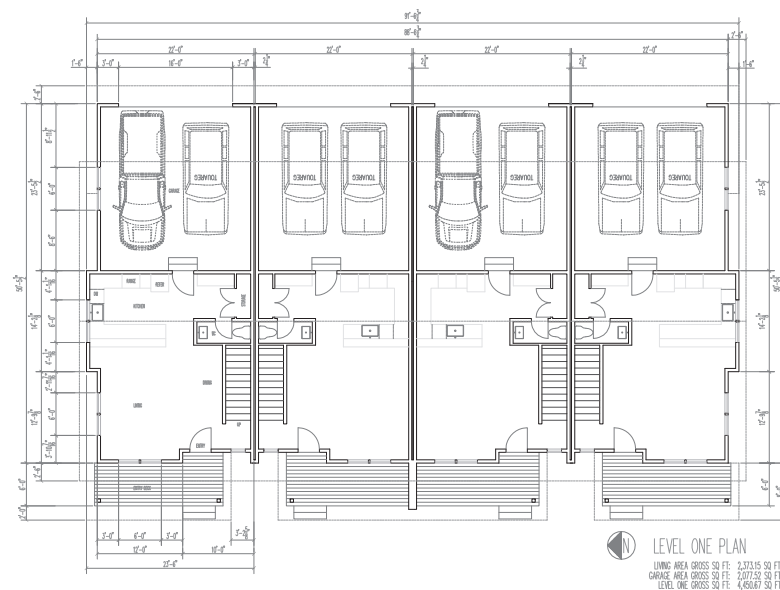
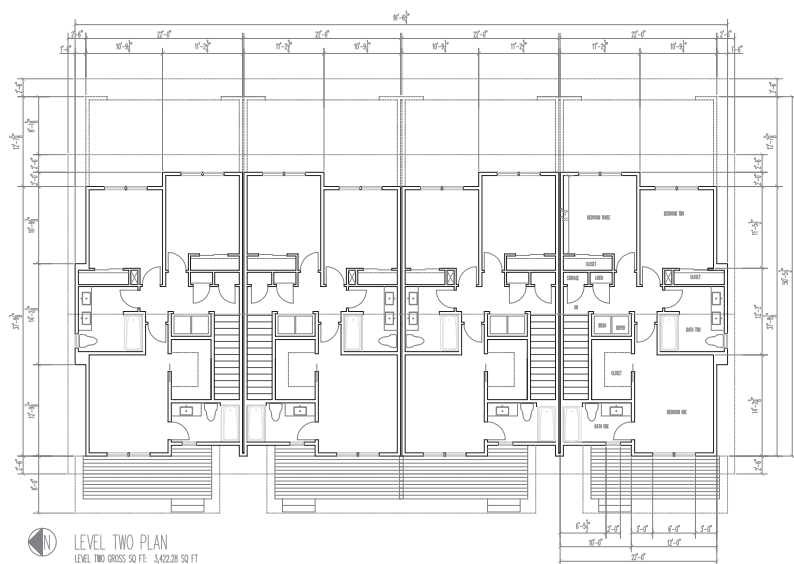
- f) All ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.
- g) All utility boxes will be located at the rear of the buildings and/or screened from view of the public street.
- h) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- i) 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.
- j) 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.
- k) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.
- l) The Applicant shall ensure that all planted trees meet the (2 ½") caliper or larger planting requirement.
- m) The maximum of 20% of any single tree species shall not be exceeded in any landscape plan, which includes street trees.
- n) The Design Review Application approval is subject to Planned Unit Development approval by the Hailey City Council, or shall be modified accordingly based on that approval.

Motion Language

Approval: Motion to approve the Design Review Application by Blaine County School District ("BCSD") c/o ARCH Community Housing Trust, Inc ("ARCH") for one (1) two-story multifamily building consisting of four (4) residential units and one (1) detached one-story studio unit for a total of 5 residential units on approximately 0.31 acres, 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 (a) through (o) are met.

Denial: Motion to deny the Design Review Application by Blaine County School District ("BCSD") c/o ARCH Community Housing Trust, Inc ("ARCH") for one (1) two-story multifamily building consisting of four (4) residential units and one (1) detached one-story studio unit for a total of 5 residential units on approximately 0.31 acres, 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].



MARTIN HENRY KAPLAN
M·H·K
 ARCHITECTURE
 THE M·H·K ARCHITECTS

201 HALLWAY DR. P.O. BOX 402, KETCHIKAN, ALASKA
 TEL: 208.682.8005 FAX: 208.682.8006 CELL: 208.972.9772

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ARCH - BULLION

AN AFFORDABLE HOUSING PROJECT
 128 BULLION, HAILEY IDAHO

NO.	DESCRIPTION	DATE
3	PUD SUB 1	12.22.22
2	PRE-PLANS PUD	12.14.22
1	PRE-SITE PLAN	11.07.22
ISSUES		

DRAWN BY: MHK
 SCALE: 1/8"=1'-0"

A.1



COLORED ELEVATIONS

MARTIN HENRY KAPLAN
M · H · K
ARCHITECTURE
THE M · H · K ARCHITECTS
A ————— A

251 HILLSIDE DR. P.O. BOX 482, NETCHAM, IL 63349
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MARTIN HENRY KAPLAN ARCHITECTS AIA

BY _____
MARTIN HENRY KAPLAN, ARCHITECT AIA

LICENSED
ARCHITECT
00-000007

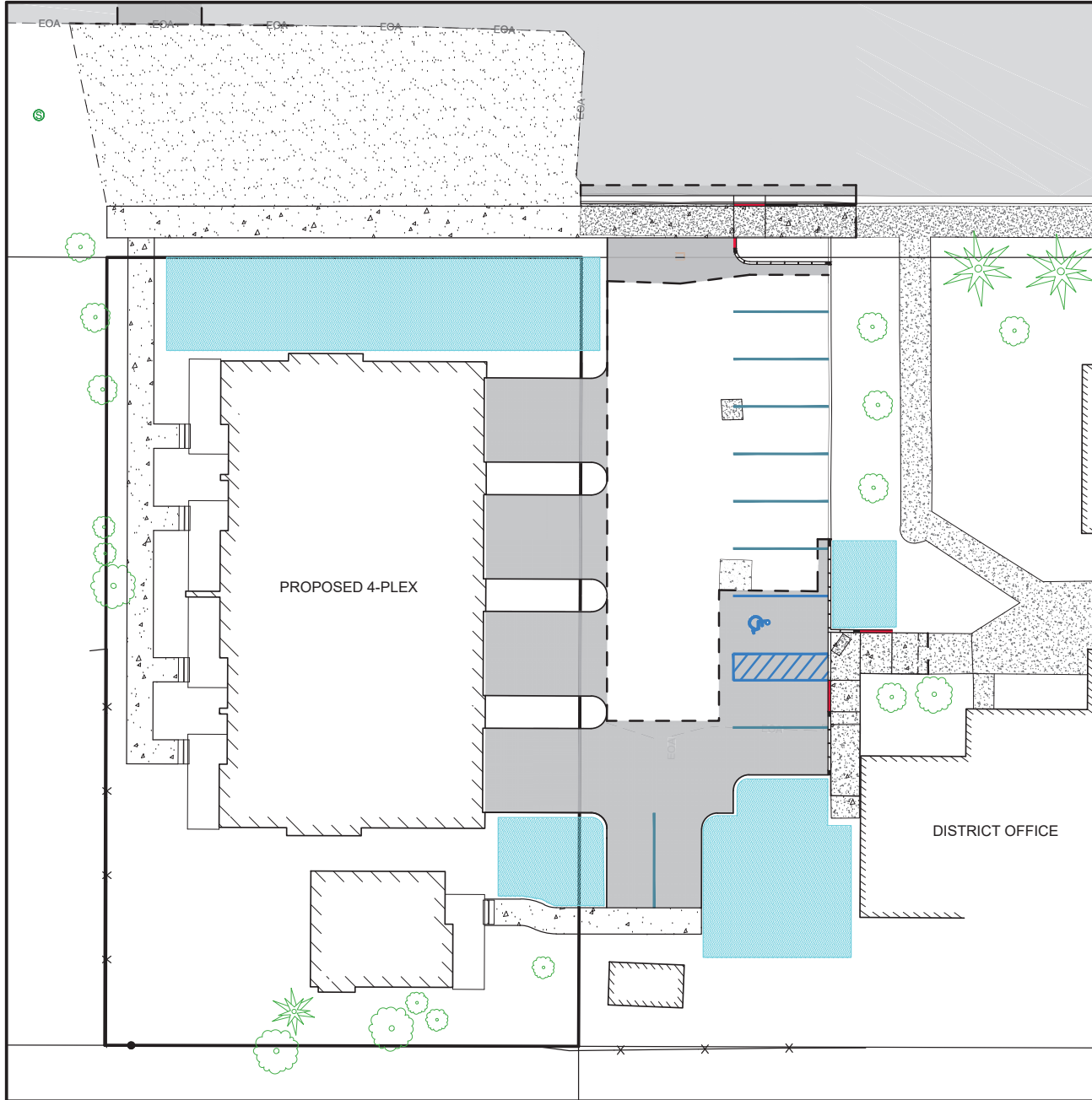

MARTIN HENRY KAPLAN
DESIGNER OF RECORD

ARCH - BULLION
AN AFFORDABLE HOUSING PROJECT
128 BULLION, HAILEY IDAHO

3	PUD SUB 1	12.22.22
2	PRE-PLANS PUD	12.14.22
1	PRE-SITE PLAN	11.07.22
NO	DESCRIPTION	DATE
I S S U E S		

DRAWN BY: MHK
SCALE: 1/8"=1'-0"


A.3



SNOW STORAGE SUMMARY

PROPOSED SNOW REMOVAL AREA = 8,200 SF
 INCLUDES PARKING LOT, DRIVEWAYS, AND SIDEWALKS
 ON RESIDENTIAL AND DISTRICT OFFICE PROPERTY.

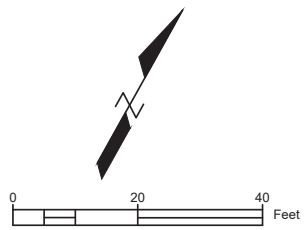
REQUIRED SNOW STORAGE = 2,050 SF (25%)

PROVIDED SNOW STORAGE = 2,835 (34%) 



SNOW STORAGE EXHIBIT

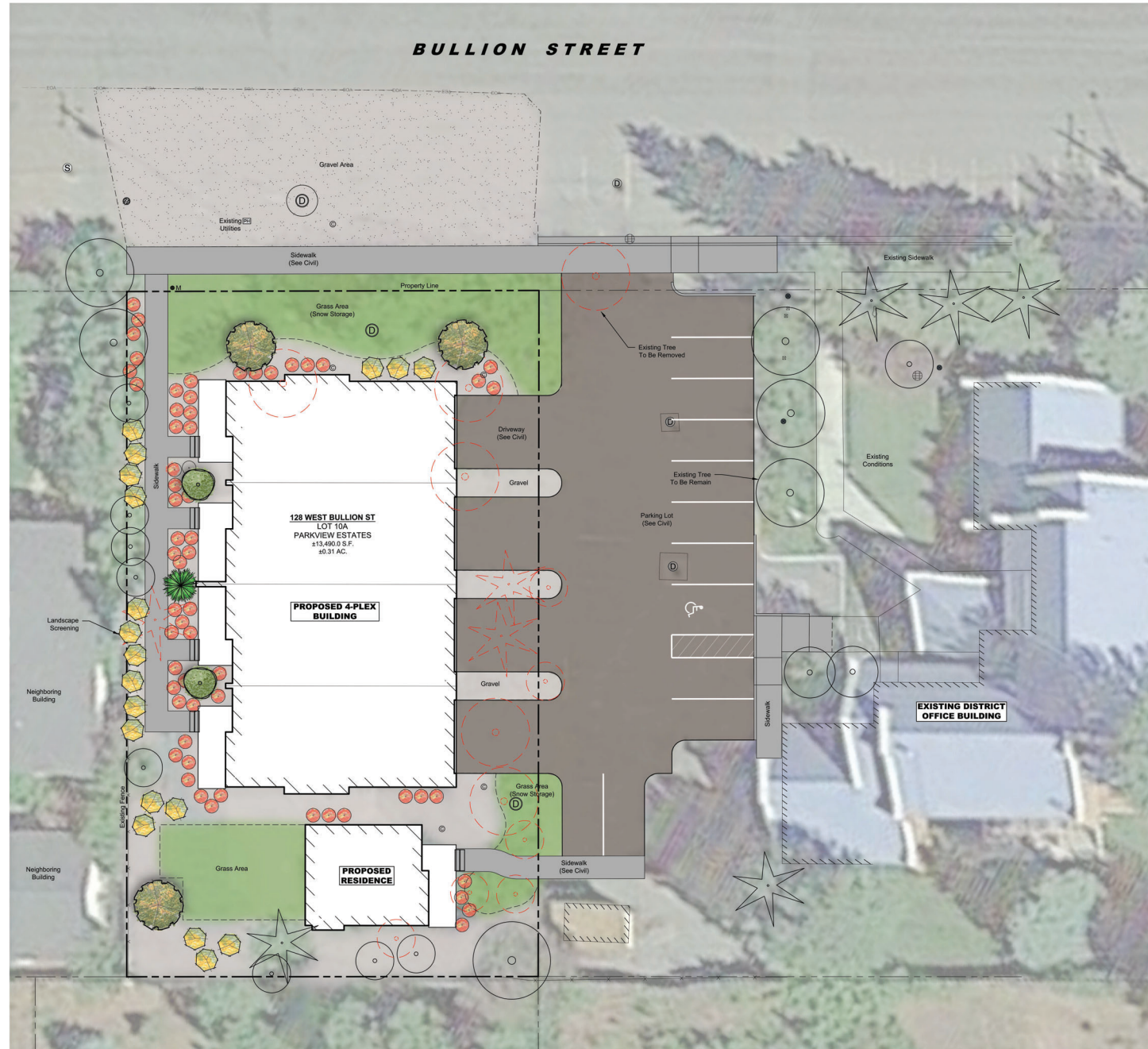
128 BULLION
 PREPARED FOR ARCH COMMUNITY HOUSING TRUST, INC.



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

22033
 PROJECT NUMBER

EX



PLANT LEGEND

symbol	quan	description	planted size
	3	Street Tree - Class II (Per Street Tree List) <i>Acer x freemanii</i>	3" Cal.
	2	Medium Sized Deciduous Trees <i>Washington Hawthorn - Crataegus phaenopyrum</i>	2" Cal.
	1	Small Evergreen Trees <i>Rocky Mountain Juniper - Juniperus scopulorum</i> <i>Tamara Pine - Pinus Mugo 'Tamarae'</i> <i>Bristlecone Pine - Pinus contorta</i>	8" Height or 1-1/2" Cal.
	19	Shrub Massing <i>PekingCotoneaster - Cotoneaster lucida</i> <i>Double Hawthorn - Physocarpus opulifolius 'Double'</i> <i>Snowmound Spirea - Spirea x alpinica 'Snowmound'</i> <i>Yar Binkhead Spirea - Spirea betulifolia 'Yar'</i> <i>Common Snowberry - Symphoricarpos albus</i>	5 Gal.
	61	Ornamental Grasses & Perennials <i>Reed Grass - Calamagrostis x s. 'Karl Foerster'</i> <i>Flame Grass - Miscanthus sinensis</i> <i>Blue Oat Grass - Helictotrichon sempervirens</i> <i>Black Eye Susan - Rudbeckia hirta</i> <i>Lavender - Lavandula</i> <i>Salvia - Salvia divinatorum</i>	1 Gal.
	2,525 sq ft	Grass Space <i>Fescue Blend - Low Water Use</i>	Sod

EXISTING TREE LEGEND

	Existing Evergreen & Deciduous Trees (To Remain)
	Existing Evergreen & Deciduous Trees (To Be Removed)

PLAN LEGEND

	Property Line (Per Survey)
	Decorative Rock
	Concrete Sidewalk
	Asphalt Driveway

LANDSCAPE NOTES

- All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.
- Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.
- Planting beds shall have decorative rock.

IRRIGATION NOTES

- Verify utility locations prior to starting irrigation.
- Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.
- This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.
- Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.



Scale: 1" = 10' - 0"
On 24 x 36 (Arch D) Sheet Size

NS
CONSULTING, PLLC

Landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
128 BULLION
Blaine County School District Housing
Hailey, Idaho

DOCUMENT DATE
February 16, 2023

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

DESIGN REVIEW
SUBMITTAL

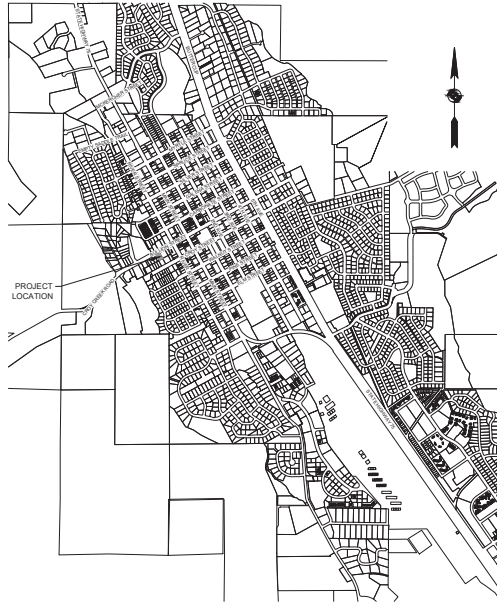
LANDSCAPE
PLAN

L1

128 BULLION HAILEY, IDAHO DECEMBER 2022

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPW AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DISLINE (1-800-342-1565) 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 ISPW SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D495. 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.
8. 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.
9. 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.
10. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
11. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD 1-91.
12. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPW SECTION 805.
13. 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.
14. 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).
15. ALL CONCRETE WORK SHALL CONFORM TO ISPW SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPW SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LB/SY FIBER REINFORCEMENT. 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. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPW 703.3.5), AND POST POUR CURS SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
16. ALL TRENCHING SHALL CONFORM TO ISPW STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.10.01.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
17. 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.
18. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING DATED 12/01/2022.



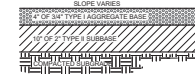
VICINITY MAP
N.T.S.

SHEET INDEX

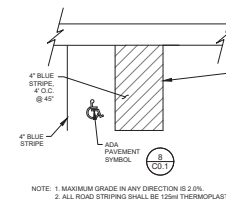
SHEET#	DESCRIPTION
C0.1	COVER SHEET AND DETAIL SHEET
C0.2	DETAIL SHEET
C0.9	DEMOLITION PLAN
C1.0	SITE GEOMETRY AND GRADING PLAN
C1.1	SITE IMPROVEMENTS AND UTILITY PLAN

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

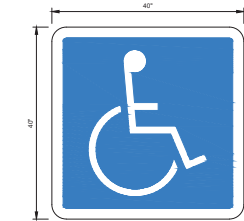
LAND SURVEYOR
MARK PHILLIPS, PLS
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333



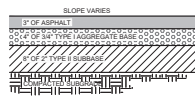
9
C0.1
TYPICAL GRAVEL SECTION
N.T.S.



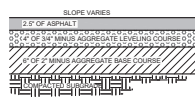
7
C0.1
ACCESSIBLE PARKING DETAIL
N.T.S.



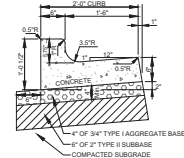
8
C0.1
ACCESSIBLE PARKING SYMBOL
N.T.S.



1
C0.1
TYPICAL STREET ASPHALT SECTION
N.T.S.

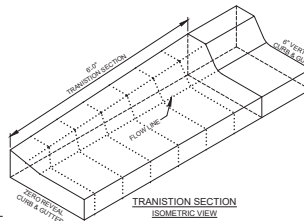


2
C0.1
TYPICAL PARKING LOT ASPHALT SECTION
N.T.S.



- NOTES:
1. SUBBASE CAN BE 2" TYPE I OR 2" TYPE II CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPW 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. CURBED STREET SECTION CONSTRUCTION SHALL CONFORM TO CITY OF HAILEY STANDARD DRAWING 18.10.01.F.1.

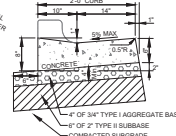
3
C0.1
6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



TRANSITION SECTION
ISOMETRIC VIEW

- NOTES:
1. SUBBASE CAN BE 2" TYPE I OR 2" TYPE II CRUSHED AGGREGATE BASE COURSE.
 2. MATERIALS SHALL CONFORM WITH CURRENT ISPW 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. 12-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 5. 12-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 6. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-15 FEET MAXIMUM SPACING (8 FEET MINIMUM SPACING).
 7. CURB TRANSITION CONSTRUCTION SHALL CONFORM TO ISPW DRAWING SD-701.

4
C0.1
TYPICAL CURB TRANSITION DETAIL
N.T.S.

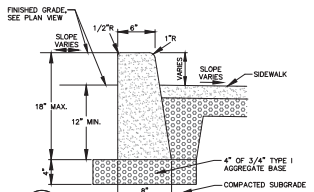


ZERO REVEAL CURB & GUTTER



- 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. 10" 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 2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 2" WIDE, 2" IN DEPTH AND FINISHED AND EGGED 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 ISPW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

5
C0.1
TYPICAL CONCRETE SECTION
N.T.S.



6
C0.1
6" CONCRETE VERTICAL CURB
N.T.S.

COVER AND DETAIL SHEET

128 BULLION (BLAINE COUNTY SCHOOL, DISTRICT HOUSING)
PREPARED FOR ARCH COMMUNITY HOUSING, INC.

22033
PROJECT NUMBER

C0.1

PURPOSE: ISSUE FOR DESIGN REVIEW (12/23/2022)

REVISION NO. DATE DESCRIPTION



PRELIMINARY
NOT FOR
CONSTRUCTION

RELEASE OF DRAWINGS: These drawings are my professional creation. I warrant that they were prepared by me or under my direct supervision and that they conform to the requirements of the Idaho Professional Engineer Act.

1 CITY OF HAILEY DRYWELL DETAIL (18.14.010.D4)

N.T.S.

2 30" DIAMETER CATCH BASIN

N.T.S.

3 LANDSCAPE DRYWELL

N.T.S.

4 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.

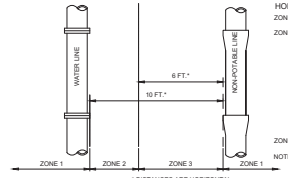
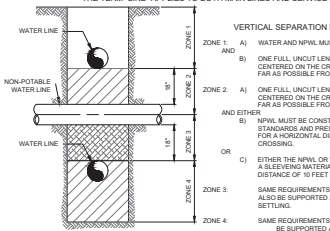
SEWER CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND THE CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ABOVE STANDARDS AND SPECIFICATIONS AND A SET OF PLANS STAMPED WITH THE DEG APPROVAL STAMP AND A COPY OF THE DEG APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07 AND IDAPA 58.01.08.542.07 WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.3). IN ADDITION, WATER SERVICES SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES 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.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING WATER AND SEWER MAINS AT ALL PROPOSED CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.
5. POTABLE/NON-POTABLE CROSSINGS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-407 AND IDAPA SECTION 58.01.08.542.07.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO EXCAVATION.
7. SEWER SERVICE LINES SHALL BE PLACED AT A SLOPE OF 2%, WITH MARKERS PER ISPWC. CLEANOUTS ARE REQUIRED AT CHANGES IN ALIGNMENT, GRADE, AND MINIMUM 15' LENGTH.
8. ALL PIPE SHALL BE BEDDED WITH (ISPWC) TYPE I BEDDING MATERIAL.
9. TRENCHES SHALL BE BACK FILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASTM T-99.
10. THE CONTRACTOR SHALL PRESURE TEST ALL SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION".

WATER CONSTRUCTION NOTES

1. WATER SERVICE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAILEY STANDARDS. NO WATER SERVICE SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY.
2. WATER SERVICES SHALL HAVE A MINIMUM COVER OF SIX FEET (6.0'), MEASURED FROM FINISHED GRADE.
3. ALL 4" AND LARGER WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900, CLASS 235 PVC PIPE. ALL WATER MAINS SHALL BE PRESURE TESTED IN CONFORMANCE WITH ISPWC SECTION 401.3.6 AND THE CITY OF HAILEY STANDARDS. TRACER WIRE SHALL BE NO. 12 GAUGE COPPER LOCATING WIRE INSULATED PER ISPWC SECTION 401 AND THE CITY OF HAILEY SPECIFICATIONS.
4. ALL WATER DISTRIBUTION AND WATER SERVICE INSTALLATION MATERIALS AND CHEMICALS USED TO DISINFECT POTABLE WATER COMPONENTS MUST BE COMPLIANT WITH ANSI/APFS STANDARD 6061. ALL MATERIALS MUST BE COMPLIANT WITH THE LOW LEAD RULE (<0.25PPM BY WEIGHT).
5. ALL TEES, ELBOWS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKS (MECHANICAL RESTRAINTS ARE NOT ALLOWED). THRUST BLOCKS SHALL CONFORM TO ISPWC SD-403 AND THE CITY OF HAILEY STANDARDS.
6. ALL VALVES SHALL BE GATE VALVES WITH NON-RISING STEM, 10" RING SEALS, AND TWO-INCH OPERATING NUTS MEETING AWWA STANDARDS PER ISPWC SECTION 402. ALL GATE VALVES LOCATED IN PAVEMENT SHALL BE FITTED WITH CAST IRON VALVE BOXES WITH CONCRETE COLLARS PER ISPWC SD-406 AND THE CITY OF HAILEY SPECIFICATIONS.
7. ALL WATER MAIN FITTINGS SHALL BE DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110 FOR 250 PSI WORKING PRESSURE. JOINTS ON BURIED VALVES SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE NOTED. FLANGED JOINTS SHOULD IN GENERAL BE AVOIDED UNDERGROUND.
8. FIRE HYDRANTS SHALL CONFORM WITH THE CITY OF HAILEY STANDARDS.
9. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM 1/4" 304 STAINLESS STEEL WITH ANSI/AWWA C-207 CLASS 150 FLANGES. ALL WELDS SHALL CONFORM TO ASTM A-380. THE TEST OUTLET SHALL BE 3/4" NPT WITH 3/4" NPT PLUG.
10. ALL WATER MAINS SHALL COMPLY WITH IDAPA 58.01.08.542.07 AND IDAPA 58.01.08.542.07 WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.3). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
11. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND THE CITY OF HAILEY STANDARDS. A USC ECG APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) SHALL BE INSTALLED ON ALL SEWER SERVICE CONNECTIONS INCLUDING FIRE SUPPRESSION SERVICES, IF APPLICABLE, IN ACCORDANCE WITH THE CITY OF HAILEY WATER DEPARTMENT, FIRE MARSHAL, PLUMBING BUREAU, AND STATE OF IDAHO BACKFLOW PREVENTION REQUIREMENTS. IN AREAS WHERE MULTIPLE WATER SERVICE LINES ARE IN SAME TRENCH SEPARATE LINES BY 6".
12. THE CONTRACTOR SHALL KEEP THE EXISTING WATER DISTRIBUTION SYSTEM LINE, TO THE GREATEST EXTENT POSSIBLE, WHILE INSTALLING THE NEW WATER MAIN AND SERVICES MINIMIZING DISRUPTION TO EXISTING WATER SYSTEM USERS. THE NEW WATER MAIN AND SERVICES SHALL BE INSTALLED, BACKFILLED, PRESURE TESTED AND DISINFECTED AND FLUSHED PRIOR TO CONNECTING THE NEW MAIN TO THE EXISTING MAIN. THE MAXIMUM ALLOWABLE SERVICE OUTAGE FOR ANY SHUTDOWN IS 4 HOURS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY REMOVING AND DISPOSING OF WATER ENTERING THE TRENCH DURING THE TIME THE TRENCH IS BEING PREPARED FOR INSTALLATION OF THE UTILITY, INCLUDING COMPLETION OF BACKFILL OF THE PIPE ZONE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL DISPOSE OF THE WATER IN A SUITABLE MANNER WITHOUT CAUSING DAMAGE TO PROPERTY.
14. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.

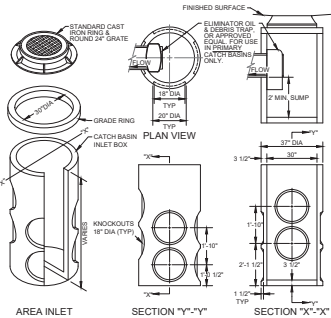
THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



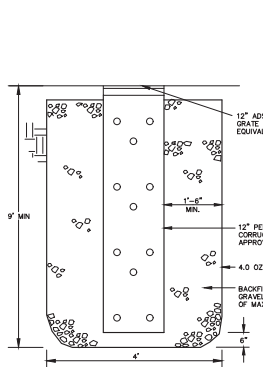
5 POTABLE AND NON-POTABLE WATER LINE (PNWL) SEPARATION

N.T.S.

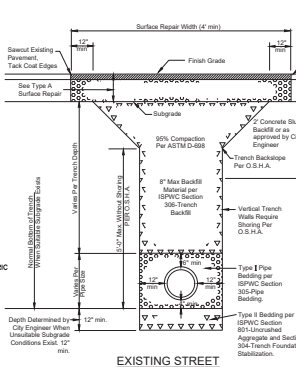
- VERTICAL SEPARATION REQUIREMENTS
- ZONE 1: A) WATER AND PNWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL LENGTH OF BOTH PNWL AND PNWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL LENGTH OF BOTH PNWL AND PNWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING. AND EITHER B) PNWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
- ZONE 3: C) EITHER THE PNWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO DEG FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING. SAME REQUIREMENTS AS ZONE 2 EXCEPT THE PNWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLEMENT.
- ZONE 4: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE PNWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLEMENT.
- HORIZONTAL SEPARATION REQUIREMENTS
- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES AND B) WATER AND PNWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
- ZONE 3: C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE PNWL AND EITHER D) PNWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESURE TESTED FOR WATER TIGHTNESS OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 3: NOT ALLOWED WITHOUT DEG WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 18" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 3 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEG.



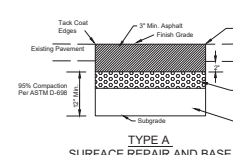
- CATCH BASIN INSTALLATION NOTES:
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
 3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING, EXTENDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 10' OUTSIDE THE LIMITS OF THE BASE SECTION.
 4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL, COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.



- NOTES:
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 2. BOTTOM OF DRYWELL SHALL EXTEND A MINIMUM OF 36" BELOW LOWEST ADJACENT FOOTING.
 3. DRYWELL CALCULATIONS SHOWN FOR THE LARGEST CONTRIBUTING AREA.



- 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 I 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 reconstruction 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. Haulive materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unstable. Then 3 inch minus aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 802-Unbound 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 1/10 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 coverings, 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 makes a paved roadways, 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 boring will be allowed. A 6 inch trench, less than deeper than the proposed utility shall be extended 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 repaired within 72 hours of starting the work unless prior approval to delay repairing has been provided by the City Engineer.
 11. Concrete Slurry Mix Design
Coarse Aggregate (3/8" minus) 2,800 lbs
Sand 500 lbs
Cement 94 lbs (max)
Water 55 gals (max)

opai

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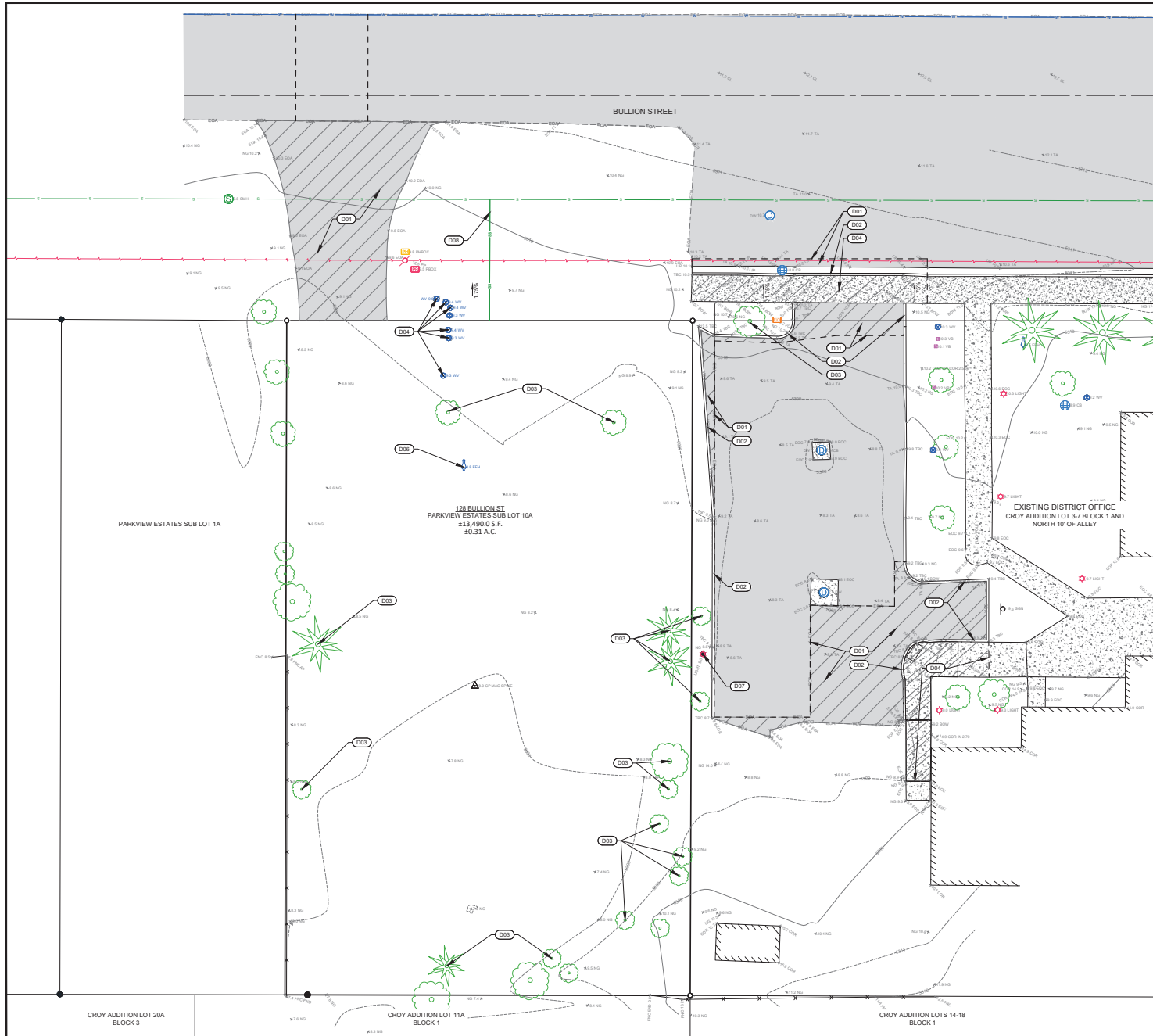
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DETAIL SHEET

128 BULLION (BLAINE COUNTY SCHOOL DISTRICT HOUSING)

22033
PROJECT NUMBER

C0.2



- LEGEND**
- EXISTING CONDITIONS**
- Property Line
 - Adjoiner's Lot Line
 - Centerline of Right of Way
 - Overhead Power Line
 - FD1/2 = Found 1/2" Rebar
 - CNTRL = Survey Control
 - SET/58 = Set 5/8" Rebar
 - 5' Contour Interval
 - 1' Contour Interval
 - FINC = Fence Line
 - Approximate Water Main
 - Sewer Main
 - Approximate Sewer Service
 - Asphalt
 - Curb & Gutter
 - Vertical Curb
 - Concrete Sidewalk
 - CT = Conifer Tree
 - DT = Deciduous Tree
- PROPOSED CONDITIONS**
- Blanket
 - Existing Asphalt to be Removed
 - Existing Concrete to be Removed
- DEMOLITION KEY NOTES**
- D001 SAWCUT AND REMOVE EXISTING ASPHALT SECTION.
 - D002 REMOVE EXISTING CONCRETE CURBS, SAWCUT AND REMOVE UP TO NEXT NEAREST JOINT FOR CLEAN REMOVAL WHERE APPLICABLE.
 - D003 REMOVE AND DISPOSE OF EXISTING TREE.
 - D004 SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK TO NEXT NEAREST JOINT FOR CLEAN REMOVAL.
 - D005 LOCATE EXISTING WATER SERVICE IN BULLION STREET. NOTIFY ENGINEER OF EXISTING SERVICE SIZE IF GREATER THAN 1" Ø. IF SERVICE IS 1" Ø OR LESS, CUT, CAP, AND ABANDON SERVICE AT MAIN LINE. REMOVE EXISTING VALVES AND FROST FREE HYDRANT.
 - D006 REMOVE EXISTING FROST FREE HYDRANT.
 - D007 REMOVE AND SALVAGE EXISTING ROLLARD LIGHT. RETURN TO BLAINE COUNTY SCHOOL DISTRICT.
 - D008 LOCATE EXISTING SEWER SERVICE AND NOTIFY ENGINEER OF DEPTH AND SLOPE OF EXISTING SERVICE TO DETERMINE VIABILITY.
- NOTE**
- SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.



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PURPOSE: ISSUE FOR DESIGN REVIEW (12/23/2022)

REVISION NO.	DATE	DESCRIPTION

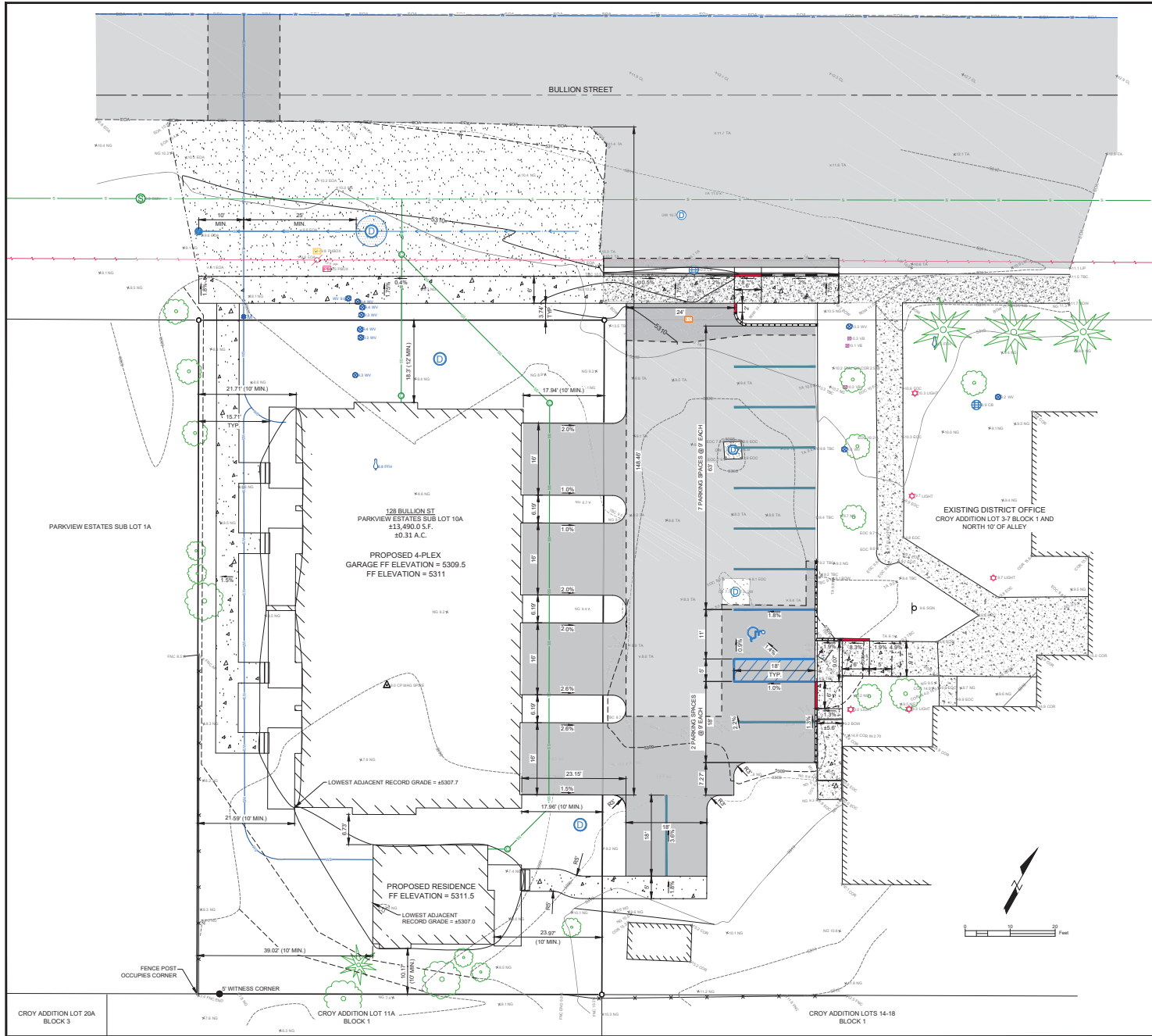
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CONSTRUCTION**

DEMOLITION PLAN

128 BULLION (BLAINE COUNTY SCHOOL DISTRICT HOUSING)
PREPARED FOR ARCH COMMUNITY HOUSING, INC.

22033
PROJECT NUMBER

C0.9



NOTE
SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.

LEGEND

EXISTING ITEMS

- Property Line
- Adjacent Lot Line
- Centerline of Right of Way
- Overhead Power Line
- FOI 12 = Fused 1/2" Rebar
- ENTRL = Survey Control
- SET 5/8 = Set 5/8" Rebar
- 5' Contour Interval
- 1' Contour Interval
- Building
- PNC = Fence Line
- Approximate Water Main
- Sewer Main
- Asphalt
- Curb & Gutter
- Vertical Curb
- Concrete Sidewalk
- CT = Center Tree
- DT = Deciduous Tree

- PHBOX = Telephone Box
- EBBOX = Power Box
- FOBOX = Fiber Optic Box
- SMH = Sewer Manhole
- WP = Water Pole
- Light
- FFH = Frost Free Hydrant
- WW = Water Valve
- CB = Catch Basin
- DWELL = Dry Well
- VB = Valve Box
- SGN = Sign

- #### ABBREVIATIONS
- EDA = Edge of Asphalt
 - EOC = Edge of Concrete
 - IC = Inlet Catch
 - LIP = Lip of Gutter
 - NC = No Cap
 - NG = Natural Ground
 - TA = Top of Asphalt
 - TBC = Top Back of Curb

PROPOSED ITEMS

- Asphalt
- Sawcut
- Gravel
- Existing Asphalt to be Removed
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Curb Transition
- Zero Ramped Concrete Curb and Gutter
- 5' Contour Interval
- 1' Contour Interval
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Catch Basin
- Water Service
- Water Meter
- Drywell
- Landscape Drywell



REVISION NO.	DATE	DESCRIPTION

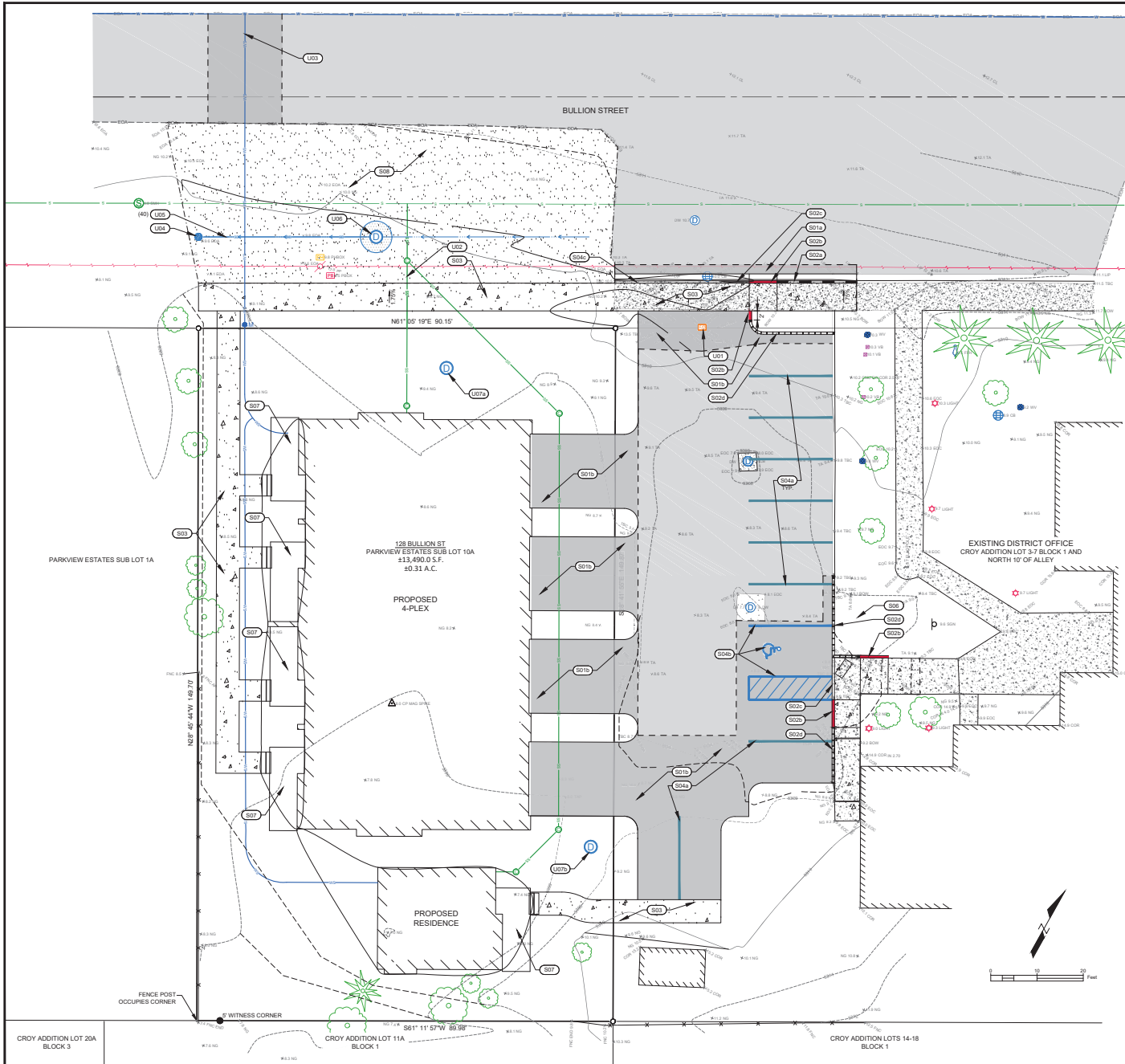


**PRELIMINARY
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CONSTRUCTION**

**SITE GEOMETRY AND
GRADING PLAN**
128 BULLION (BLAINE COUNTY SCHOOL DISTRICT HOUSING)
PREPARED FOR ARCH COMMUNITY HOUSING, INC.

22033
PROJECT NUMBER
C1.0

RELEASE OF DRAWINGS: These drawings, in any particular, shall not be used in any project or construction without the prior written approval of Opal Engineering, PLLC.



NOTE
SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES.

SITE IMPROVEMENT KEY NOTES

- 501 ASPHALT:**
a. CONSTRUCT ASPHALT ROADWAY
SEE DETAIL 1 / C0.1.
b. CONSTRUCT ASPHALT PARKING LOT
SEE DETAIL 2 / C0.1.
- 502 CONSTRUCT CONCRETE ITEM**
a. 1" VERTICAL GAO PER DETAIL 3 / C0.1.
b. CURB TRANSITION PER DETAIL 4 / C0.1.
c. ZERO REVEAL CURB AND GUTTER PER
DETAIL 4 / C0.1.
d. 1" VERTICAL CURB PER DETAIL 6 / C0.1.
- 503 CONSTRUCT CONCRETE SIDEWALK WIDTH AS
SHOWN ON SHEET C1.0. SEE DETAIL 5 / C0.1.**
- 504 INSTALL ROAD STRIPING / PAINT**
a. WHITE ASPHALT PARKING STRIPING
(1" WIDE).
b. BLUE ADA PARKING STRIPING AND SYMBOL
PER DETAILS 7 & 8 / C0.1.
- 505 LANDSCAPE AREA. REFER TO LANDSCAPE
ARCHITECTURAL PLANS.**
- 506 DECK AREA PER ARCHITECT.**
- 507 INSTALL GRAVEL PARKING AREA
PER DETAIL 9 / C0.1.**

UTILITY KEY NOTES

- 501 RETAIN AND PROTECT EXISTING UNDERGROUND
FIBER OPTIC INFRASTRUCTURE. REPLACE VAULT
WITH TRAFFIC RATED VAULT AND LID. COORDINATE
WITH UTILITY PROVIDER.**
- 502 CONTRACTOR SHALL LOCATE EXISTING SEWER
AND NOTIFY ENGINEER OF EXISTING DEPTH AND
SLOPE.
INV. ELEV. @ SEWER MAIN = 5302.3 (OR LOWER)
INV. ELEV. @ SOUTH RESIDENCE = 5306.0 (OR
LOWER).
IF EXISTING SEWER SERVICE SLOPE IS TOO
SHALLOW, INSTALL 4" PVC SEWER SERVICE AT
SLOPE = 2.0% MIN. SEE DETAIL 4 / C0.2 FOR
TRENCHING.**
- 503 INSTALL NEW 1-1/2" Ø WATER SERVICE PER CITY OF
HALEY STANDARD DRAWING 18-14.0108.3, WITH
PRE-CAST CONCRETE VAULT TO ACCOMMODATE 1-1/2"
Ø WATER METER. SPLIT SERVICE AFTER METER TO
PROVIDE 1-1/2" Ø SERVICE TO 4-PLEX AND 3/4" Ø
SERVICE TO DETACHED SOUTHERN RESIDENCE.
SEE DETAIL 4 / C0.2 FOR TRENCHING AND SURFACE
REPAIR.**
- 504 (LF) INSTALL PRIMARY CATCH BASIN. SEE DETAIL 2 / C0.2
RM =
INV. OUT =**
- 505 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH
A MINIMUM SLOPE OF 2.0%. SEE DETAIL 5 / C0.2
FOR POTABLE AND NON-POTABLE WATER LINE
SEPARATION AND DETAIL 4 / C0.2 FOR
TRENCHING.**
- 506 DRYWELL: SEE DETAIL 1 / C0.2.
RM =
INV. IN =**
- 507 LANDSCAPE DRYWELL: SEE DETAIL 3 / C0.2.
a. RM =
b. RM =**

LEGEND
EXISTING ITEMS

- Property Line
Adjacent Lot Line
Centerline of Right of Way
Overhead Power Line
FD12 = Found 12" Rebar
CNTRL = Survey Control
SETTS = Set 5/8" Rebar
5' Contour Interval
1" Contour Interval
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FNG = Fence Line
Approximate Water Main
Sewer Main
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SGN = Sign

ABBREVIATIONS

- EOA = Edge of Asphalt
EOC = Edge of Concrete
IC = Inlet Cap
LIP = Lip of Outlet
NC = No Cap
NG = Natural Ground
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PROPOSED ITEMS

- Asphalt
Sawcut
Gravel
Existing Asphalt to be Removed
Concrete Sidewalk
Concrete Vertical Curb and Gutter
Concrete Vertical Curb
Concrete Curb Transition
Zero-Reveal Concrete Curb and Gutter
5' Contour Interval
1" Contour Interval
Road Paint
ADA Paint and Symbol
4" Sewer Service
Sewer Cleanout
Catch Basin
Water Service
Water Meter
Drywell
Landscape Drywell

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PURPOSE: ISSUE FOR DESIGN REVIEW (12/23/2022)

REVISION NO. DATE DESCRIPTION

PROFESSIONAL SEAL
STATE OF IDAHO
SARANTHA STANLEY
12/23/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE GEOMETRY AND
GRADING PLAN

128 BULLION (BLAINE COUNTY SCHOOL DISTRICT HOUSING)
PREPARED FOR ARCH COMMUNITY HOUSING, INC.

22033
PROJECT NUMBER

C1.1

RELEASE OF DRAWINGS: These drawings, in any particular, shall not be used in any project or construction without the prior consent in writing of Opal Engineering, PLLC.

Specifications

Dimensions

Product Depth (in.)

7.1 in

Product Height (in.)

8.2 in

Product Width (in.)

6.2 in

Details

Compatible Bulb Type

CFL,Incandescent,LED

Exterior Lighting Product Type

Outdoor Lanterns

Fixture Color/Finish

Black

Fixture Material

Metal

Glass/Lens Type

Seedy

Included

Hardware Included

Light Bulb Base Code

E26

Light Bulb Type Included

No Bulbs Included

Maximum Bulb Wattage

60 W

Maximum Wattage (watts)

0

Number of Lights

1 Light

Outdoor Lighting Features

Dimmable,Weather Resistant

Power Type

Hardwired

Product Size

Small

Product Weight (lb.)

1.68 lb

Recommended Light Bulb Shape Code

A19

Returnable

90-Day

Sconce Type

Wall Lantern

Style

Mediterranean,Rustic

Voltage Type

Line Voltage



128 Bullion Parking and Staging Plan

This development is located adjacent to school district offices. Staging and construction parking can be contained within the district office parking lot. There is nose in parking adjacent to both properties which can accommodate the district employee parking.

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 6, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision on Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District. This project is in tandem with a Preliminary Plat Application, including eight (8) single-family lots and one (1) private street. The PUD Application includes amenities and a request for waivers. In exchange for designating four (4) of the single-family dwellings as Community Housing Units, the Applicant is requesting waivers to the requirements for:

- Lot width, size, and density in the LR-2 Zoning District; and
- The number of units served by a private street.

Hearing: March 6, 2023

Applicant: Darin and Kathleen Barfuss

Location: 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E)

Zoning/Size: Limited Residential (LR-2); 1.02 acres (44,431 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners and public agencies on February 15, 2023. Onsite Notice was posted on Monday, February 27, 2023.

Application: The Applicant seeks to subdivide Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) into eight (8) lots for single-family dwelling units, to be known as Star Light Lane Subdivision. The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District.

Amenities Proposed: Chapter 17.10.030.I General Requirements, Amenities, requires that each Planned Unit Development Application provide one (1) or more amenities. Community Housing is listed as an eligible amenity and defined in the Hailey Municipal Code as such:

Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

Within the proposed Star Light Lane Subdivision, the Applicant is offering to designate four (4) of the single-family dwellings as Community Housing Units to local full-time employees, local employers, or local community housing providers. Specifically, the draft PUD Agreement defines the eligible purchasers as such:

- 4.1.1 Local Full-Time Employee: A person who has been a full-time resident of Blaine County, employed, and physically working in Blaine County for at least one (1) year. Employment in Blaine County must entail a minimum of 1,500 hours worked per calendar year shared between one (1) or more Local Employers. Full-Time Employees may have breaks in employment due to a temporary physical or mental disability, acting as primary caretaker of a disabled relative or child, extended vacation that does not exceed six months every six years, or full-time education or training.
- 4.1.2 Local Employer: An organization that is physically located and operating in Blaine County. A local employer must pay wages or a salary to one (1) or more people who reside in Blaine County.
- 4.1.3 Local Community Housing Provider: An official organization that is dedicated to the cause of creating, securing, or coordinating housing for full-time employees and employers local to Blaine County.

While the proposed PUD would allow the Community Housing Units to be sold, refinanced, and resold at market value, a deed covenant would restrict sale to purchasers based on the eligibility criteria specified above. Modeled by the Vail InDeed program and exemplified as a Condition of Approval for the River Lane project, this type of deed covenant does not involve price appreciation caps, income limits, monthly rental rate limits, nor household size requirements. This model for a deed covenant resembles the Blaine County Housing Authority's (BCHA) "Section L" Income Category. Per Section L, certain BCHA units are available based on "No Income Limit but [the stipulation that a member of the household] must be a full-time resident of Blaine County" (see BCHA's [2020 Community Housing Guidelines, page 2](#)). Similarly, Community Housing units owned and managed by local employers support housing accessibility for our local workforce and community members.

Both the eligibility criteria for purchasers and the proposed type of deed covenant aligns with the City's longstanding and urgent housing goals. The Hailey Comprehensive Plan speaks to the economic, environmental, and social benefits of increasing housing accessibility for the local workforce and community members. Specifically, Section 8: Housing of the Comprehensive Plan states:

- "If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses";
- "Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt; and
- "Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity" (Section 8: Housing, page 38).

Additionally, the Plan references mechanisms that encourage or support housing accessibility, including land use planning and housing programs that provide a diversity of unit types for households with varying needs. In recent years, the City has sought to diversify Hailey's housing stock by planning for townhouse, duplex, cottage, accessory dwelling, tiny homes on wheels, co-living dwelling, as well as Community Housing units. Variety in the unit types and eligibility stipulations of Hailey's Community Housing is also important. As stated by the Plan, "the types and methods of providing community housing should be re-examined, but the ongoing need for affordable homes – whether for rent or for sale – remains an important challenge" (Section 8: Housing, page 38).

While market home prices continue to exceed affordability standards for working families in the community—even for families earning above the Area Medium Income— Staff welcomes the Applicant's proposed amenity: four (4) new single-family Community Housing units. Additionally, Staff finds the proposed amenity to be commensurate with the requested waivers and modifications of the zoning and subdivision requirements.

Waivers Requested: Chapter 17.10.040: Developer Benefits, allows for the request of modifications or waivers of zoning and subdivision requirements. In turn for offering Community Housing Units, the Applicant requests waivers to:

- Waiver of the lot width, size, and density for the Limited residential (LR-2) Zoning District (Section 17.04B.050); and
- Waiver of the PUD requirement for number of units served on a private street (Section 16.04.020).

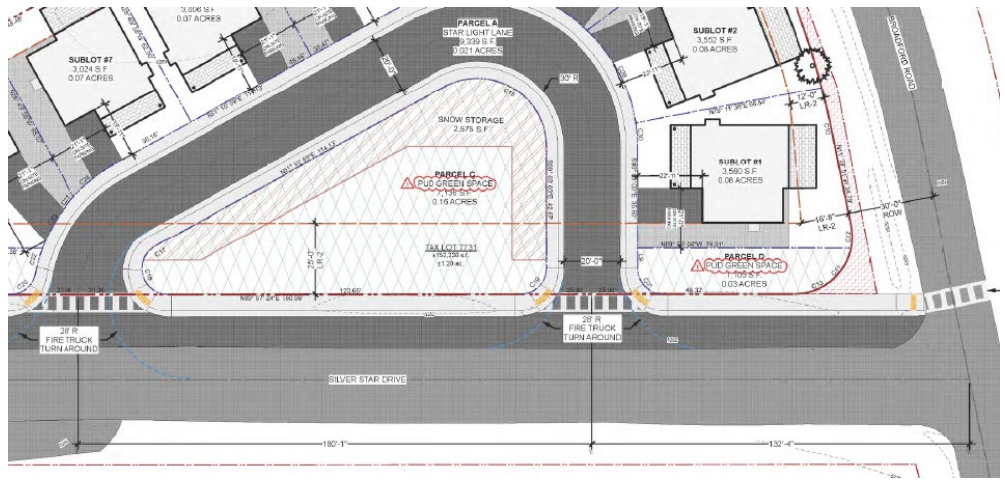
Regarding the bulk requirements of the LR-2 Zoning District, the Applicant requests waivers to:

- The LR-2 minimum lot width of seventy-five feet (75'),
- The LR-2 minimum lot size of 12,000 square feet, and
- The maximum allowed density, which amounts to three (3) primary residences on this site.

Specifically, the Applicant proposes eight (8) primary residences—a 166% density bonus. While an underlying density for LR-2 is not explicitly identified in the Hailey Municipal Code, it can be deduced by the size of the parcel and minimum lot size. Regarding lot size, the proposed lots range between 3,006 and 4,878 square feet in size—approximately 33% of the LR-2 minimum lot size. The widths of six (6) of the proposed lots range between approximately thirty-five (34.79') and sixty-eight (67.81') feet, while the remaining two lots are compliant with widths of approximately eighty-eight (88.28') and ninety-two feet (91.69').

Lastly, the Applicant requests a waiver to the maximum number of residences allowed to be served by a private street. Specifically, the Applicant proposes to exceed the maximum by three (3) residences, totaling to eight (8) single-family residences served by the private street.

Procedural History: The Applicant submitted a Planned Unit Development Application, in tandem with a Preliminary Plat Application, on December 12, 2022. The Hailey Planning and Zoning Commission will consider the applications and hold a Public Hearing on March 6, 2023 in-person at City Hall and virtually via GoTo Meeting.

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		<i>The proposed PUD site is 1.02 acres or 44,431 square feet in size and, therefore, compliant with this standard.</i>
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		<i>The parcel is in ownership of Darin and Kathleen Barfuss.</i>
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:
	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		<p><i>The proposed project is located on the existing public street, Silver Star Drive, at the intersection with Broadford Road. The Applicant proposes to build a u-shaped private street on Silver Star Drive, to serve the single-family lots. While the drawings do not depict the minimum size of a private street, the applicant has agreed to increase the width from twenty feet (20') to thirty-six feet (36'). Renderings will be provided at a subsequent hearing.</i></p>  <p><i>In addition to a sidewalk on the private street and sidewalk improvements on the Silver Star Drive frontage, the Applicant included striping for a crosswalk at the intersection with Broadford Road. Rather than provide an island of sidewalks, the City's Public Works Department would prefer that the Applicant construct a section of the shared-use path planned for Broadford Road. The shared-use path is constructed up to Stoney Cove Road, and South River Street improvements are anticipated in the next few years. It is strongly preferred by Staff that the Applicant play a role in providing bicycle and pedestrian connectivity along Broadford Road.</i></p>

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	<i>See above, Section 17.10.030.C.1.a for more detail on the proposed sidewalks and requested pedestrian infrastructure.</i>
C.1.c	Water main lines and sewer main lines shall be designed in the most effective layout feasible.
Staff Comments	<i>Water and wastewater services are readily available. The proposed connections have been approved by Public Works Staff and are analyzed in the attached Preliminary Plat Staff Report.</i>
C.1.d	Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
Staff Comments	<i>Water and wastewater services are readily available. The proposed connections have been approved by Public Works Staff and are analyzed in the attached Preliminary Plat Staff Report.</i>
C.1.e	Park land shall be most appropriately located on the Contiguous Parcels.
Staff Comments	<i>The proposed preliminary plat exceeds the required 9,653 square feet of green space, which has been analyzed further in the attached Preliminary Plat Staff Report. The Applicant is proposing green space along the Silver Star Drive frontage.</i>
C.1.f	Grading and drainage shall be appropriate to the Contiguous Parcels.
Staff Comments	<i>A Grading and Drainage Plan has been submitted and is being reviewed by the City Engineer.</i>
C.1.g	Development shall avoid easements and hazardous or sensitive natural resource areas.
Staff Comments	<i>N/A – No hazardous nor sensitive natural resource areas exist onsite.</i>
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	<i>The PUD Agreement has been submitted and is currently under review by the City Attorney. This agreement will be recorded as part of the Planned Unit Development Application, if approved by the City Council.</i>
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	<i>As proposed, the single-family dwellings are south-facing, maximizing solar access to the buildings and roofs. The Applicant is further proposing to prewire each home for future solar installations to promote energy efficiency and minimize energy consumption.</i>
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	<i>The Applicant is revising the proposed preliminary plat to expand the private street to be thirty-six feet (36') wide and comply with International Fire Code (IFC) regulations. A waiver is requested for the number of units served on a private street (Section 16.04.020); the Applicant plans for eight (8) lots to be accessed by the private street, exceeding the maximum allowed number by three (3) residences.</i>
F.	Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.
Staff Comments	<i>All utilities will be underground.</i>

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		N/A – The proposed project is not located adjacent to public lands.				
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		While the proposed PUD does not encompass a pathway, City Staff requests that the Applicant construct a section of the shared-use path planned for Broadford Road instead of their proposed pedestrian facilities -- sidewalk improvements on Silver Star Drive, sidewalks along the private street, and a crosswalk across Broadford Road. The Broadford shared-use path is constructed up to Stoney Cove Road, and South River Street improvements are anticipated in the next few years. It is strongly preferred by Staff that the Applicant play a role in the City incrementally closing the gap and providing bicycle and pedestrian connectivity along Broadford Road.				
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	<div>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:</div> <table><tr><td>For residential PUDs</td><td>A minimum of .05 acres per residential unit.</td></tr><tr><td>For non-residential PUDs</td><td>A minimum of 15% of the gross area of the proposed PUD.</td></tr></table>	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.
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		N/A – The Applicant is providing Community Housing as an amenity.				
	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		N/A – The Applicant is providing Community Housing as an amenity.				
	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		N/A – The Applicant is providing Community Housing as an amenity.				
	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		N/A – The Applicant is providing Community Housing as an amenity.				
	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 – The Applicant is providing Community Housing as an amenity.				
	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 – The Applicant is providing Community Housing as an amenity.				

	I.7	Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.
Staff Comment		<p><i>The Applicant is proposing to designate half or four (4) of the single-family residences as Community Housing Units. As described at the start of this report and permitted by the portion of the standard that grants the Commission and Council flexibility, City Staff and the Applicant have negotiated that the single-family Community Housing Units be sold:</i></p> <ul style="list-style-type: none"> - <i>To local, full-time employees, local employers, or local community housing providers, as defined in the PUD Agreement;</i> - <i>at market value yet with a deed restriction at time of sale.</i> <p><i>Both the eligibility criteria for purchasers and the deed restriction stipulation support the City's longstanding and urgent housing goals. Additionally, City Staff finds them to be commensurate with the requested waivers and modifications of zoning and subdivision requirements.</i></p> <p><i>Specifically, the draft PUD Agreement defines the eligible purchasers as such:</i></p> <ul style="list-style-type: none"> - 4.1.1 <u>Local Full-Time Employee:</u> <i>A person who has been a full-time resident of Blaine County, employed, and physically working in Blaine County for at least one (1) year. Employment in Blaine County must entail a minimum of 1,500 hours worked per calendar year shared between one (1) or more Local Employers. Full-Time Employees may have breaks in employment due to a temporary physical or mental disability, acting as primary caretaker of a disabled relative or child, extended vacation that does not exceed six months every six years, or full-time education or training.</i> - 4.1.2 <u>Local Employer:</u> <i>An organization that is physically located and operating in Blaine County. A local employer must pay wages or a salary to one (1) or more people who reside in Blaine County.</i> - 4.1.3 <u>Local Community Housing Provider:</u> <i>An official organization that is dedicated to the cause of creating, securing, or coordinating housing for full-time employees and employers local to Blaine County.</i>
	I.8	Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.
Staff Comment		<i>As described above, the Applicant is offering to deed restrict and designate 50% of the PUD's dwellings as Community Housing Units.</i>
	I.9	Real Property: Dedication or conveyance of real property or an interest in real property to the city.
Staff Comment		<i>N/A – The Applicant is providing Community Housing as an amenity.</i>
	I.10	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		N/A – The Applicant is providing Community Housing as an amenity.			
	I.11	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		N/A – The Applicant is providing Community Housing as an amenity.			
	I.12	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		N/A – The Applicant is providing Community Housing as an amenity.			
	I.13	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		N/A – The Applicant is providing Community Housing as an 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		In turn for offering Community Housing Units, the Applicant requests waivers to: <ul style="list-style-type: none">• Waiver of the minimum lot width, size, and density for the Limited residential (LR-2) Zoning District (Section 17.04B.050); and• Waiver of the PUD requirement for number of units served on a private street (Section 16.04.020).			
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: Hailey’s Municipal Code does not specify an underlying density for the LR-2 Zoning District. However, it does specify a minimum lot size, to which the Applicant has requested a waiver.. The site of the proposed PUD is 1.02 acres or approximately 44,431 square feet in size. As such, the LR-2 Zoning District permits three (3) lots of approximately 14,810 square feet in size and a total of three (3) primary dwelling units by-right, on the site.. Under the proposed PUD amenities and waivers/modifications, the Applicant is proposing a total of eight (8) dwelling units— marking a 166% increase to the maximum allowed density. In other words, the Applicant is requesting a 166% density bonus.			
	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		<i>N/A</i>
	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		<i>N/A</i>
	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		<i>City Staff seeks feedback from the Commission and Council on their request for the Applicant to construct a section of the Broadford shared-use path. The Broadford shared-use path is constructed up to Stoney Cove Road, and South River Street improvements are anticipated in the next few years. It is strongly preferred by Staff that the Applicant play a role in the City incrementally closing the gap and providing bicycle and pedestrian connectivity along Broadford Road.</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
	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		<i>N/A</i>
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		<i>City Staff finds the proposed benefits commensurate with the requested waivers and presumed increase in the parcel's density, or units per acre. All the same, Staff recommends that the Commission and Council analyze the proposed Community Housing and speculative multimodal amenities and benefits with the purpose and intent of this chapter, as well as with the longstanding goals of the City's Comprehensive Plan</i>
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		<i>N/A – No density transfer is requested.</i>
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	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
B.	Number of Units: The number of units to be built in each submission.
Staff Comment	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
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	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
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	<i>N/A – The Applicant is not proposing a phased development, nor is City Staff requesting it.</i>
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	<i>While the Applicant has proposed sidewalk improvements along the frontage of the public street Silver Star Drive, City Staff would prefer for the Applicant to construct a section of the Broadford shared-use path. The Broadford shared-use path is constructed up to Stoney Cove Road, and South River Street improvements are anticipated in the next few years. It is strongly preferred that the Applicant play a role in the City incrementally closing the gap and providing bicycle and pedestrian connectivity along Broadford Road. Staff requests direction from the Commission and Council.</i>
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.	
A.	Standards of Evaluation
	A.1 The proposed development can be completed within one (1) year of the date of approval or phase 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	<i>This standard shall be met within the standard timeline of a Building Permit, or 548 days. This has been added as a Condition of Approval.</i>
	A.2 The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;
Staff Comment	<i>The existing public streets, Silver Star Drive and Broadford Road, are adequate to carry the residential traffic generated from the eight (8) additional units. City Staff is working with the Applicant to improve the proposed private street to comply with City and IFC requirements.</i>
	A.3 The PUD will not create excessive additional requirements at public cost for public facilities and services;
Staff Comment	<i>No excessive costs are anticipated from this project.</i>
	A.4 The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;
Staff Comment	<i>Utility services are available and are adequate to service the density proposed.</i>
	A.5 The development plan incorporates the site's significant natural features;
Staff Comment	<i>The site is empty and flat, it does not contain any natural features worthy of protection.</i>

	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		<i>N/A – No phases are proposed.</i>
	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		<i>Please refer to Section I of this report for further details.</i>
	A.8	All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and
Staff Comment		<i>All exterior lighting will be compliant, this has been made a Condition of Approval.</i>
	A.9	The proposed PUD Agreement is acceptable to the applicant and the City.
Staff Comment		<i>A draft PUD Agreement has been submitted and is attached. The City Attorney is currently reviewing the PUD Agreement, and comments, if any, will be brought to the hearing.</i>

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 proposed development is subject to Subdivision approval by the Hailey City Council.
2. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
3. Waivers are hereby granted as follows:
 - Waiver of the minimum lot width, size, and density for the Limited residential (LR-2) Zoning District (Section 17.04B.050); and
 - Waiver of the PUD requirement for number of units served on a private street (Section 16.04.020).
4. In exchange for the waivers granted, the Applicant shall provide community benefits through the provision of Community Housing Units:
 - a) Developer will designate four (4) of the eight (8) single-family residential units for sale to the eligible purchasers: local employees, local employers, and local housing providers, as defined by the Planned Unit Development Agreement.
 - b) The four (4) Community Housing Units shall be deed restricted prior to sale.
5. The proposed development can be completed within the standard timeline of a Building Permit, or 548 days.

Motion Language:

Approval: Motion to recommend for approval by the Hailey City Council the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision on Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to the Conditions of Approval, 1-5, noted above.

Denial: Motion to deny the Planned Unit Development (PUD) Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision on Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning

District, 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 provide the reason why each identified standard is not met].

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

STAR LIGHT LANE SUB

DECEMBER 9th, 2022
1371 SILVER STAR DRIVE
HAILEY ID, 83333



EXTERIOR PERSPECTIVE

SHEET INDEX

- CS1 COVER SHEET
- CS2 CODE COMPLIANCE
- 01 PRELIMINARY PLAT
- 02 PRELIMINARY PLAT/SUBLOTS
- 0010 GENERAL NOTES
- 0020 SITE SURVEY
- 010 SITE PLAN AND PROFILE
- 0120 DETAILED GRADING PLAN
- 0130 DETAILED GRADING PLAN
- 0140 ROAD AND DRAINAGE DETAILS
- 0141 ROAD AND DRAINAGE DETAILS
- 0200 UTILITY LAYOUT AND SEWER PROFILE SHEET
- 0220 DETAIL SHEET
- 021 DETAIL SHEET
- L-10 SITE PLAN
- L-20 LANDSCAPE PLAN
- A-1 GROUND LEVEL/UPPER LEVEL FLOOR PLAN
- A-2 ROOF PLAN/BUILDING SECTION
- A-3 EXTERIOR ELEVATION
- A-4 EXTERIOR PERSPECTIVES
- A-5 MATERIAL BOARD

PROJECT TEAM

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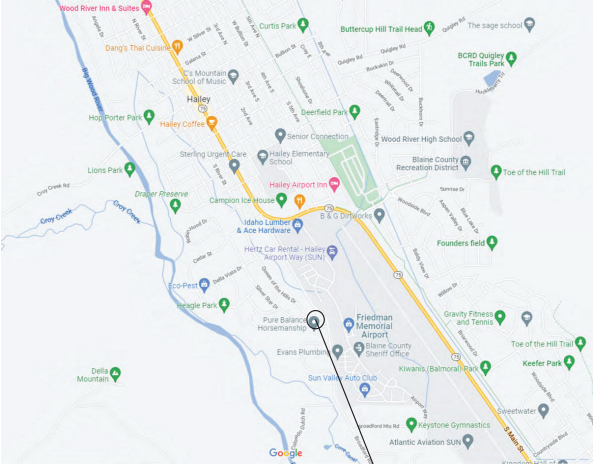

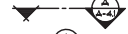


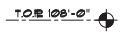





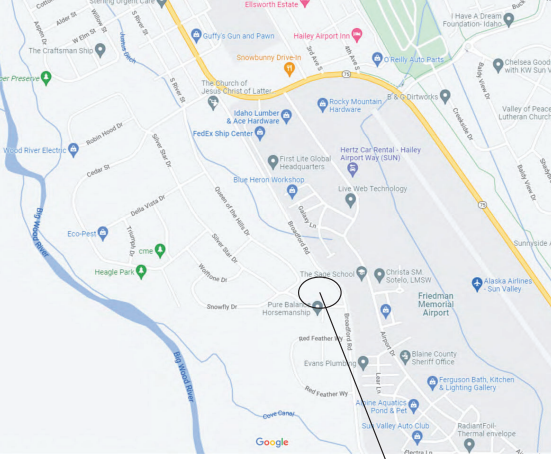
PUD APPLICATION SET
DECEMBER 9th, 2022

JOB #:	00322
PLOT DATE:	12/9/22
DESIGN REVIEW:	
PERMIT:	
CONSTRUCTION:	
REVISIONS:	
△	PUD APPLICATION 12/9/22
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CS1

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STAR LIGHT LANE SUB
DECEMBER 9th, 2022
1371 SILVER STAR DRIVE
HAILEY ID, 83333

<p>CODE COMPLIANCE:</p> <p>1. MECHANICAL SYSTEMS AND VENTING TO REFLECT COMPLIANCE W/ THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2018 INTERNATIONAL MECHANICAL CODE.</p> <p>2. PLUMBING VENTING TO REFLECT COMPLIANCE W/ 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>3. ALL ELECTRICAL SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2017 NFPA 70.</p> <p>ROOFING: • ALL ROOFING SHALL COMPLY WITH CHAPTER 10 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.</p> <p>STAIRWAYS: • ALL STAIRWAYS SHALL COMPLY WITH SECTION 1010 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.</p> <p>BUILDING ENVELOPE: • SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>LIGHTING EQUIPMENT: • SHALL COMPLY WITH SECTION 1401 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>ATTC ACCESS: • SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>CHIMNEYS AND FIREPLACES: • ALL CHIMNEYS AND FIREPLACES SHALL COMPLY WITH CHAPTER 10 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND SECTION 402.4.2 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>GLASS AND GLAZING: • SHALL COMPLY WITH SECTION 702 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.</p> <p>PLUMBS: • SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.</p> <p>CRAWLSPACE VENTING: • SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.</p> <p>LIVING SPACE VENTILATION: • SHALL HAVE A RECOMMENDED AIR EXCHANGE OF 36 EXCHANGES PER HOUR. VERIFY WITH THE MECHANICAL SYSTEM.</p> <p>SOUND ISOLATION/TRANSMISSION: • SHALL COMPLY WITH SECTION 702 AND SECTION 1001 OF THE 2018 INTERNATIONAL BUILDING CODE.</p>	<p>GENERAL NOTES:</p> <p>NOTE:</p> <p>1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.</p> <p>2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.</p> <p>3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.</p> <p>4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.</p> <p>5. ALL CONSTRUCTION MUST MEET OR EXCEED ALL LOCAL AND NATIONAL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING AN AUTHORIZED BUILDING PERMIT AND NOTIFYING THE CITY OF HAILEY BUILDING DEPARTMENT, STATE ELECTRICAL, MECHANICAL, AND PLUMBING INSPECTORS FOR APPROPRIATE SITE INSPECTIONS.</p> <p>6. THE CONTRACTOR IS TO COORDINATE WORK TO MINIMIZE CONFLICTS WITH EXISTING LANDSCAPING TO PREVENT DAMAGE.</p> <p>7. THE CONTRACTOR IS TO COORDINATE DISPOSAL OF EXISTING WASTE, APPLICATION MATERIAL, AND TRASH. ALL MATERIAL MUST BE DISPOSED OF IN A SAFE AND PROFESSIONAL MANNER.</p> <p>8. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSIDERED AS SUPERVISION OF ACTUAL CONSTRUCTION. NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR THEIR EMPLOYEES.</p> <p>9. THE ARCHITECT HAS NOT BEEN COMPENSATED OR RETAINED TO PROVIDE RETAILING FOR WATERPROOFING AND ENVELOPE PENETRATIONS.</p> <p>10. ANY DEFERRED ITEMS ARE THE RESPONSIBILITY OF THE OWNER & GENERAL CONTRACTOR TO PROVIDE SPECIFICATIONS & DOCUMENTATION NEEDED FOR CONSTRUCTION. THE DOCUMENTS PROVIDED ARE BASED ON LIMITED ARCHITECTURAL SERVICE.</p> <p>11. ALL HYDRANT HEAT TUBING AND CONCRETE MIX IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB CONTRACTOR. ARCHITECT IS NOT RESPONSIBLE FOR CRACKING OF CONCRETE.</p>	<p>VICINITY MAP</p>  <p>SITE</p>																		
<p>ARCHITECTURAL SYMBOLS</p> <p>INTERIOR ELEVATION CALL OUT: </p> <p>SECTION REFERENCE: </p> <p>DETAIL REFERENCE: </p> <p>INTERIOR ELEVATION KEY: </p> <p>ELEVATION CALL OUT: </p> <p>NORTH ARROW: </p> <p>ROOM NUMBER: </p> <p>DOOR REFERENCE: </p> <p>WINDOW REFERENCE: </p> <p>REVISION REFERENCE: </p>	<p>BUILDING DATA</p> <p>OCCUPANCY : R3</p> <p>CONSTRUCTION TYPE : 1 WOOD FRAME</p> <table><tr><td>SQUARE FOOTAGE</td><td>PER UNIT</td><td></td></tr><tr><td>MAIN LEVEL AREA</td><td>899</td><td>#</td></tr><tr><td>UPPER LEVEL AREA</td><td>309</td><td>#</td></tr><tr><td>TOTAL LIVING</td><td>1,242</td><td>#</td></tr><tr><td>GARAGE</td><td>246</td><td>#</td></tr><tr><td>TOTAL</td><td>1,388</td><td>#</td></tr></table> <p>PROPERTY AREA : 1.25 ACRE</p> <p>LOT COVERAGE : 14.1%</p> <p>BUILDING CODE : 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE CITY OF HAILEY</p> <p>2018 INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY OF HAILEY</p> <p>2018 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE CITY OF HAILEY</p> <p>ZONING : LR-2</p> <p>PHYSICAL ADDRESS : 1371 SILVER STAR DR</p> <p>LEGAL DESCRIPTION : HAILEY PR S/2 TL 77N & TL 77N SEC 16 2N 16E</p> <p>PARCEL NUMBER : RPH1800049500</p> <p>CITY OF HAILEY BUILDING DEPARTMENT</p> <p>CITY OF HAILEY FIRE DEPARTMENT</p>	SQUARE FOOTAGE	PER UNIT		MAIN LEVEL AREA	899	#	UPPER LEVEL AREA	309	#	TOTAL LIVING	1,242	#	GARAGE	246	#	TOTAL	1,388	#	<p>NEIGHBORHOOD MAP</p>  <p>PROJECT LOCATION</p>
SQUARE FOOTAGE	PER UNIT																			
MAIN LEVEL AREA	899	#																		
UPPER LEVEL AREA	309	#																		
TOTAL LIVING	1,242	#																		
GARAGE	246	#																		
TOTAL	1,388	#																		

PUD APPLICATION SET
DECEMBER 9th, 2022

www.BlincoeArchitecture.com

Blincoe Architecture

ARCHITECT
1371 SILVER STAR DRIVE
HAILEY, IDAHO 83401
TEL: 208-759-7222
EMAIL: BLINCOE@BLINCOEARCHITECTURE.COM

BA

LICENSED ARCHITECT
AR 004802

CHAD E. BLINCOE
STATE OF IDAHO

STAR LIGHT LANE SUB
1371 SILVER STAR DRIVE
HAILEY, ID 83333

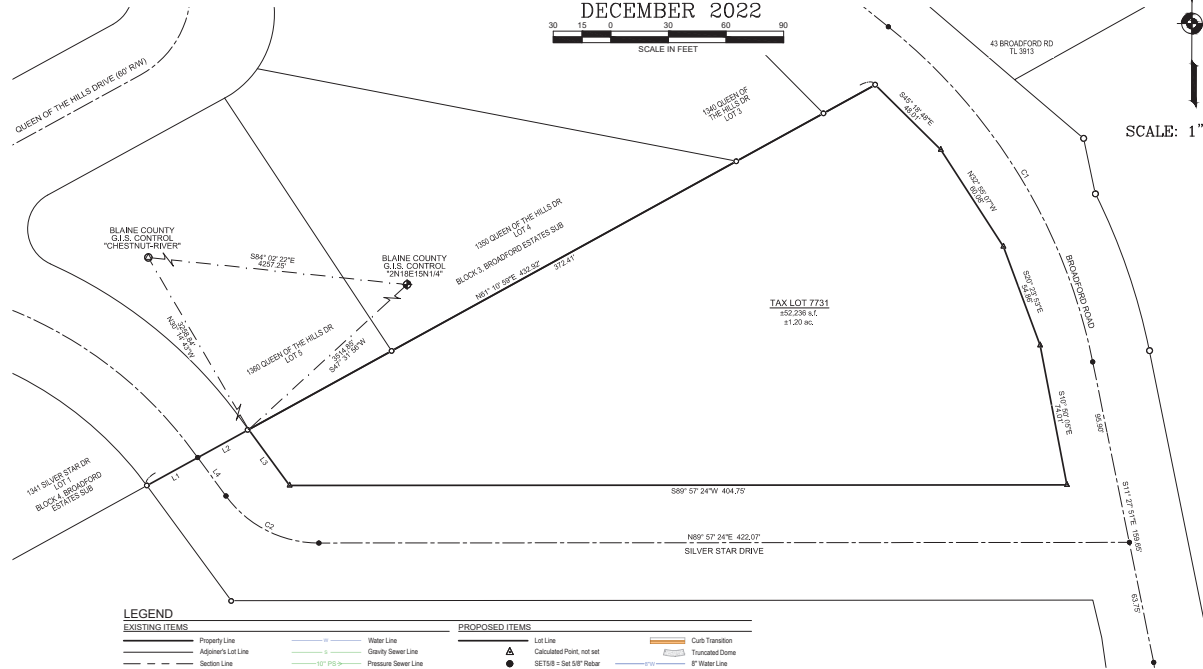
JOB #:	00332
PLOT DATE:	12/9/22
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PERMIT:	
CONSTRUCTION:	
REVISIONS:	
△	PUD APPLICATION 12/9/22
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CS2

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A PRELIMINARY PLAT SHOWING STAR LIGHT LANE SUBDIVISION

WHEREIN TAX LOTS 7731 & 7732 ARE SUBDIVIDED
LOCATED WITHIN SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
DECEMBER 2022



LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Section Line
- Monument, Section Corner
- FGAC = Found Aluminum Cap
- FGSR = Found 5/8" Riser
- FGDZ = Found 1/2" Water
- 5" Contour Interval
- 1" Contour Interval
- FWC = Fence Line
- Building
- ESR = Asphalt

- Water Line
- Gravity Sewer Line
- Pressure Sewer Line
- Buried Power Line
- CT = Conifer Tree
- GMK = Gas Marker
- SMH = Sanitary Sewer Manhole
- WTR MH = Blow-off Hydrant
- WTRV = Water Meter
- WV = Water Valve
- VB = Valve Box
- PHBCK = Telephone Riser
- PRCK = Power Pole
- TV = Television Box

PROPOSED ITEMS

- Lot Line
- Calculated Point, not set
- SETSR = Set 5/8" Riser
- 5" Contour Interval
- 1" Contour Interval
- Building
- Asphalt
- Landscaping
- Patio
- Cross Walk
- Sidewalk
- 6" Vertical Curb & Gutter
- 6" Rolled Curb & Gutter
- Zero Recess Curb & Gutter
- 6" Vertical Curb
- Curb Transition
- Truncated Dome
- 6" Water Line
- 6" Water Line
- Fire Hydrant
- Water Meter / Service
- Water Valve
- Water Fittings
- Gravity Sewer Main
- Gravity Sewer Service
- Sanitary Sewer Manhole
- Storm Sewer
- Drywell
- Landscape Drywell
- Catch Basin

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



MARK E. PHILLIPS, P.L.S. 16670

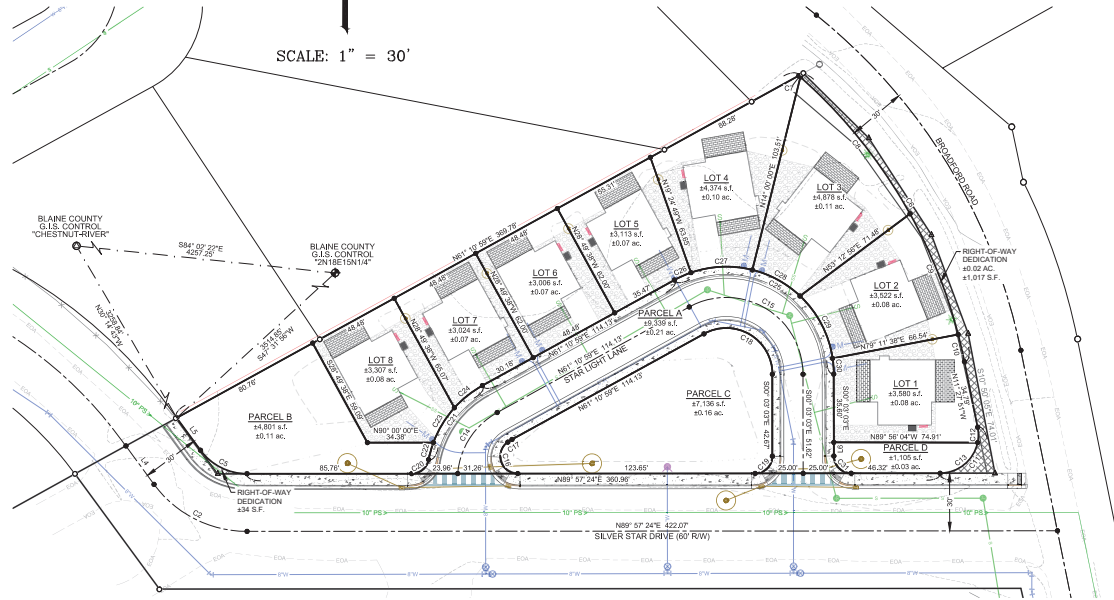
STAR LIGHT LANE SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO

1 OF 3
Job No. 8337

A PRELIMINARY PLAT SHOWING STAR LIGHT LANE SUBDIVISION DECEMBER 2022



SCALE: 1" = 30'



Line Table		
Line #	Length	Direction
L1	30.26'	N61°10'59"E
L2	30.26'	N61°10'59"E
L3	36.10'	S36°16'06"E
L4	24.81'	S36°16'06"E
L5	20.89'	S36°16'06"E
L6	7.11'	S00°03'03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	208.62'	300.00'	39°50'34"	N31°23'08"W	204.44'
C2	56.31'	60.00'	53°46'30"	S63°09'21"E	54.27'
C5	28.16'	30.00'	53°46'30"	S63°09'21"E	27.13'
C6	175.19'	270.00'	37°10'34"	N30°03'08"W	172.13'
C7	1.12'	270.00'	9°14'14"	N44°31'18"W	1.12'
C8	91.69'	270.00'	19°27'23"	N38°40'30"W	91.26'
C9	67.81'	270.00'	14°23'21"	N21°45'08"W	67.63'
C10	14.58'	270.00'	3°05'36"	N13°00'39"W	14.58'
C11	35.40'	20.00'	101°29'10"	N39°14'48"E	30.96'
C12	8.05'	20.00'	23°03'07"	N0°03'42"E	7.89'
C13	27.36'	20.00'	78°22'08"	N50°46'20"E	25.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	39.49'	40.00'	56°30'43"	S32°56'38"W	37.87'
C15	82.89'	40.00'	116°49'01"	N69°24'30"W	68.87'
C16	22.78'	9.00'	140°00'10"	S17°32'31"E	17.17'
C17	2.61'	24.00'	6°13'25"	S68°04'17"W	2.61'
C18	49.73'	24.00'	118°42'58"	N69°27'56"W	41.30'
C19	14.14'	9.00'	90°00'27"	N44°57'11"E	12.73'
C20	12.43'	9.00'	79°06'11"	S50°24'18"W	11.46'
C21	49.19'	56.00'	50°19'43"	S36°01'08"W	47.63'
C22	9.23'	56.00'	9°26'26"	N15°34'26"E	9.22'
C23	21.32'	56.00'	21°48'54"	N31°12'06"E	21.19'
C24	18.64'	56.00'	19°54'26"	N01°38'48"E	18.66'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	116.03'	56.00'	118°42'58"	N69°27'37"W	96.36'
C26	9.46'	56.00'	9°41'02"	N69°01'30"E	9.45'
C27	32.47'	56.00'	33°13'18"	N67°28'40"E	32.62'
C28	28.61'	56.00'	29°16'12"	S61°16'30"E	28.30'
C29	37.33'	56.00'	38°11'38"	S37°32'41"E	36.64'
C30	8.16'	56.00'	8°20'48"	S4°16'30"E	8.10'
C31	14.14'	9.00'	89°59'33"	N45°02'50"W	12.73'



MARK E. PHILLIPS, P.L.S. 16670

STAR LIGHT LANE SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
2 OF 3
Job No. 8337

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

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPC) AND CITY OF HALEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THIS STANDARD AND CITY OF HALEY STANDARDS.
- 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 ALL AND ANY DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITY INFORMATION. THE CONTRACTOR SHALL CALL (800-343-1569) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT REQUIRE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SLOPE AS SHOWN ON THE PLANS. SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698. THE CONTRACTOR SHALL WATER OR AIR-LAID 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.
IMMEDIATELY AFTER COMPLETION OF SUBGRADE PREPARATION PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER. LOADED WATER TRUCK, OR LOADED MUD PUMP, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL RAIDS, AND/OR AREAS NOT CAPABLE OF SUPPORTING THE WEIGHT OF THE ROLLER. IF THE ROLLER WHEELS ARE OVER 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 SURFACE, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH TYPICAL GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPC 802 (TYPE II) (STD STANDARD 703.0.4 .2"). SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 801 B1 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTHO 1-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPC 802 (TYPE I) (STD STANDARD 703.0.4 .3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTHO 1-99 OR TTD 1-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTIONS 805.810, 811 AND 811 FOR CLASS B PAVEMENT. ASPHALT CONCRETE SHALL BE 102 (1.3MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT PAVER SHALL BE FD 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE FORMING CURB COMPOUND, TYPE DOWNSIDE, UTM 111, AT THE THICKNESS SPECIFIED ON THE PLANS.
- ALL TRENCHING SHALL CONFORM TO ISPC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTHO 1-99.
- PER DAHD 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 NOT IDENTIFIED BY THE CONTRACTOR AS BEING A MONUMENT OR POINT SET IN CONTROL SURVEYS SHALL BE PROTECTED BY MARKING 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIALS TESTS AND SOI AND SOI DATA REPORTS. THE CONTRACTOR SHALL MEET WITH ISPC AND ADA COUNTY HIGHWAY DISTRICT (A&H) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.



CIVIL ENGINEER
MATT SMITHMAN, PE
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

COVER SHEET
STAR LIGHT LANE SUBDIVISION
DATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HALEY, BLAINE COUNTY, IDAHO
PREPARED FOR DARIN BARLUSS
7/18/2022 11:21 am 12642213 00:06 PM



CT
DESIGNED BY

CT
DRAWN BY

MS
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Haley, Idaho 83333
(208) 789-1705
email: galena@galena-engineering.com

[illegible]

C0.10



PREPARED FOR DARIN BARFUSS

GALENA
ENGINEERING, INC.

C0.20

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (09/30/2022).
2. Boundary information was based on Found Monumentation and Title Report. Galena Engineering, Inc. is currently waiting for deed descriptions to finalize information shown.
3. Underground utility locations are based on above ground appearances and utilities visible at the time of the survey. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has received a Title Policy. This Title Policy needs to be reviewed and any payable easements shall be added to the map according.
5. Relevant information that may be contained within a Title Policy may therefore not appear on this map and any claims or items shown herein. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included.
6. Benchmark top of 12'12" rebar (L54489) marking the northern end of the lot, elevations of 14.14. Point of Beginning shown are truncated (e.g. 62.7 is 5282.7). Vertical Datum is NAVD 83.

	Property Line
	Adjoiner's Lot Line
	Monument, Section
	FDAC = Found Alluvium
	FD5/B = Found 5/8"
	FD 1/2 = Found 1/2"
	CNTRL = Survey C
	5' Contour Interval
	1' Contour Interval
	FNC = Fence Line
	Building
	Asphalt
	Water Line
	Gravity Sewer Line
	Pressure Sewer Line
	Buried Power Line

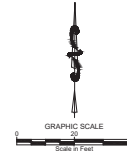
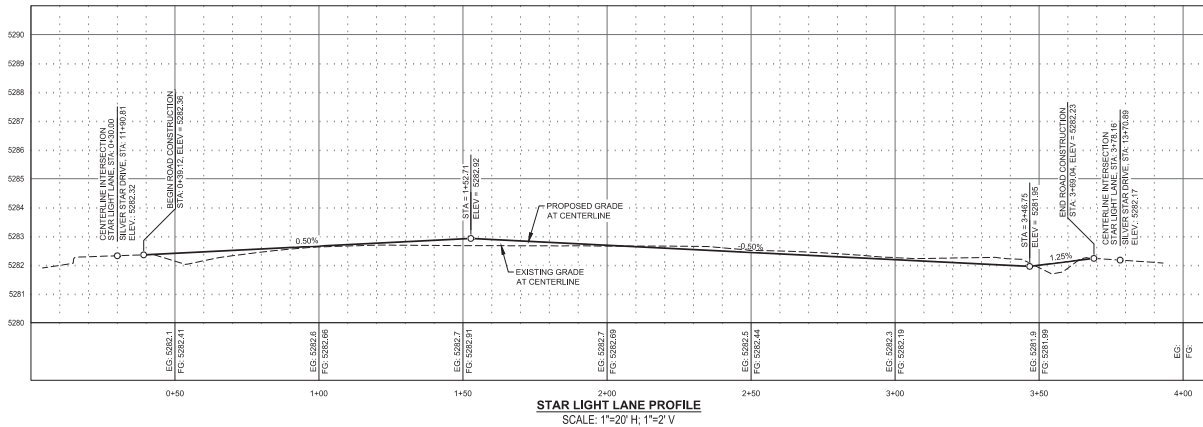
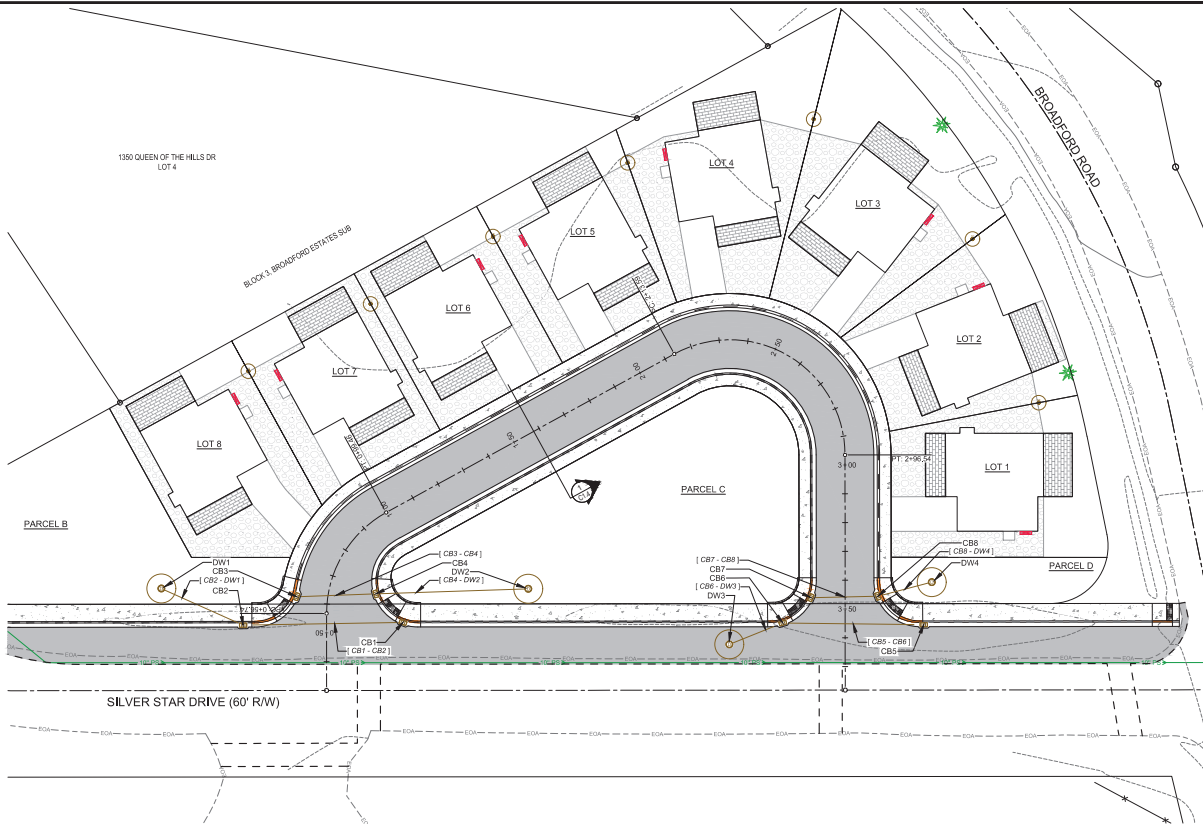
- AP = Angle Point
COR = Corner
EOA = Edge of Asphalt
IC = Illegible Cap
NC = No Cap
NG = Natural Ground
TA = Top of Asphalt
TOE = Toe of Slope
TOP = Top of Slope
- GMKR = Gas Marker
SMH = Sanitary Sewer Manhole
WTR MH = Blow-off Hydrant
WMTR = Water Meter
WV = Water Valve
VB = Valve Box
PHBXS = Telephone Riser

 CT = Conifer Tree

REVISIONS: 1. These drawings shall not be used for any project without the approval of the Engineer. 2. These drawings shall not be used for any project without the approval of the Engineer. 3. These drawings shall not be used for any project without the approval of the Engineer.

STORM DRAIN STRUCTURE TABLE					
REFERENCE DETAILS:					
1. TRENCHING: 3 & 2. SHEET C1.10					
2. CATCH BASIN: DETAIL					
3. DRYWELL: DETAIL					
STRUCTURE NAME	PIPE ELEV.	E.E. (N)	E.E. (S)	REFERENCE ALIGNMENT	STATION OFFSET
CB1	5281.97		5278.97 (12' W)	LOOP DRIVE	STA 0+53.62 O/S: 26.5 R
CB2	5281.74	5277.86 (12' E)	5277.78 (12' NW)	LOOP DRIVE	STA 0+52.67 O/S: 20.5 L
CB3	5282.02		5278.02 (12' E)	LOOP DRIVE	STA 0+61.34 O/S: 10.7 L
CB4	5281.80	5278.47 (12' W)	5278.37 (12' E)	LOOP DRIVE	STA 0+68.25 O/S: 16.1 R
CB5	5281.48		5278.48 (12' W)	LOOP DRIVE	STA 3+55.48 O/S: 27.1 L
CB6	5281.67	5277.30 (12' E)	5277.40 (12' W)	LOOP DRIVE	STA 3+54.04 O/S: 21.7 R
CB7	5281.53		5278.53 (12' E)	LOOP DRIVE	STA 3+46.06 O/S: 11.3 R
CB8	5281.58	5278.07 (12' W)	5277.97 (12' E)	LOOP DRIVE	STA 3+45.59 O/S: 11.3 L
DW1	5285.61	5277.14 (12' SE)		LOOP DRIVE	STA 0+80.28 O/S: 57.1 L
DW2	5282.90	5277.31 (12' W)		LOOP DRIVE	STA 1+29.91 O/S: 47.0 R
DW3	5282.05	5277.00 (12' E)		LOOP DRIVE	STA 3+45.24 O/S: 40.2 R
DW4	5282.10	5277.58 (12' W)		LOOP DRIVE	STA 3+40.71 O/S: 30.1 L

STORM DRAIN PIPE TABLE			
STRUCTURE TO STRUCTURE	PIPE	LENGTH	SLOPE
[CB1 - CB2]	12" ADS 14-12	55.5'	2.0%
[CB2 - DW1]	12" ADS 14-12	31.1'	2.0%
[CB3 - CB4]	12" ADS 14-12	27.5'	2.0%
[CB4 - DW2]	12" ADS 14-12	53.0'	2.0%
[CB5 - CB6]	12" ADS 14-12	48.0'	2.0%
[CB6 - DW3]	12" ADS 14-12	19.9'	2.0%
[CB7 - CB8]	12" ADS 14-12	23.2'	2.0%
[CB8 - DW4]	12" ADS 14-12	19.4'	2.0%



STAR LIGHT LANE PLAN AND PROFILE
STAR LIGHT LANE SUBDIVISION

LOCATED WITHIN SECTION 15, T2N, R1E, B1M, CITY OF HALEY, BLAINE COUNTY, IDAHO



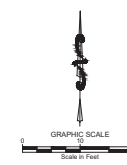
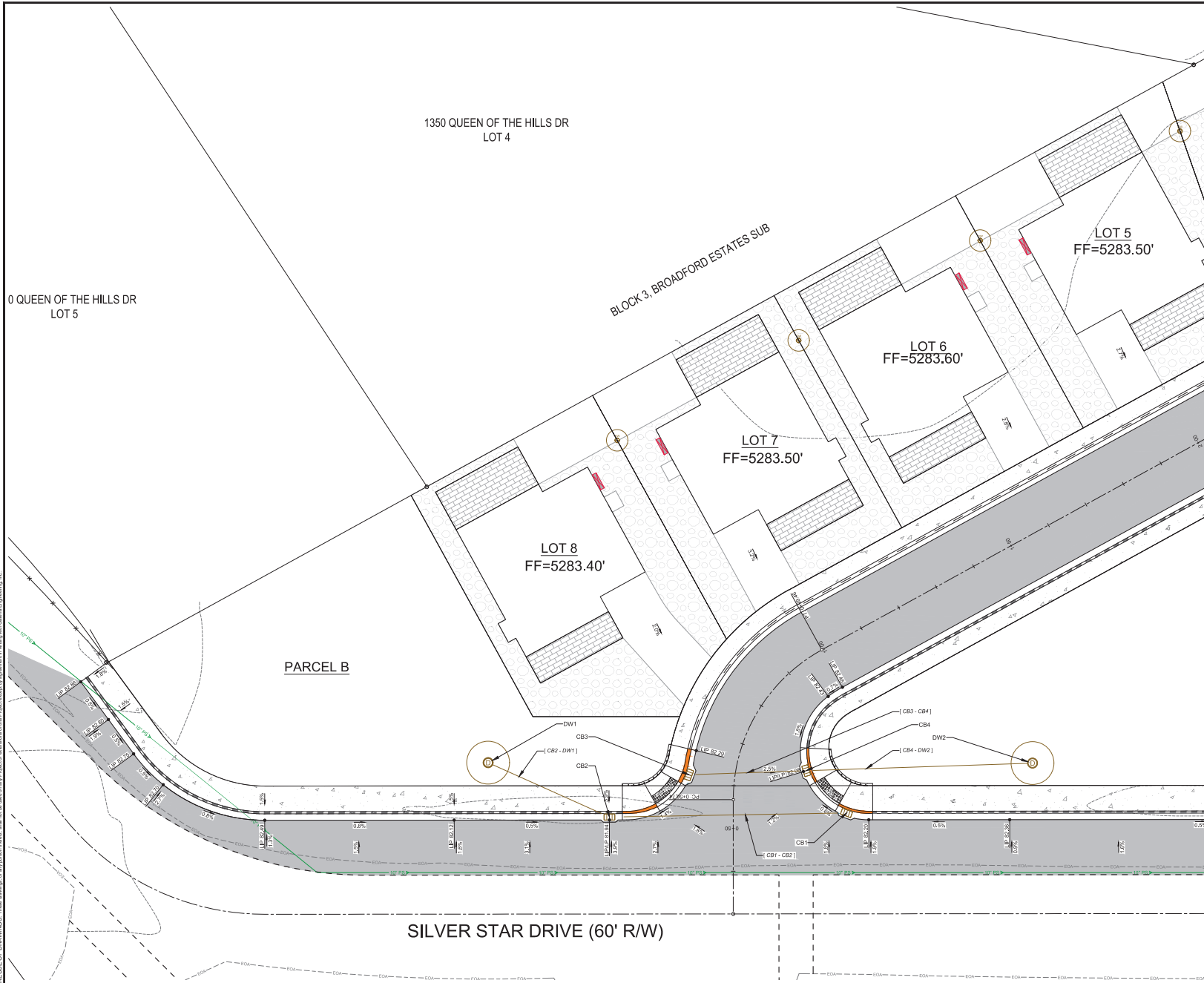
DESIGNED BY
DRAWN BY
CHECKED BY

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

REVISIONS	
NO.	DATE

C1.10

REVISIONS OF DRAWINGS: These drawings are not to be used for any purpose other than that for which they were prepared. The user assumes all liability for any use of these drawings for any purpose other than that for which they were prepared.



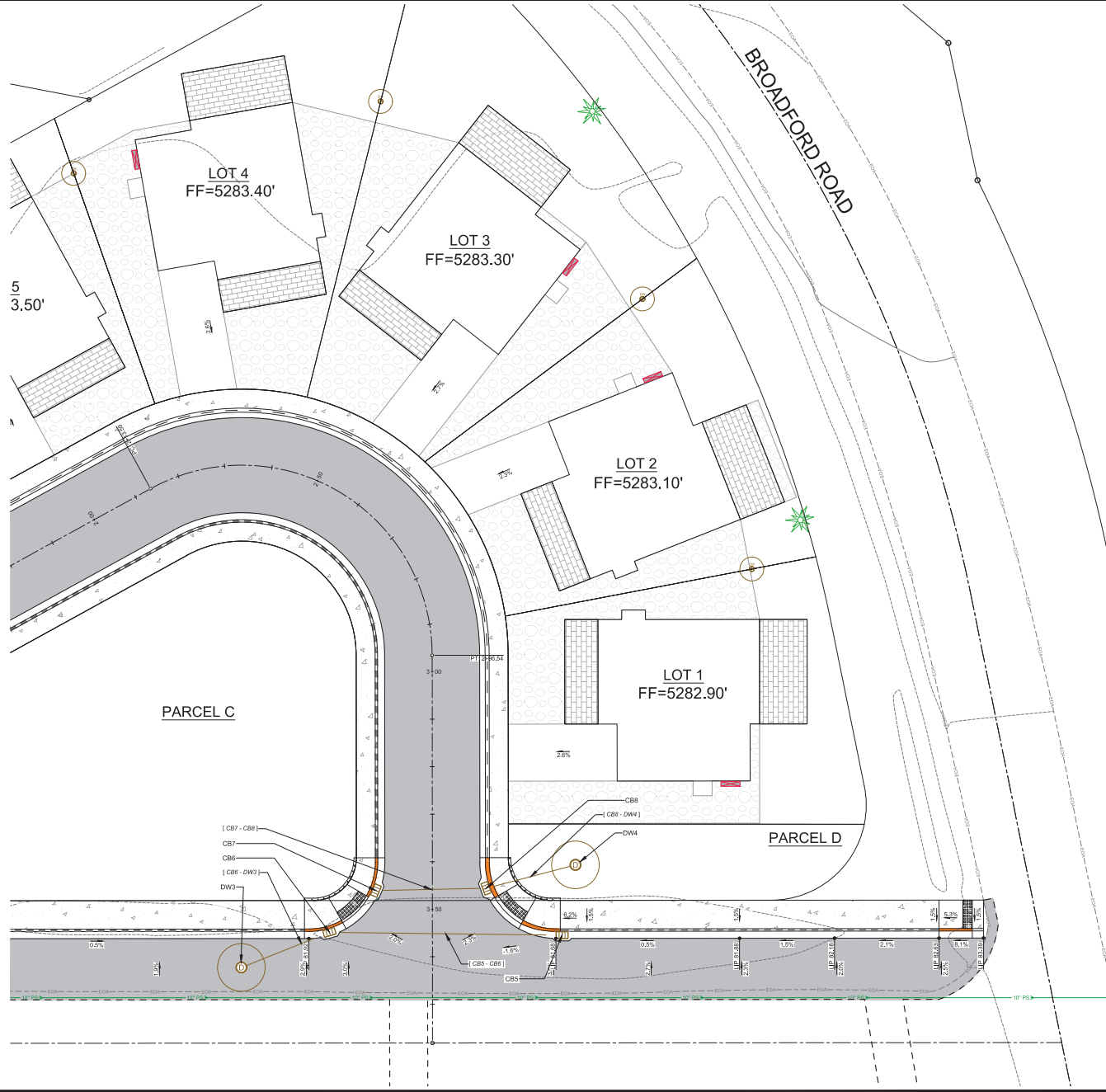
PURPOSE: ISSUE FOR PERMIT		REVISIONS
NO.	DATE	
C1.20		

GALENA
ENGINEERING, INC.
Civil Engineer & Land Surveyors
317 N. River Street
Blaine, ID 83406
(208) 786-1700
email: galena@galena-engineering.com

PROJECT INFORMATION
PROJECT: STAR LIGHT LANE SUBDIVISION
LOCATED WITHIN SECTION 15, T2N, R1E, B4, CITY OF FAIRLEY, BLAINE COUNTY, IDAHO
PREPARED FOR: GALENA ENGINEERING, INC.
DATE: 10/20/2023

DETAILED GRADING PLAN
STAR LIGHT LANE SUBDIVISION

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or for any other purpose without the approval of Galena Engineering, Inc.



DETAILED GRADING PLAN
STAR LIGHT LANE SUBDIVISION

LOCATED WITHIN SECTION 15, T2N, R18E, B1M, CITY OF FAIRLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: GARDEN CITY

PROJECT INFORMATION
PROJECT: STAR LIGHT LANE SUBDIVISION
DATE: 10/20/2023
TIME: 2:30 PM



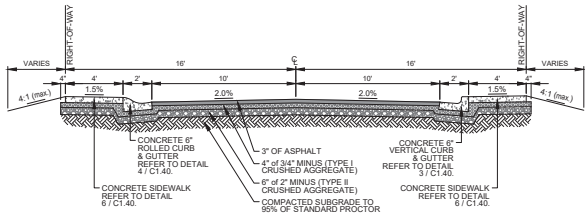
DESIGNED BY
DRAWN BY
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Fairley, Idaho 83423
(208) 786-1703
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR PERMIT
NOT DATE BY

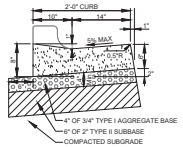
REVISIONS

C1.30



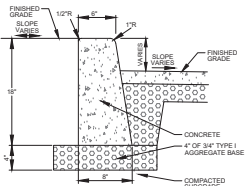
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 PRIVATE ROAD TYPICAL SECTION
N.T.S.



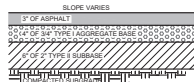
- NOTES:
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 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 12-INCH PREFORMED EXPANSION JOINT MATERIAL (ASHSTOM 213) AT TERMINAL POINTS OF RAIL.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 15-FEET MAXIMUM SPACING (8-FEET WISEWALK).
 - CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING 80-701.

5 TYPICAL CURB TRANSITION DETAIL
N.T.S.



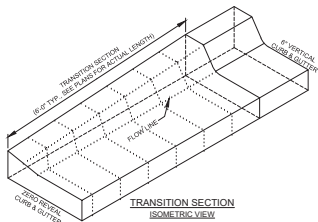
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 12-INCH PREFORMED EXPANSION JOINT MATERIAL (ASHSTOM 213) AT TERMINAL POINTS OF RAIL.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 15-FEET MAXIMUM SPACING (8-FEET WISEWALK).
 - CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING 80-701.

7 CONCRETE VERTICAL CURB
N.T.S.

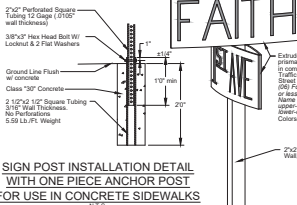


- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2 TYPICAL ASPHALT SECTION
N.T.S.



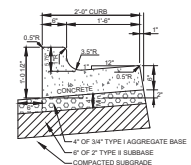
TRANSITION SECTION
ISOMETRIC VIEW



SIGN POST INSTALLATION DETAIL
WITH ONE PIECE ANCHOR POST
FOR USE IN CONCRETE SIDEWALKS
N.T.S.

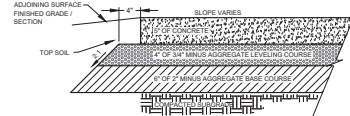
- NOTES:
- Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
 - All installations shall have 6" square concrete foundations or grouted into solid rock.

8 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)
N.T.S.



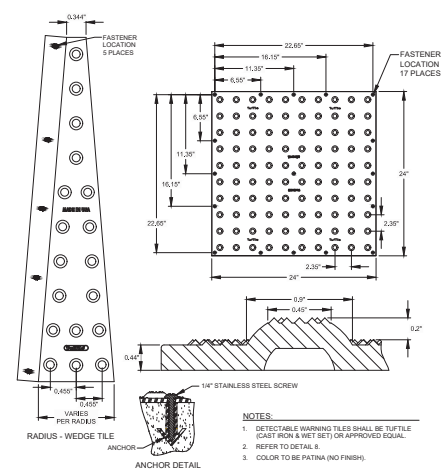
- NOTES:
- SUBBASE CAN BE 2" TYPE II OR 3" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 12-INCH PREFORMED EXPANSION JOINT MATERIAL (ASHSTOM 213) AT TERMINAL POINTS OF RAIL.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 15-FEET MAXIMUM SPACING (8-FEET WISEWALK).
 - CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING 80-701.

3 6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



- NOTES:
- INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 8 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 8 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 12" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND INSIDE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE P EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1" WIDE, 1" IN DEPTH AND FINISHED AND EGGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

6 TYPICAL CONCRETE SECTION
N.T.S.



- NOTES:
- DETECTABLE WARNING TILES SHALL BE TUFFLE CAST FROM A WET SET OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

9 DETECTABLE WARNING PLATE
N.T.S.

ROAD AND DRAINAGE DETAILS
STAR LIGHT LANE SUBDIVISION

LOCATED WITHIN SECTION 15, T.2N., R.18E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO
PROJECT INFORMATION
Prepared by: GALENA ENGINEERING, INC.
Drawing: 18.14.014.D
Date: 10/26/2018

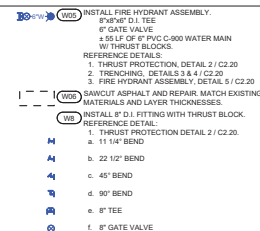
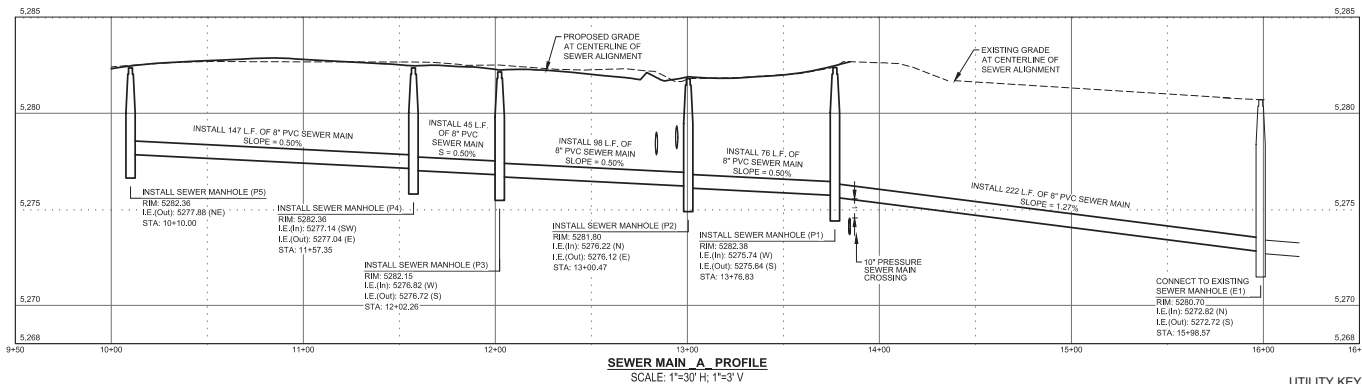
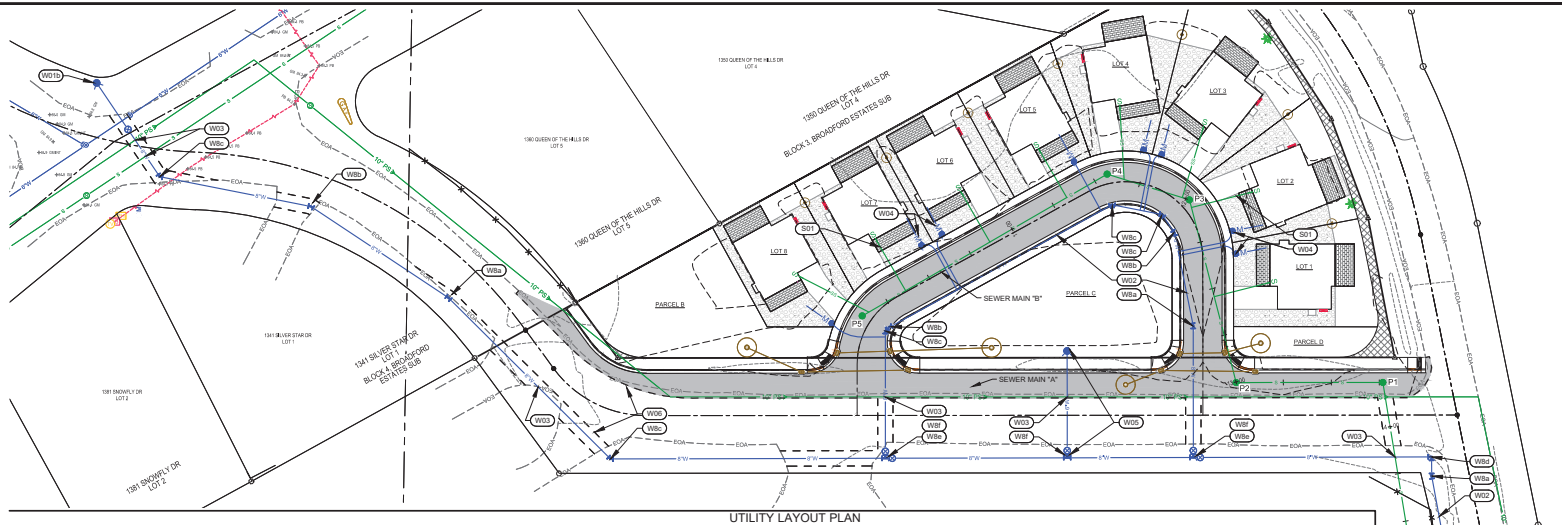


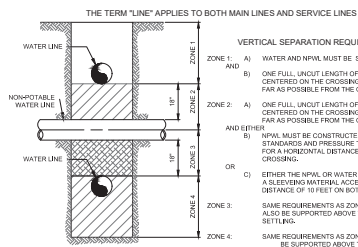
DESIGNED BY
DRAWN BY
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineer & Land Surveyors
317 N. River Street
(208) 786-1700
email: galena@galenaengineering.com

REVISIONS
NO DATE BY

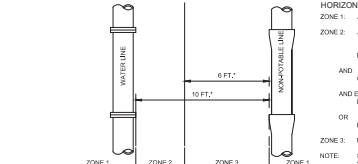
PURPOSE: ISSUE FOR PERMIT
C1.40





VERTICAL SEPARATION REQUIREMENTS

- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" B) ONE FULL LENGTH OF BOTH NPWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR APART AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL LENGTH OF BOTH NPWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR APART 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 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 NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

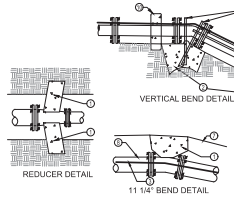


HORIZONTAL SEPARATION REQUIREMENTS

- ZONE 1: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
- ZONE 2: A) 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.
- ZONE 3: A) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 4: NOT ALLOWED WITHOUT DEG WAMER.

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 WAMER GRANTED BY DEG.

1 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION N.T.S.



VERTICAL BEND DETAIL

REDUCER DETAIL

TABLE 1				
THRUST AREA FOR HORIZONTAL BENDS**				
SOIL BEARING PRESSURE		= 2000 PSF		
PIPE SURFACE PRESSURE RATING		= 150 PSI		
SAFETY FACTOR		= 1.5		
MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*				
PIPE SIZE	TEE, PLUG OR VALVE	90° BEND	45° BEND	22.5° BENDS OR REGU
1/2"	0.8	1.1	0.8	0.5
3/4"	1.6	2.0	1.4	0.8
1"	3.2	4.5	2.4	1.2
1 1/2"	5.7	8.0	4.3	2.2
2"	8.8	12.5	6.8	3.4
2 1/2"	12.7	18.0	9.7	5.1
3"	17.3	24.5	13.3	6.8
3 1/2"	22.8	32.0	17.3	8.8
4"	28.6	40.2	21.9	11.2

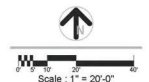


LEGEND

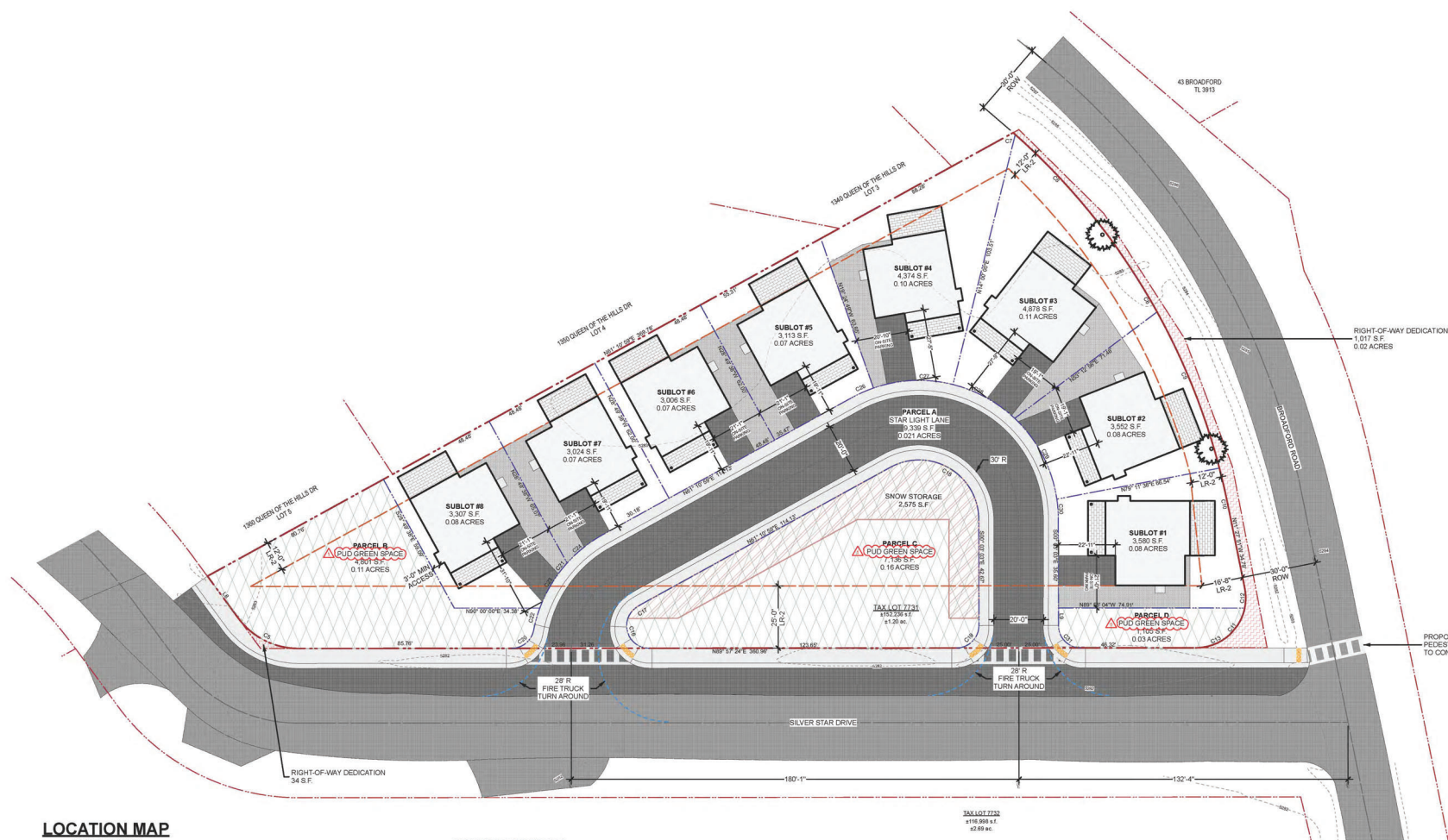
- PROPERTY LINE
- PROPOSED SUBLOT PROPERTY LINE
- SETBACK PER ZONE LR-2
- PROPOSED RIGHT-OF-WAY DEDICATION
DEDICATED TO CITY OF HAILEY PER REPLAT
- PROPOSED PUD GREENSPACE
- PROPOSED SNOW STORAGE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
-1/2" RUNNING BOND
- PROPOSED GRAVEL
-3/4" MINUS CONNECTED @ UTILITY AREAS
- PROPOSED CURB RAMP
ADA ACCESSIBLE
- EXISTING EVERGREEN TREE
-TO REMAIN

NOTES

- This plan was prepared for the express use of the Client and is not transferable to others without written consent.
- This is a Conceptual Plan only. It is subject to change and is not intended to be used as a construction document. Please refer to the record plat.
- Refer to plat notes, conditions, covenants and restrictions on original plat.
- All site & survey information based on survey(s) provided by the Client and prepared by Galena Engineering (1031022, 86337).
- All work described by these documents shall be performed in full accordance with all applicable codes, including but not limited to the following codes: Uniform Building Code, Uniform Mechanical Code, Uniform Fire Code, NFPA standards, National Electrical Code, Uniform Plumbing Code, all as adopted by City of Hailey.
- Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are corrective and have equal authority and priority.
- Contractor shall review these plans thoroughly, make a detailed site visit, and immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
- Above and below ground utility locations are approximate and must be located and verified in the field before any excavation. All regulations with regard to hand-dig setbacks must be followed.
- Prior to any site work, the Contractor, with assistance from the Landscape Architect, shall construct a durable barrier delineating the previously agreed upon LIMIT OF DISTURBANCE. All construction and related activities shall take place within this limit ONLY, with no disturbance occurring outside this limit.



SUBMISSION SET
NOT FOR CONSTRUCTION



LOCATION MAP

SCALE = 1:40000



VICINITY MAP

SCALE = 1:2000



R.O.W. DEDICATED TO CITY OF HAILEY = 1,051 S.F.

PUD GREENSPACE = 13,042 S.F.
(0.05 ACRES x 43,560 S.F.) x 8 UNITS = 17,424 S.F. REQUIRED PER CODE
(4,382 S.F. SHORT)

SIDEWALK = 960 L.F.
100 L.F. x 8 UNITS = 800 L.F. REQUIRED PER CODE
(160 L.F. EXTRA)

SNOW STORAGE = 2,575 S.F.
25% x 9,355 PARCEL A = 2,340 S.F. REQUIRED PER CODE
(235 S.F. EXTRA)



Jacob Thomas
(208) 720-0218
jacob@infinitelandscape.com

STAR LIGHT LANE SUBDIVISION 1371 SILVER STAR DRIVE HAILEY, IDAHO 83333

LANDSCAPE PLAN

PUD SUBMISSION
REV #1

L-2.0

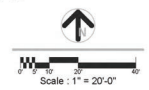
12/16/2022

LEGEND

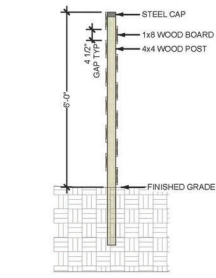
- PROPERTY LINE
- PROPOSED SUBLOT PROPERTY LINE
- SETBACK PER ZONE LR2
- PROPOSED PRIVACY FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED GRAVEL
- PROPOSED DECOMPOSED GRANITE
- PROPOSED TURF GRASS
- PROPOSED NATIVE GRASS
- PROPOSED CURB RAMP
- EXISTING EVERGREEN TREE
- LITTLE LEAF LINDEN
- COLORADO SPRUCE
- AMUR MAPLE
- SWEDISH ASPEN
- SUB ALPINE FIR
- KOREAN FIR
- LOW GROW SUMAC
- FEATHER REED GRASS

NOTES

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- Boundary information is based on record information. Please refer to the recorded plat.
- Refer to plat notes, conditions, covenants and restrictions on original plat.
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- Contractor shall review these plans thoroughly, make a detailed site visit, and immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
- Above and below ground utility locations are approximate and must be located and verified in the field before any excavation. All regulations with regard to hand-dig setbacks must be followed.
- Prior to any site work, the Contractor, with assistance from the Landscape Architect, shall conduct a durable barrier delineating the previous agreed upon LIMIT OF DISTURBANCE. All construction and construction related activities shall take place within this limit ONLY, with no disturbance occurring outside this limit.
- All proposed plant material to comply with the American Association of Nurserymen standards including, but not limited to: size, character, quality, planting and irrigation procedures.
- An automated sprinkler system shall be designed and installed to coordinate with each specific planting area and site-specific microclimate, soil type and topography. Special care shall be given to the design and installation of the irrigation system and watering schedule so as to maximize water use efficiency. An automated irrigation clock shall be used for controlling all irrigation zones.
- All existing plant material to remain shall be protected from all construction activities during the entire construction process.
- All existing soils that are to be used for planting shall be evaluated and appropriately amended to support the specific plant needs in each specified planting area.
- Contractor shall decompost all soils that are to be planted into prior to planting & seeding.
- A temporary irrigation system shall be required at all times during the construction process in order to provide adequate and reliable water to all existing vegetation to remain.

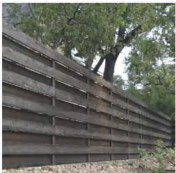


SUBMISSION SET
NOT FOR CONSTRUCTION



A PRIVACY FENCE TYP.
Scale 1/2"=1'-0"

MATERIAL SAMPLES



PRIVACY FENCE
-STAIN TO MATCH CHIMNEY STONE



PAVERS: MUTUAL MATERIALS
-1X2 VANCOUVER BAY GREY



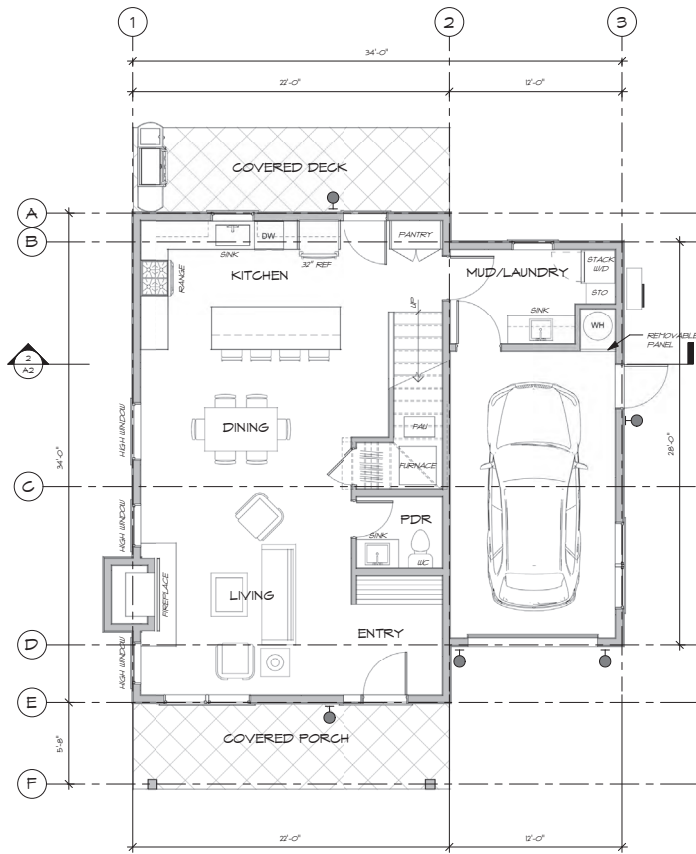
DECOMPOSED GRANITE
-COMPACTED @ PATHS



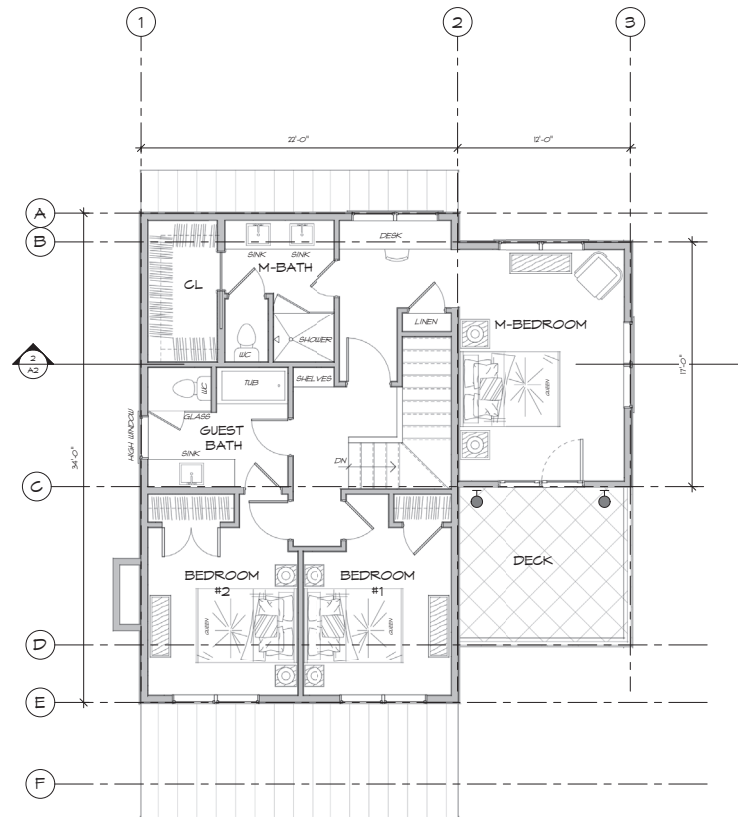
GRAVEL: 3/4 MINUS
-COMPACTED @ UTILITY AREAS

PLANT SCHEDULE

TREE	ID	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	REMARKS
ABko-S		Korean Fir	Abies koreana 'Silver Star'	8	6' tall B&B	Amend with mycorrhiza
ABla		Sub Alpine Fir	Abies lasiocarpa	7	10' tall B&B	Amend with mycorrhiza
PBU		Colorado Spruce	Picea pungens	3	12' tall B&B	Amend with mycorrhiza
POtr-E		Columnar Swedish Aspen	Populus tremula 'Erecta'	10	2" DBH B&B	
Tico-G		Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	13	3" DBH B&B	
SHRUB	ACgl	Amur Maple	Acer ginnala	4	6' B&B	
	RHar-G	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	46	5 gal	
PERENNIAL	CAac-K	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	21	1 gal	



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE TABULATION:	
MAIN LEVEL AREA	831 SQ. FT.
UPPER LEVEL AREA	405 SQ. FT.
TOTAL LIVING	1,142 SQ. FT.
GARAGE	246 SQ. FT.
TOTAL AREA	1,388 SQ. FT.

PUD APPLICATION SET
DECEMBER 9th, 2022

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Blincoe Architecture
Architects
1371 Silver Star Drive
Hailey, Idaho 83333
Phone: 208.750.1335
info@blincoearchitecture.com

BA

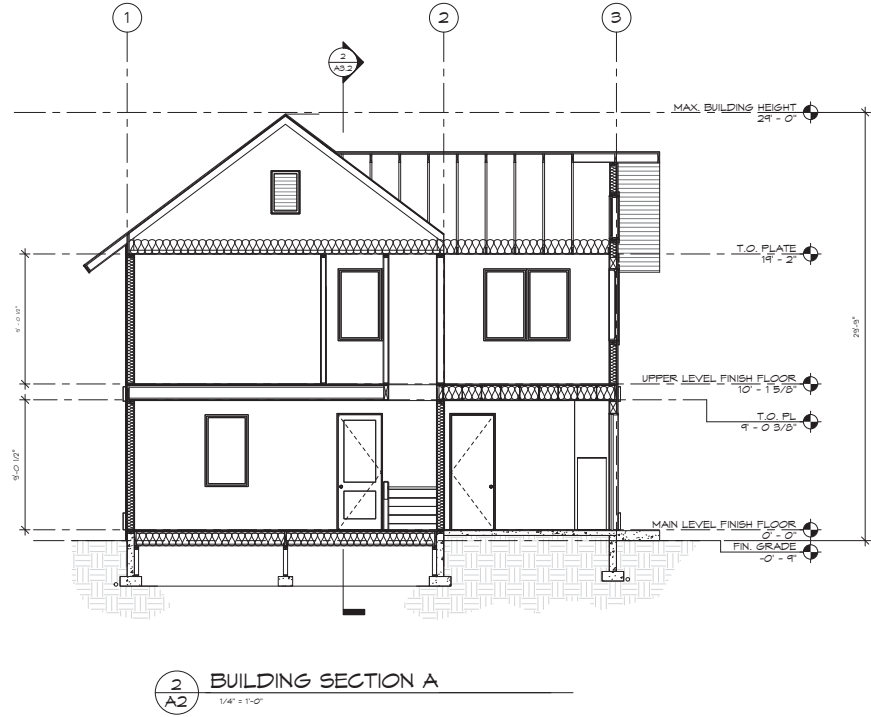
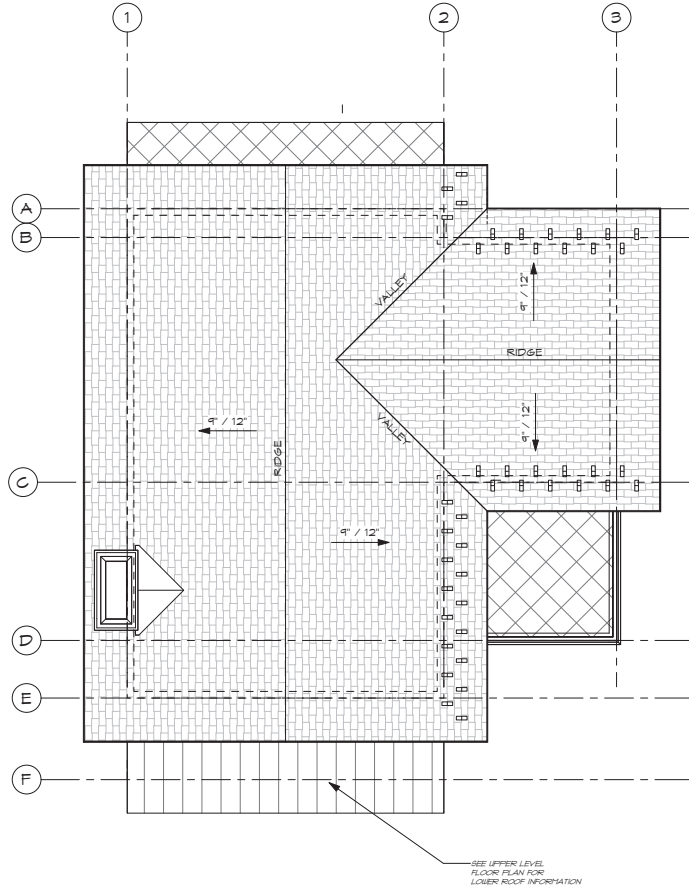
LICENSED ARCHITECT
NR 854902
Chad E. Blincoe
CHAD E. BLINCUE
STATE OF IDAHO

STAR LIGHT LANE SUB
1371 SILVER STAR DRIVE
HAILEY ID, 83333

JOB #: 003.22
PLOT DATE: 7/11/22
DESIGN REVIEW:
PERMIT:
CONSTRUCTION:
SUBMISSIONS/REVISIONS:
PRELIMINARY 6/2/22
PRELIMINARY 7/11/22
PUD APPLICATION SET 12/9/22

A1

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PUD APPLICATION SET
DECEMBER 9th, 2022

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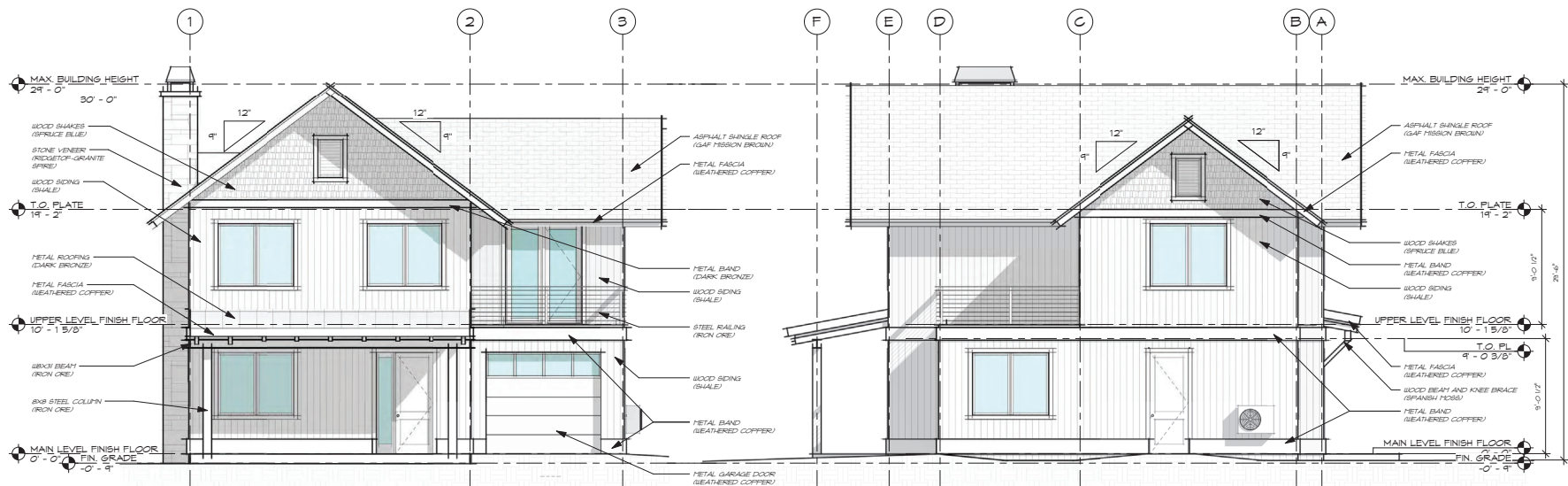
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LICENSED
ARCHITECT
NO. 88490
CHAD E. BLINCOE
STATE OF IDAHO

STAR LIGHT LANE SUB
1371 SILVER STAR DRIVE
HAILEY ID, 83333

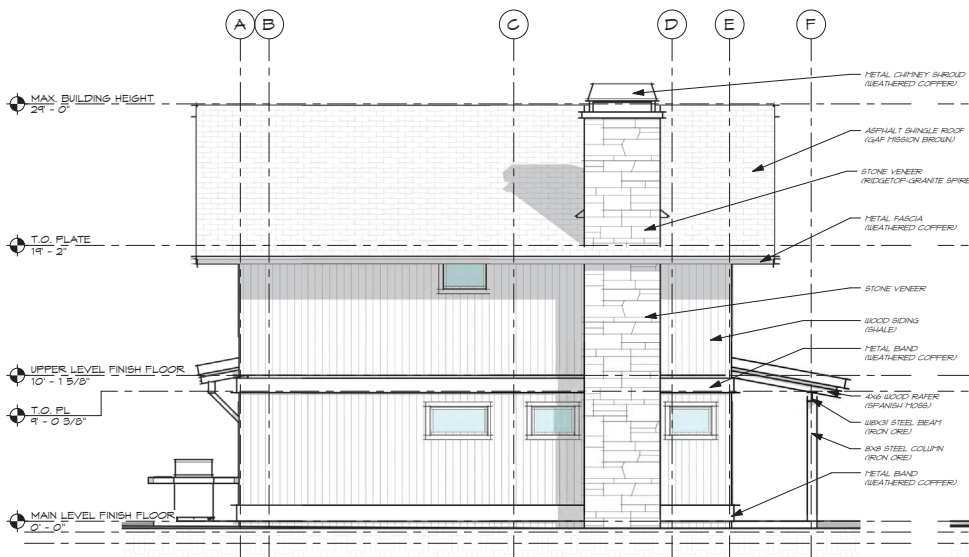
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PLOT DATE: 7/11/22
DESIGN REVIEW:
PERMIT:
CONSTRUCTION:
SUBMISSIONS/REVISIONS:
PRELIMINARY
6/2/22
PRELIMINARY
7/11/22
PUD APPLICATION SET
12/9/22

A2

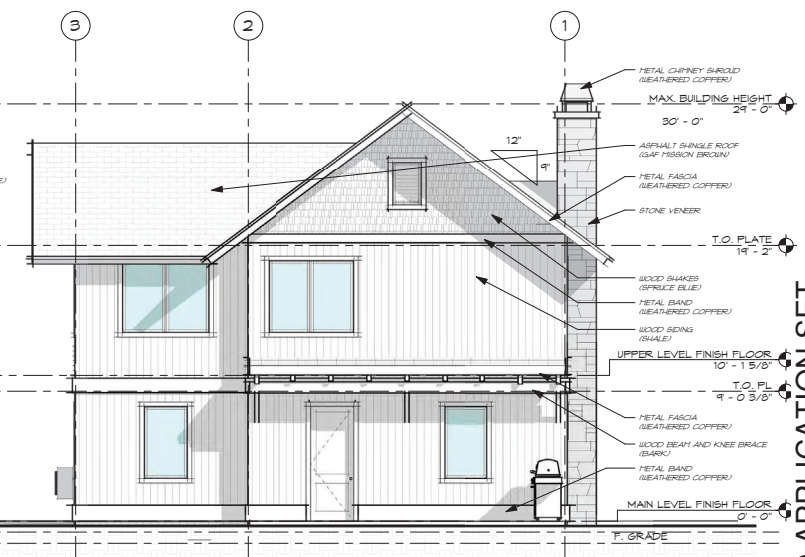


1 FRONT ELEVATION
A3 1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
A3 1/4" = 1'-0"



3 PROPOSED LEFT ELEVATION
A3 1/4" = 1'-0"



4 REAR ELEVATION
A3 1/4" = 1'-0"

PUD APPLICATION SET
DECEMBER 9th, 2022

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ARCHITECTS
1371 SILVER STAR DRIVE
HAILEY, IDAHO 83333
TEL: 208.750.1325
info@blincoearchitecture.com

BA

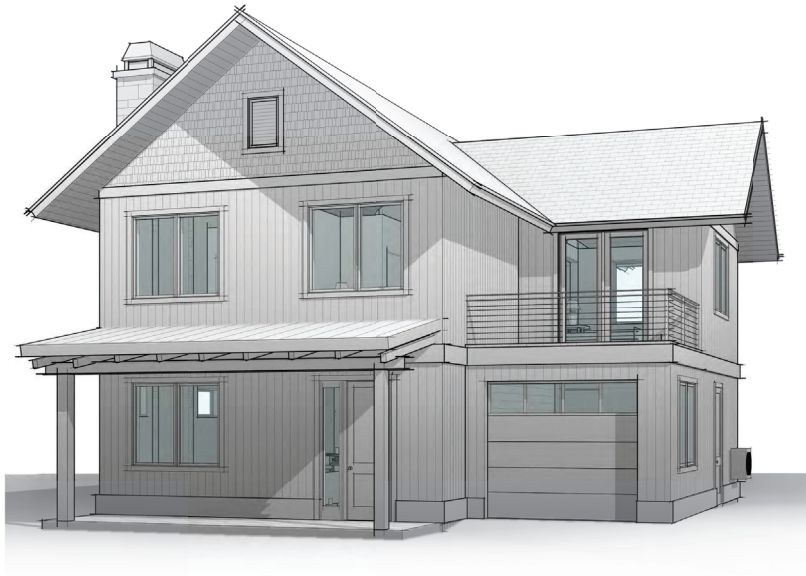
LICENSED
ARCHITECT
NR 954902
12/1/22
CHAD E. BLINCOE
STATE OF IDAHO

STAR LIGHT LANE SUB
1371 SILVER STAR DRIVE
HAILEY ID, 83333

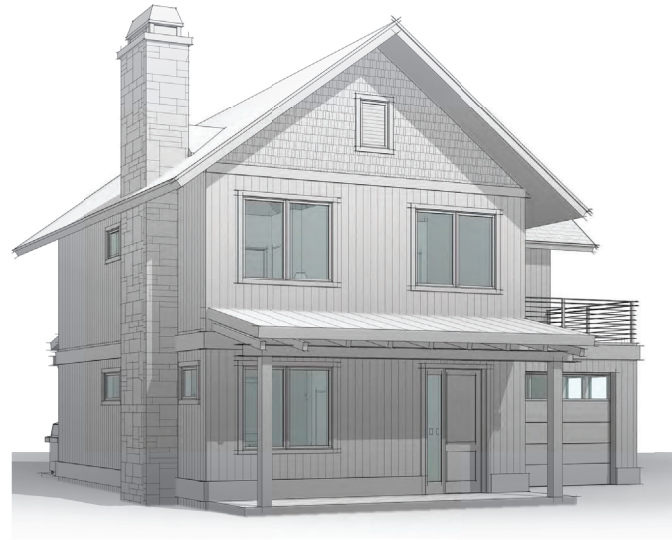
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PLOT DATE: 7/11/22
DESIGN REVIEW:
PERMIT:
CONSTRUCTION:
SUBMISSIONS/REVISIONS:
PRELIMINARY 6/2/22
PRELIMINARY 7/11/22
PUD APPLICATION SET 12/9/22

A3

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1
A4 EXTERIOR PERSPECTIVE 1



2
A4 EXTERIOR PERSPECTIVE 2

PUD APPLICATION SET
DECEMBER 9th, 2022

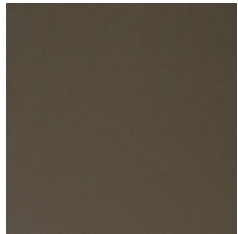
<p>www.BlincoeArchitecture.com</p> <p>Blincoe Architecture</p> <p>Architect 1371 Silver Star Drive Hailey, Idaho 83333 Phone: 208.750.1335 info@blincoearchitecture.com</p>	
<p>BA</p>	<p>LICENSED ARCHITECT AR 884802</p> <p><i>Chad E. Blincoe</i> 12/11/22</p> <p>CHAD E. BLINCOE STATE OF IDAHO</p>
<p>STAR LIGHT LANE SUB 1371 SILVER STAR DRIVE HAILEY ID, 83333</p>	
JOB #:	003.22
PLOT DATE:	7/11/22
DESIGN REVIEW:	
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
	PRELIMINARY 6/2/22
	PRELIMINARY 7/11/22
	PUD APPLICATION SET 12/9/22
<p>A4</p>	

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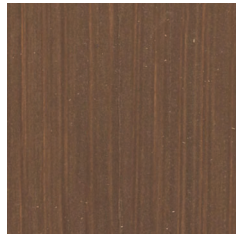
ASPHALT ROOF

MISSION BROWN ASPHALT



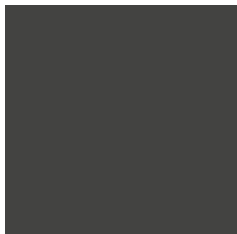
FLASHINGS/BELLY BAND

FEATHERED COPPER



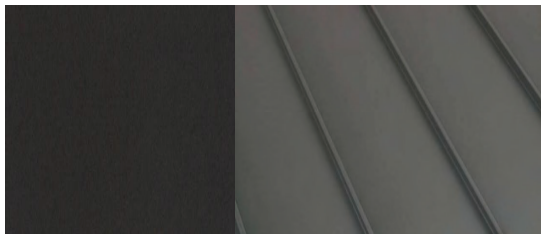
WOOD RAFTERS

SPANISH MOSS



WINDOW/BEAM/COLUMN

IRON ORE COLOR



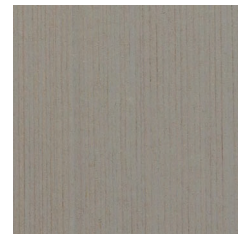
METAL ROOFING

DARK BRONZE STANDING SEAM METAL



WOOD SHAKE SIDING

SPRUCE BLUE STAIN



VERTICAL WOOD SIDING

SHALE STAIN



STONE SIDING

RIDGETOP-GRANITE SPIRE

DestinationLighting
Customer Service: 1-800-653-6536 or info@destinationlighting.com
M-F: 7am-5pm & Sunday: 11am-4pm (PST)
LED Black Outdoor Wall Light Cylinder 2700K



Product Number:	602-405	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	Yes
Model Number:	1771-07-30362 LED	Energy/Star Compliant:	No
Collection:	ask and jill	Shade Material:	Metal Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	6.5w	Certification Agencies:	ETL
Voltage Type:	Line Voltage	Backplate Dimensions:	4.5
Average Rated Life:	25,000 hrs	Wet Locations:	Yes
Dimmable:	With Standard Dimmer	Damp Locations:	Yes
Height:	5.5 in.	Harsh Environments:	No
Width:	4.5 in.	Weight:	1.4 lbs
Depth:	3.38 in.	Kelvin Temperature:	2700
Wattage:	6.5	Lumens:	520
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	A60 E16	Made in America:	No
Base Type:	Twist Lock (GU10)	Dusk To Dawn:	No
Number Of Bulbs:	1	Motion Sensor:	No
Bulb Included:	No	Title 24:	No
Beam Spread:	Flood		

EXTERIOR LIGHTING

PUD APPLICATION SET
DECEMBER 9th, 2022

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Architect
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Hailey, Idaho 83333
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LICENSED
ARCHITECT
NR 884902
David E. Blincoe
12/1/22
DAVID E. BLINCUE
STATE OF IDAHO

STAR LIGHT LANE SUB
1371 SILVER STAR DRIVE
HAILEY ID, 83333

JOB #:	003.22
PLOT DATE:	7/11/22
DESIGN REVIEW:	
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
PRELIMINARY	6/2/22
PRELIMINARY	7/11/22
PUD APPLICATION SET	12/9/22

A5

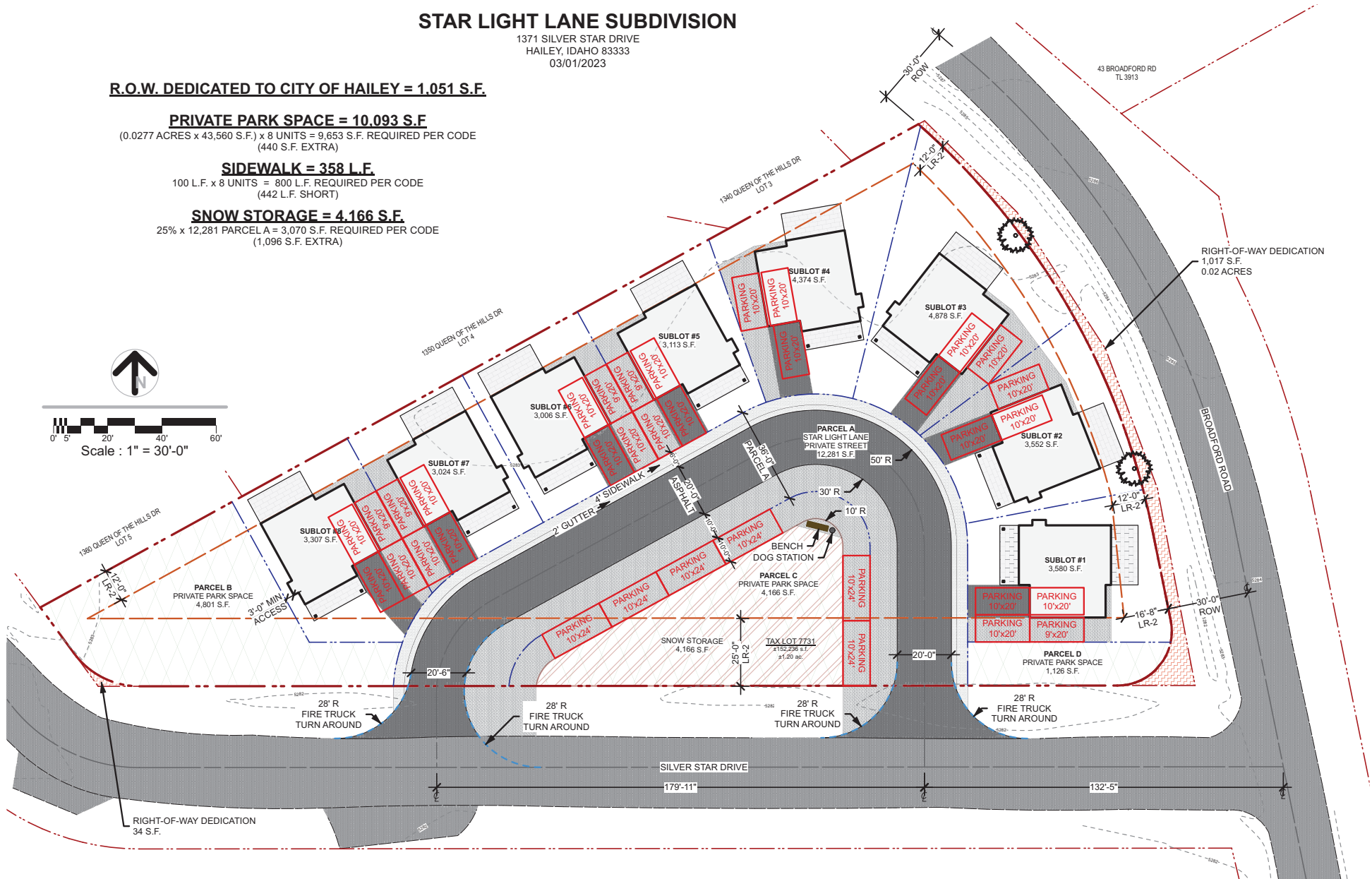
1371 SILVER STAR DRIVE
HAILEY, IDAHO 83333
03/01/2023

R.O.W. DEDICATED TO CITY OF HAILEY = 1,051 S.F.

PRIVATE PARK SPACE = 10,093 S.F
(0.0277 ACRES x 43,560 S.F.) x 8 UNITS = 9,653 S.F. REQUIRED PER CODE
(440 S.F. EXTRA)

SIDEWALK = 358 L.F.
100 L.F. x 8 UNITS = 800 L.F. REQUIRED PER CODE
(442 L.F. SHORT)

SNOW STORAGE = 4.166 S.F.
25% x 12,281 PARCEL A = 3,070 S.F. REQUIRED PER CODE
(1,096 S.F. EXTRA)



Jessica Parker

From: Amanda Houston <amanda.m.engel@gmail.com>
Sent: Thursday, March 2, 2023 8:32 AM
To: Robyn Davis; planning; Cece Osborn
Cc: Colorado Gulch Preserve Subdivision HOA
Subject: Star Light Lane PUD - Public Comment

Robyn and Cece,

Below are my meeting notes from our phone call yesterday in response to my code/waiver email so this too can be included in the public comments ahead of Monday's meeting:

1. Robyn confirmed there are currently no PUDs in LR-2 zoning. This is a precedent that should guide this application's consideration.
2. Robyn stated a new set from the developer had been submitted which corrects the private street width and parking count.
3. Robyn and Cece stated in both the design team's interpretation of the code and the city's preliminary work with the developer, both had an incorrect interpretation of code required open space. This has been further reduced and the need for a waiver has been eliminated. I'm interested to learn more about this reduction.
4. All LR-2 bulk requirement waiver questions, Robyn stated the developer is not requesting waivers at this time. The included building design should be removed from the application if the documents do not conform to the bulk requirements and nonconforming elements are not included for waivers. As submitted, the set is very misleading for both the public and the developer as to what size buildings are achievable on the proposed lots. If included, this opens the door for the developer to argue a modification to the PUD is needed to achieve the original intent of the PUD.
5. When I followed up on double frontage, Robyn mentioned the developer might just install a fence to buffer broadford, it was undecided at this point. I stated this was not included as an option in the code and Robyn responded the city has free rein in allowing exceptions due to the community housing aspect and the PUD. It is alarming the City would assume such broad powers when the code clearly provides codified solutions for this development scenario.
6. Lastly, my concerns about the submitted design being unable to buffer Broadford road. When I mentioned the submitted design cannot use Broadford ROW for a planted buffer, Robyn stated all they would need is an encroachment permit. This is on an inward turning curve that is used heavily for snow storage in the winter. In fact, the City has difficulty maintaining two car widths due to snow in the winter at this exact location. Hopefully the Street department would recommend against an encroachment permit for planting trees or anything substantial enough for screening due to snow storage requirements. Planting the ROW would also obscure the line of sight for vehicles and pedestrians accessing Broadford from Silver Star creating a hazardous intersection.

I encourage the P&Z to pause on this, visit the site and understand what it will be like for three residences to have their back doors 10 feet off broadford road without the ability to buffer. There is a quality of life that needs to be considered with every development and providing thoughtful design for comfort and quality of future residents is being missed because a high density community housing carrot is dangling in the eyes of the City. This property backs to a very busy non-pedestrian supported road and is just shy of 1 mile to the nearest public transportation and further for other services.

This parcel can maintain density through traditional subdivision and already approved ADUs. This is not the correct location for a high density PUD and I implore the P&Z to analyze the intention of LR-2 zoning, the geographic location near the edge of the City boundary, the lack of user connection to transportation/services and the input from adjacent properties in both LR-1 and LR-2 zones.

With Considerable Thought,

Amanda Houston

Cece Osborn

From: Amanda Houston <amanda.m.engel@gmail.com>
Sent: Monday, February 27, 2023 5:30 PM
To: planning
Subject: Star Light Lane Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Robyn,

I have the following questions and comments on the PUD application for Star Light Lane Subdivision. I have spent time reviewing the plans alongside the municipal code and believe this application does not meet the requirements of the code and/or is missing multiple waivers.

This property is zoned LR-2, the City's zoning district with the largest lot area requirement. The code describes the scope and purpose of the LR district as (17.04B.010B):

The purpose of the LR district is to provide areas for stable, low density, single-family residential development and a limited number of other uses compatible with a residential neighborhood. (Ord. 1191, 2015)

Zoning - LR-2 (Bulk Requirements Below)

Minimum lot size: 12,000sf.

Minimum lot width: 75 feet

Maximum building height: 30 feet (21,22)

Minimum Setbacks:

Front: 25 feet

Side: 10 (3,19,20)

Rear: 10

Total Lot Coverage: 40%

Item 1 Density Increase / Lot size - Provide narrative explaining how this applicant is achieving the density increase to 8 lots. Per LR-2 zoning, only four lots are allowed. This property can be developed in an effective manner to meet the LR-2 bulk requirements so I am specifically interested in what benefits it is providing to the public, per section 17.01.010, . **Are density waivers required?**

17.10.040.01 Density Bonus - I do not see any description on the proposed drawing set or the public notice that details how the developer is increasing from the LR-2 allowed 4 lots to 8.

Item 2 Double fronted lots - **Code prohibits double frontage lots. Lots 1, 2 & 3 are double fronted. This property can be developed to meet the LR-2 requirements without double frontage.**

16.04.060B 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 twenty five feet (25') 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 twenty five foot (25') wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).

Item 3 Building setback - **Waiver required for building setbacks? If so, not included in public notice.**

Setbacks depicted in the submitted set show a front setback of 10ft+/- and side setbacks sub 4ft. LR-2 required setbacks below in red.

Zoning - LR-2 (Bulk Requirements)

Minimum Setbacks:

Front: 25 feet

Side: 10 (3,19,20)

Rear: 10

Item 4 Lot Coverage: Total lot coverage allowed 40% in LR-2. 3,373 sf would be the minimum lot size to accommodate the design submitted in this application. **Lots 5, 6, 7, 8 exceed the maximum total lot coverage as submitted.**

Main Level living: 839sf

Main Level garage: 246 sf

Covered deck front: 132sf

Covered deck rear: 132sf

Total Coverage: 1,349sf

Item 5 Building height - Side setback, Note 3 of the bulk requirements adds an additional building height requirement, included below for reference. This portion of the code is exceptionally important because it keeps residential structures from being excessively tall to adjacent properties. The drawings included in this package show a proposed maximum building height of 29 feet. 29 feet height limit cannot be achieved until 14.5ft from the property line. Multiple portions of the proposed drawings do not comply with Note 3. **These structures should not exceed 20ft at a 10ft setback without a waiver?**

3. *The setback from the adjacent property shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section [17.04B.050](#) of this title for more explanation.*

*Property address 1350 Queen of the Hills Drive will be disproportionately impacted as (4) of these 29ft structures align with their south property line. Their access to sun/natural light and views will be negatively impacted.

Item 6 Private Streets (16.04.020.L.1) - Waiver for increased maximum dwelling units served, included in notice.

Item 7 Private Streets (16.04.020.L.1) - **Waiver required for private street width? If so, not included in public notice.** Private streets shall have a minimum total width of thirty six feet (36'), shall be constructed to all other applicable City standards including paving, and shall be maintained by an owners' association. ~*Waiver needed for road width. Site plan shows 20ft paved road and 32ft out to out on sidewalks.*

Item 8 Private Street (16.04.020.L.6) **Parking requirement is not met in this design. No waiver to decrease parking included in public notice.**

*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 title 17, [chapter 17.09](#) of this Code.***

17.09.040.01: Residential - Single-family dwellings

2 spaces per dwelling minimum, 6 spaces per dwelling maximum.

Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length.

The city will allow the use of 100 foot wide rights of way within the Hailey original townsite for licensed passenger vehicle parking for single-family dwellings. Parking for accessory dwelling units must be provided on site.

A total of four per lot would be required per section 16.01.020.L.6 and 17.09.040.01. Even if they are proposing to park tandem on the side of the house, this development is planned with a 4-8-parking space deficit.

Item 9 - Fire separation

In some instances, some adjacent decks have less than 3ft of separation between properties. Roof overhangs will likely be closer. This application may have fire code issues.

Thank you,

Amanda and Jon Houston
1541 Red Feather Way

Cece Osborn

From: carol shanahan <shanahancarol41@gmail.com>
Sent: Friday, February 24, 2023 3:36 PM
To: planning
Subject: Silver Star Drive

I am concerned about the proposed development at 1371 Silver Star Drive for the following reasons:

There are no sidewalks and, of course, people walk and ride bikes and kids play in the streets. The residents who live on Silver Star, Shooting Star and Queen of the Hills drive to Broadford at that intersection. Turning left on Broadford is difficult due to blocked visibility.

Two days ago we had mother and baby moose on Queen of the Hills, the deer camp out in our yard. Lots of wild life. Please don't add more traffic and people.

Carol Shanahan

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 6, 2023

To: Hailey Planning & Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Darin and Kathleen Barfuss wherein Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive & Broadford Road is subdivided into eight (8) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District. This project is in tandem with a Planned Unit Development Application and is to be known as Star Light Lane Subdivision.

Hearing: March 6, 2023

Applicant: Darin and Kathleen Barfuss
Project: Star Light Lane Subdivision
Location: 1371 Silver Star Drive (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E)
Size: 1.02 acres (44,431 square feet)
Zoning/Size: Limited Residential (LR-2) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on February 13, 2023.

Background: The Applicant seeks to subdivide Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) into eight (8) lots for single-family dwelling units, to be known as Star Light Lane Subdivision. The proposed project is located at the intersection of Silver Star Drive and Broadford Road in the Limited Residential (LR-2) Zoning District and is affiliated with a Planned Unit Development (PUD) Application that seeks to waive requirements of the Limited Residential (LR-2) Zoning District, in exchange for developing Community Housing Units. While the substance of the PUD Application is briefed in a separate Staff Report, this Report acknowledges the waivers requested within the PUD.

Procedural History: The Preliminary Plat Application was submitted and certified complete on December 12, 2022. A public hearing before the Planning and Zoning Commission is scheduled for March 6, 2023, virtually via Go-To-Meeting and in-person in the Council Chambers at 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: While the subdivision code requires a sidewalk on the public street frontage, the Public Works Department would prefer that the Applicant construct a portion of the Broadford shared-use path. Reason being that there are no sidewalks in the LR-2 neighborhood; instead of creating an island of sidewalks, City Staff strongly prefers that the Applicant assist with the incremental effort to extend the Broadford shared-use path.
				Life/Safety: The private street needs to meet the minimum width requirement of thirty-six feet (36') to allow for fire truck access. This has been made a Condition of Approval.
				Water and Sewer: No comments.
				Building: No comments.
				Streets: See above, from Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	Please refer to the specific standards as noted herein.
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	N/A – The project proposed here does not include any new public streets, only one (1) private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.
			Staff Comments	N/A – No cul-de-sacs nor dead-end streets are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	Access to the single-family residences is proposed via the proposed private street Star Light Lane. Silver Star Drive provides access to the private street at two (2) locations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most

				appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	<i>N/A – This standard only applies to public streets, no public streets are proposed in this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	<i>N/A – No public streets nor traffic calming measures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			Staff Comments	<i>N/A – No public streets are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	<i>A Condition of Approval has been added, requesting that the private street be a width of thirty-six feet (36') and comply with International Fire Code (IFC) standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			Staff Comments	<i>The City Engineer will review and approve the road grade of the proposed private street prior to Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>Storm drains and/or drainage areas of adequate size are in place.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	<i>The proposed signage complies with the City's requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	<i>The private street Star Light Lane is proposed off the public street Silver Star Drive.</i>
			L.	Private Streets:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light

				Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			Staff Comments	<i>This project is affiliated with a Planned Unit Development (PUD) Application that requests to waive the maximum allowed number of residences served by a private street. Exceeding the maximum by three (3) residences, the private street proposes to serve eight (8) single-family residences. A Condition of Approval has been added, specifying that the Preliminary Plat approval is contingent on the approval of the PUD Application.</i> <i>While the provided drawings propose that Silver Star Lane be twenty feet (20') in width, the Applicant is planning to widen the private street to comply with the minimum required width of thirty-six feet (36'). The thirty-six foot (36') width is necessary for adequate access by the fire department. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A – No further connection is needed between the proposed private street and the intersecting public streets, Silver Star Drive and Broadford Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>A Condition of Approval requests that the Applicant add a standard plat note stating that "Private streets cannot be built upon."</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>Star Light Lane proposes to serve eight (8) single-family dwelling units and adheres to this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>The proposed plat designates 2,575 square feet of snow storage for the private street, exceeding the required twenty-five percent (25%) or 2,340 square feet. A Condition of Approval has been added to ensure that this standard is maintained when Silver Star Lane is widened to be thirty-six feet (36').</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.

			Staff Comments	<i>With the widening of Silver Star Lane, the Applicant will incorporate additional parking for guest and/or overflow parking as required by Code. This has been made a Condition of Approval.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	<i>The proposal includes one (1) driveway per single-family lot. While exact measurements are not provided, several driveways are situated nearby each other; some driveways may be merged to minimize curb cuts and better comply with the City's typical drawing for driveways. A Condition has been added, requesting that the Applicant provide driveway and curb cut measurements with their Final Plat Application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following 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	<i>The proposed plat does not include materials nor exact measurements of driveways— for example, it does not specify the widths and distance between proposed lot lines. Staff will work internally and with the Applicant to review and clarify driveway materials and distances, to comply with the City's typical drawing for driveways and minimize curb-cuts on the private street. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			Staff Comments	<i>N/A – None of the proposed driveways exceed one-hundred and fifty feet (150').</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			Staff Comments	<i>This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			Staff Comments	<i>N/A – At this time, none of the driveways are shared. Staff will work internally and with the Applicant to update the driveway design, which may require the addition of easements to adhere to this standard. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			Staff Comments	<i>None of the proposed driveways interfere with the maintenance of existing infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>N/A</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	<i>The Applicant is redesigning the private street, Silver Star Lane, to be thirty-six feet (36') wide and comply with IFC requirements. This has been made a Condition of Approval.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			Staff Comments	<i>Sidewalk and drainage improvements are proposed on the public street Silver Star Drive. Measurements are provided for a four-foot (4') sidewalk on the private street but are not specified for the public street.</i> <i>Rather than complete the sidewalk improvements requested by this standard, the Public Works Department would prefer that the Applicant construct a portion of the Broadford shared-use path. Reasons being that there are no sidewalks in the surrounding neighborhood; Staff agrees that an extension of the Broadford shared-use path would provide greater connectivity than an island of sidewalks on Silver Star Drive. The City is actively working towards closing the gap in the Broadford shared-use path, and the Applicant's participation would greatly assist with this effort.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	<i>The proposed sidewalk on the public street, Silver Star Drive, spans the distance of the property frontage. No sidewalk improvements are planned for the Broadford Road frontage.</i> <i>A shared-use path along Broadford Road is planned in the long-run, as specified in the Master Transportation Plan and Blaine County Bicycle and Pedestrian Master Plan. As mentioned above, the Public Works Department would prefer in-lieu fees in place of sidewalk improvements at this time. Reasons being that there are no sidewalks in the vicinity, and the extension of the Broadford shared-use path is a priority.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<i>No sidewalks exist adjacent to the site. City Staff would prefer that the Applicant assist with completing the Broadford shared-use path, rather than start a sidewalk on Silver Star Drive to connect to future facilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	<i>Sidewalk improvements are proposed for Silver Star Drive, which is a through street. Again, City Staff would prefer that the Applicant assist with completing the Broadford shared-use path, rather than start a sidewalk on Silver Star Drive to connect to future facilities.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	<i>N/A – This is a Preliminary Plat Application for a new subdivision, involving more than a Lot Line Adjustment.</i>
16.04.040: Alleys and Easements				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A – This project is in the Limited Residential (LR-2) Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned. The proposed utilities will be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A – The proposed design does not include a dead-end alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>Independent access to utilities is planned on each lot, alongside the private street. However, easements are not delineated. A Condition of Approval has been added, requesting easements for utilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Staff Comments</i>	<i>The Applicant shall add ten-foot (10') wide easements along the public street and private street for public utilities— and for snow storage if it is necessary to reconfigure the snow storage. Additionally, the Applicant shall address the utility and snow storage easements in the CC&R's for the subdivision. Both have been made Conditions for Approval.</i>
				<i>N/A – There is no need for a river access easement, as this site does not border the Big Wood River.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			Staff Comments	N/A – No natural resource, riparian area, hazardous area, or other limitation requires an easement, as specified above, for the proposed subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	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 for the plat is only considered for the private street, not the driveways. Driveway details and snow storage for the lots shall be provided prior to approval of the Final Plat, this has been made a Condition of Approval.
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			Staff Comments	N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
			Staff Comments	Per the affiliated PUD Application, the Applicant is requesting waivers to the bulk requirements for the LR-2 Zoning District: a minimum lot width of 75 feet and a minimum lot size of 12,000 square feet. Specifically, the Applicant is proposing eight lots between 3,006 and 4,878 square feet in size. The width of six (6) of the lots range between approximately thirty-five (34.79') and sixty-eight (67.81') feet. The remaining two lots are compliant with widths of approximately eighty-eight (88.28') and ninety-two feet (91.69').

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>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.</p> <p><i>Staff Comments</i> N/A</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>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).</p> <p><i>Staff Comments</i> With vehicular access limited to the private street, the Applicant has resolved the issues with the three (3) double frontage lots. A Condition of Approval has been added, requesting that the Applicant include a plat note that limits vehicular access to lots 1, 2, and 3 via the private street; prohibiting vehicular access from Broadford Road.</p> <p>The Applicant proposes to dedicate a portion of the Broadford Road frontage to the City in efforts to assist with improving the geometry of the road to be uniform around the curve. City Staff welcome the proposed dedication to the Right of Way. Additionally, Staff supports the Applicant to create a buffer along Broadford Road to further encourage access via Silver Star Drive and single frontage on the proposed private street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>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.</p> <p><i>Staff Comments</i> Green space is designated on the plat. A Condition of Approval has been added, requiring a plat note that designates the green space as unbuildable.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>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</p>


				Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A – No flag lots are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 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.
			<i>Staff Comments</i>	<i>All eight (8) proposed lots provide frontage on the private street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A – This project is not located within the Townsite Overlay (TO) Zone District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A – Phases are not required for this project, given its small scope.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<i>N/A – Negative effects are not anticipated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be

				<p>designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>N/A – An affiliate PUD Application relates to this standard. While a PUD is appropriate, an Area Development Plan is not necessary for a project of this scope.</i>
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A – This project is not located in the Flood Hazard Overlay District nor near stream.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>The City Engineer will determine whether a Soils Report is required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<i>A Grading Plan has been submitted and is under review by the City Engineer.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

			Staff Comments	<i>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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in the final design where necessary. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			Staff Comments	<i>Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>A Drainage Plan has been submitted. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.

			Staff Comments	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			Staff Comments	<i>This standard requires the proposed subdivision to provide 0.2216 acres or approximately 9,653 square feet of parks, green space, or otherwise (as noted below, in Section 16.04.110.D). City Staff supports the Applicant’s proposal to designate at least 9,653 square feet of green space within the proposed subdivision to be privately maintained by the HOA. The proposed plat exceeds this requirement and proposes a total of 13,042 square feet of green space. That said, a reduction in green space is anticipated with the widening of the private street and the addition of guest parking spaces. All the same, Staff anticipate</i>

				<i>that the Applicant will still meet the 9,653 square foot park requirement. To ensure compliance of this standard, this has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	<i>N/A – The proposed subdivision is located within the Limited Residential (LR-2) Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff Comments	<i>Sidewalks are planned along the proposed private street and public street frontage along Silver Star Drive. Additionally, the Applicant proposes to install a cross walk across Broadford Road, which would connect to an undeveloped pathway on the eastside of the road.</i> <i>Given the lack of pedestrian and bicycle infrastructure surrounding the site, City Staff would prefer if the Applicant constructed a portion of the Broadford shared-use path instead of the proposed sidewalk and crosswalk improvements. Completing the Broadford shared-use path, adjacent to this site, will provide greater connectivity than an island of pedestrian infrastructure on Silver Star Drive.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	<i>The Parks and Land Board will review the proposed green space prior to the Final Plat approval.</i>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.

			<p>Staff Comments</p> <p>Three (3) parcels of green space are designated on the plat—Parcel B of 4,801 square feet, Parcel C of 7,136 square feet, and Parcel D of 1,105 square feet. In total, the proposed plat includes 13,042 square feet of green space, exceeding the 9,653 square feet required by the above calculation.</p> <p>A Condition of Approval has been added, stating that: “The 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.”</p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. 2.</p> <p>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.</p> <p>Staff Comments</p> <p>N/A – The Applicant is proposing green space.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. 3.</p> <p>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.</p> <p>Staff Comments</p> <p>N/A – The Applicant is proposing green space.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. 4.</p> <p>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.</p> <p>Staff Comments</p> <p>N/A – The Applicant is proposing green space.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. 5.</p> <p>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</p>

				where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	<i>Please refer to Section 16.04.110(A)2 for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	<i>N/A – The Applicant is proposing green space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>Please refer to Section 16.04.110.D.1 for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	<i>Please refer to Section 16.04.110(A.2) for further information.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by section D of this section.
			Staff Comments	<i>Please refer to Section 16.04.110 for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).

			Staff Comments	<i>The proposed green space parcels are located along the same public street frontage, Silver Star Drive.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	<i>The proposal meets this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	<i>The Applicant shall address the use and maintenance of the designated green space in a plat note and the CC&R's for the subdivision. These have been made Conditions of Approval.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	<i>N/A – The Applicant meets the parks/green space requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	<i>N/A – The Applicant meets the parks/green space requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			Staff Comments	<i>N/A – The Applicant meets the parks/green space requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			Staff Comments	<i>N/A – The Applicant meets the parks/green space requirement.</i>
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	<i>The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon

				final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>This has been made a Condition of Approval, the City Engineer will review the updated plans prior to Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Any and all street cuts for the installation of the water and sewer mains shall be repaired 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. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>The proposed signage is in accordance with City requirements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A – No streetlights are planned for this project.</i>
16.05.030: Sewer Connections				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<i>Staff has no concerns or issues with the proposed wastewater connections at this time. Wastewater connections will be revisited at final design, prior to Final Plat approval.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<i>Staff has no concerns or issues with the proposed wastewater connections at this time. Water connections will be revisited at final design, prior to Final Plat approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<i>N/A – This project is not within the Townsite Overlay (TO) District.</i>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<i>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 Final Plat approval. This has been made a Condition of Approval.</i>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			<i>Staff Comments</i>	<i>All utilities are shown to be installed underground. A Condition of Approval is included, requesting a 10'-wide easement along the public street frontage and private street for the access to the utility services, as well as for snow storage. The easement shall meet the approval of the City Engineer.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>

			Staff Comments	<i>See Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			Staff Comments	<i>This standard shall be met per City protocol and before approval of the Final Plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	<i>N/A – The completion of all major infrastructure by the Applicant is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	<i>As-built drawings will be required, this has been made a Condition of Approval.</i>

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 Final Plat Application will be forwarded to the Hailey City Council for review.

The following are suggested Conditions of Approval for this Application:

- a) Preliminary Plat approval is contingent on the approval of the affiliated Planned Unit Development Application.
- b) All Fire Department and Building Department requirements shall be met.
 - i. The width of the private street shall be at least thirty-six feet (36’) in width and comply with International Fire Code (IFC) requirements.
 - ii. The fire hydrant shall be located within four hundred feet (400’) of the residences.
- c) Plat notes:
 - i. The Applicant shall add a standard plat note stating that “Private streets shall not be built on.”
 - ii. The 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. A standard plat note shall be added to the subdivision plat, designating the private green space as unbuildable.

- d) 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. Requirements to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Permits for the installation of all drywells.
 - ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
 - iii. An Erosion Control Plan, prior to Final Plat.
 - iv. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
- e) Driveways:
 - i. The Applicant shall dedicate driveway easements for all shared driveways. Such dedication shall be specified in plat notes within the Star Light Subdivision Plat.
 - ii. Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
- f) Vehicular access:
 - i. The Applicant shall include a plat note that prohibits vehicular access to the lots from Broadford Road, vehicular access to the lots shall be limited to the private street.
- g) Parking:
 - i. The Applicant shall designate two (2) additional parking spaces per dwelling unit for guest and/or overflow parking— totaling to four (4) parking spaces per single-family dwelling unit.
- h) Utilities and snow storage:
 - i. Easements for independent access to utilities shall be delineated on each lot, alongside the private street.
 - ii. On the plat, the Applicant shall add a ten-foot (10') wide easement along the public street frontage for access to utility services and snow storage.
- i) CC&R's:
 - i. The Applicant shall address the maintenance of utilities, shared green space, and joint use driveways in the subdivision's CC&R's.
- j) Final Plat review:
 - i. Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
 - ii. Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
 - iii. The location and style of the garages (attached or detached) must be addressed on the Final Plat, drawn and/or in a plat note (per Section 16.08.020 of Code).
 - iv. Snow Storage areas shall be delineated on the plat, as easements, and comply with City Standards prior to Final Plat approval.
 - v. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.

- vi. Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

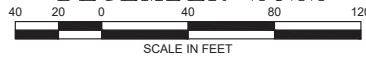
Motion Language:

Approval: Motion to approve a Preliminary Plat Application by Darin and Kathleen Barfuss wherein Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive & Broadford Road is subdivided into eight (8) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District, finding that the application meets all City Standards, and that Conditions (a) through (j) are met.

Denial: Motion to deny a Preliminary Plat Application by Darin and Kathleen Barfuss wherein Tax Lot 7731 (Hailey Fr S1/2 TI 7731 & TI 7732 Sec 16 2N 18E) at the intersection of Silver Star Drive & Broadford Road is subdivided into eight (8) lots for single-family dwelling units within the Limited Residential (LR-2) Zoning District, 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].

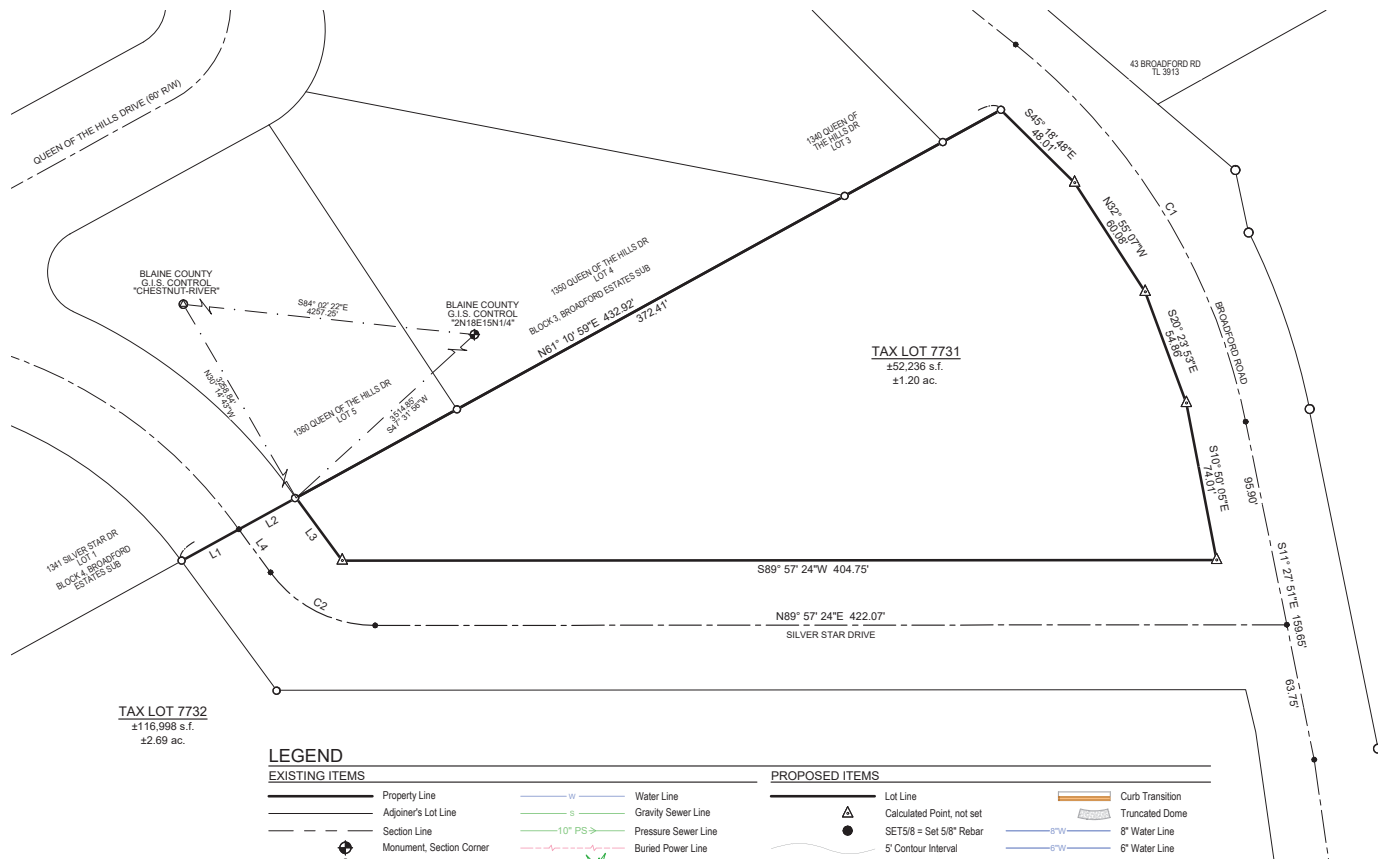
A PRELIMINARY PLAT SHOWING
STAR LIGHT LANE SUBDIVISION
 WHEREIN TAX LOTS 7731 & 7732 ARE SUBDIVIDED
 LOCATED WITHIN SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 DECEMBER 2022



SCALE: 1" = 40'

SURVEY NARRATIVE & NOTES

- Boundary information is based on Found Monumentation and Title Report.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- Underground utility locations are based on subdivision design drawings, above ground appurtenances and utilities visible at the time of the survey. Utilities should be located prior to any excavation.
- A Lot Book Report has been issued by Pioneer Title Co., File Number 814591, dated 7/25/2022. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plottable hereon. Review of specific documents is required, if further information is desired.
- All townhouse subplot owners shall have mutual reciprocal easements for existing and future water, sewer, cable tv, telephone, natural gas and electrical lines over, under and across their townhouse sublots for the repair, maintenance and replacement of those services.
- Buyers and owners 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 the property. These noise impacts might change over time by virtue of number of aircraft, louder aircraft, seasonal variations, and time-of-day variations that may change airport, aircraft, and air traffic control operating procedures or layout. The user's own personal perceptions of the noise exposure could change, and his or her sensitivity to aircraft noise could increase.
- See Page 2 for metes and bounds of proposed sublots.
- Current and proposed Zoning to remain as "LR-2."
- All new utilities shall be placed underground.
- Parcels B, C and D are designated as community green space.
- The Declaration of Conditions, Covenants, and Restrictions have been recorded in Blaine County as Instrument Number _____.



LEGEND

EXISTING ITEMS

	Property Line		Water Line
	Adjoiner's Lot Line		Gravity Sewer Line
	Section Line		Pressure Sewer Line
	Monument, Section Corner		Buried Power Line
	FDAC = Found Aluminum Cap		CT = Conifer Tree
	FD5/8 = Found 5/8" Rebar		GMKR = Gas Marker
	FD1/2 = Found 1/2" Rebar		SMH = Sanitary Sewer Manhole
	5' Contour Interval		WTR MH = Blow-off Hydrant
	1' Contour Interval		WMTR = Water Meter
	FNC = Fence Line		WV = Water Valve
	Building		VB = Valve Box
	EOA		PHBOX = Telephone Riser
	Asphalt		PBOX = Power Box
			TV = Television Box

PROPOSED ITEMS

	Lot Line		Curb Transition
	Calculated Point, not set		Truncated Dome
	SET5/8 = Set 5/8" Rebar		8" Water Line
	5' Contour Interval		6" Water Line
	1' Contour Interval		Fire Hydrant
	Building		Water Meter / Service
	Asphalt		Water Valve
	Landscaping		Water Fittings
	Patio		Gravity Sewer Main
	Cross Walk		Gravity Sewer Service
	Sidewalk		Sanitary Sewer Manhole
	6" Vertical Curb & Gutter		Storm Sewer
	6" Rolled Curb & Gutter		Drywell
	Zero Reveal Curb & Gutter		Landscape Drywell
	6" Vertical Curb		Catch Basin

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



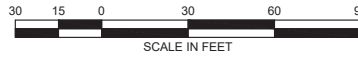
MARK E. PHILLIPS, P.L.S. 16670

STAR LIGHT LANE SUBDIVISION

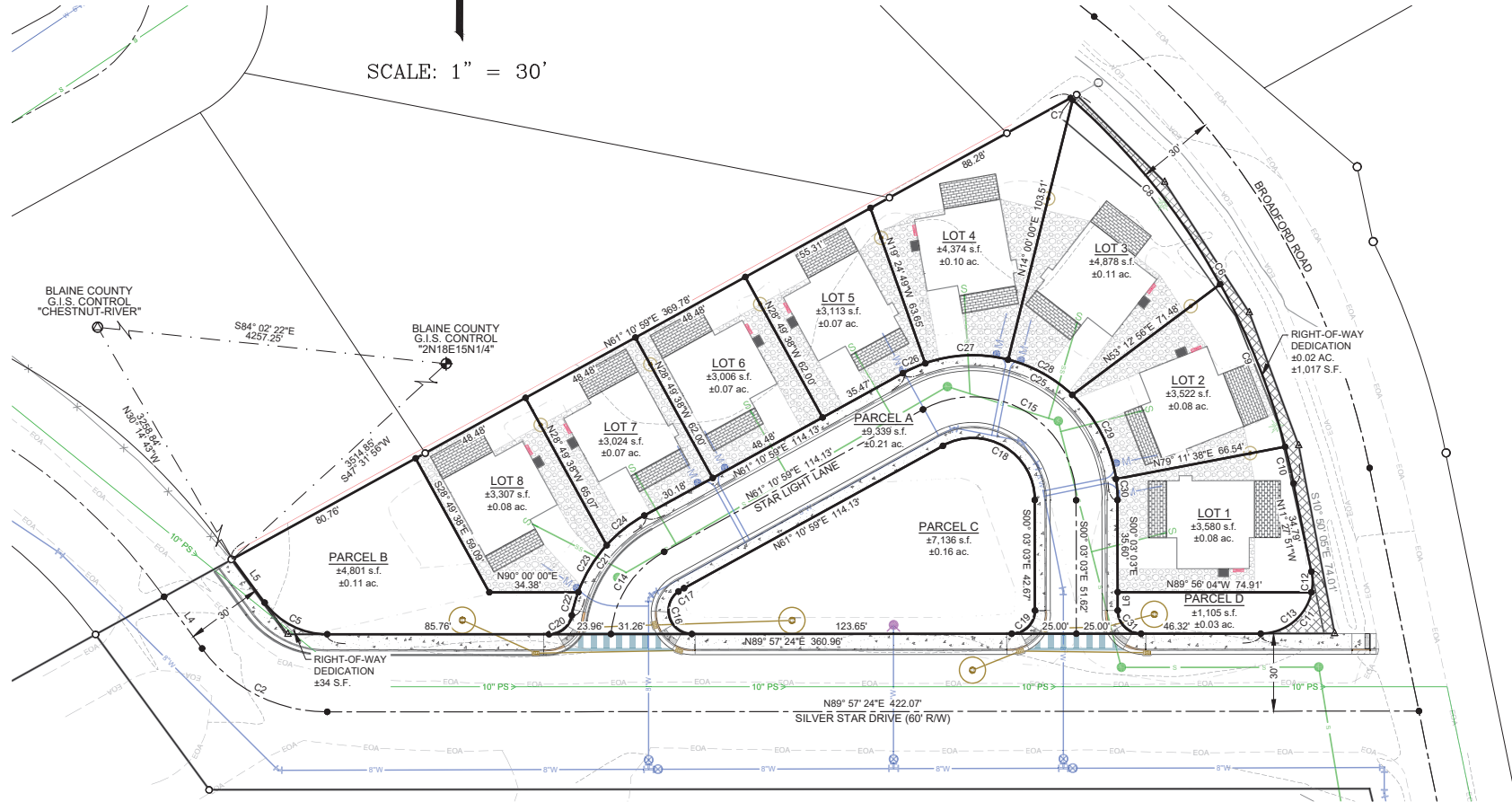
GALENA ENGINEERING, INC.
HAILEY, IDAHO

1 OF 3
Job No. 8337

A PRELIMINARY PLAT SHOWING STAR LIGHT LANE SUBDIVISION DECEMBER 2022



SCALE: 1" = 30'



Line Table		
Line #	Length	Direction
L1	30.26'	N61°10'59"E
L2	30.26'	N61°10'59"E
L3	36.10'	S36°16'06"E
L4	24.81'	S36°16'06"E
L5	20.89'	S36°16'06"E
L6	7.11'	S00°03'03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	208.62'	300.00'	39°50'34"	N31°23'08"W	204.44'
C2	56.31'	60.00'	53°46'30"	S63°09'21"E	54.27'
C5	28.16'	30.00'	53°46'30"	S63°09'21"E	27.13'
C6	175.19'	270.00'	37°10'34"	N30°03'08"W	172.13'
C7	1.12'	270.00'	0°14'14"	N48°31'18"W	1.12'
C8	91.69'	270.00'	19°27'23"	N38°40'30"W	91.25'
C9	67.81'	270.00'	14°23'21"	N21°45'08"W	67.63'
C10	14.58'	270.00'	3°05'36"	N13°00'39"W	14.58'
C11	35.40'	20.00'	101°25'15"	N39°14'46"E	30.96'
C12	8.05'	20.00'	23°03'07"	N0°03'42"E	7.99'
C13	27.36'	20.00'	78°22'08"	N50°46'20"E	25.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	39.45'	40.00'	56°30'43"	S32°55'38"W	37.87'
C15	82.95'	40.00'	118°49'01"	N59°24'30"W	68.87'
C16	22.78'	9.00'	145°00'10"	S17°32'31"E	17.17'
C17	2.61'	24.00'	6°13'25"	S58°04'17"W	2.61'
C18	49.73'	24.00'	118°42'55"	N59°27'56"W	41.30'
C19	14.14'	9.00'	90°00'27"	N44°57'11"E	12.73'
C20	12.43'	9.00'	79°06'11"	S50°24'18"W	11.46'
C21	49.19'	56.00'	50°19'47"	S36°01'06"W	47.63'
C22	9.23'	56.00'	9°26'26"	N15°34'26"E	9.22'
C23	21.32'	56.00'	21°48'54"	N31°12'06"E	21.19'
C24	18.64'	56.00'	19°04'26"	N51°38'46"E	18.56'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	116.03'	56.00'	118°42'55"	N59°27'33"W	96.36'
C26	9.46'	56.00'	9°41'02"	N66°01'30"E	9.45'
C27	32.47'	56.00'	33°13'18"	N87°28'40"E	32.02'
C28	28.61'	56.00'	29°16'12"	S61°16'35"E	28.30'
C29	37.33'	56.00'	38°11'35"	S27°32'41"E	36.64'
C30	8.16'	56.00'	8°20'48"	S4°16'30"E	8.15'
C31	14.14'	9.00'	89°59'33"	N45°02'50"W	12.73'



STAR LIGHT LANE SUBDIVISION

GALENA ENGINEERING, INC.
HAILEY, IDAHO

2 OF 3
Job No. 8337

MARK E. PHILLIPS, P.L.S. 16670

Return to Agenda