AGENDA
Hailey Planning and Zoning Commission
Monday, May 1, 2023
5:30 p.m. (Begins after DIF Advisory Committee Hearing)

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#
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 April 17, 2023. **ACTION ITEM.**

- **CA 2** Adoption of Findings of Fact, Conclusion of Law of a Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services. **ACTION ITEM.**

- **CA 3** Adoption of Findings of Fact, Conclusion of Law of a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30') outlined within the Townsite Overlay (TO) Zoning District.

- **CA 4** Adoption of Findings of Fact, Conclusion of Law of a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. This amendment would revise item D. to read as follows:

Public Hearing

- **PH 1** Consideration of a Rezone Application, in conjunction with a Development Agreement, submitted by Wood River Land Trust to rezone Lots 5 & 6, Block 39, Townsite

(119 N 2nd Ave) from General Residential (GR) to Transitional (TN) Zoning Districts. **ACTION ITEM.**

- **PH 2** Continuation of Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units. **ACTION ITEM.**

- **PH 3** Consideration of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units, ranging in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on 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 and subject to the Copper Ranch Planned Unit Development Agreement. **ACTION ITEM.**
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Staff Reports and Discussion

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes. *(To be presented as time permits)*
    - 2022 Annual Report
    - GGLO Presentation
- **SR 2** Discussion of the next Planning and Zoning Meeting: **May 15, 2023 starts at 4:30 PM**
    - TA: Cottage Housing
    - DR: City Water Shop
    - PP: Starlight Lane

115 South Main Street Hailey, Idaho 83333 (208) 788-9815

Return to Agenda

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, April 17, 2023
5:30 p.m. (Begins after DIF Advisory Committee Hearing)

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

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Present
Commission: Janet Fugate, Dan Smith, Owen Scanlon, Dustin Stone
Staff: Robyn Davis, Emily Rodrigue, Cece Osborn, Lisa Horowitz, Brian Yeager, Jessie Parker
Absent: Sage Sauerbrey

5:32:17 PM **Call to Order**

- 5:32:25 PM Public Comment for items not on the Agenda. No comment.

5:32:54 PM **Consent Agenda**

- **CA 1** Adoption of Meeting Minutes dated April 3, 2023. **ACTION ITEM.**

- **CA 2** Adoption of Design Review 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 residentials 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.**

- **CA 3** Adoption 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.**

Scanlon abstained from consent agenda.

5:33:06 PM **Stone motion to approve CA 1 – CA 3. Smith seconded. All in favor.**

Public Hearing

- **PH 1** 5:33:41 PM Consideration of Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services. **ACTION ITEM.**

5:33:58 PM Lisa Horowitz, City Administrator, explained the municipal cost index and how a lot of cities update their development impact fees are adjusted each year. Horowitz stated presenting tonight to adjust impact fees each year.

5:36:12 PM Smith asked if council has ability to go above or below the index. Horowitz believes it does.

5:36:36 PM Stone is concerned about the wording that only speaks to increases, suggesting amended language to include if deflation fees decreases. Staff and commission discussed language, all agreed could remove word automatic, increase and inflation leaving to just say changes.

5:40:04 PM Chair Fugate opened public comment.

5:40:20 PM Chair Fugate closed public comment.

5:40:44 PM Stone motioned to recommend approval by the Hailey City Council Ordinance No._____, an Ordinance amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year changes in the cost of providing services, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare . Scanlon seconded. All in Favor.

- **PH 2** 5:42:11 PM Consideration of a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30') outlined within the Townsite Overlay (TO) Zoning District. This amendment would revise items C. 2. and C. 3. to read as follows:
    - C. 2. Limited Business, General Residential Districts: Thirty-five feet (35')
    - C. 3. Transitional, ~~General Residential~~, Limited Residential-1 Districts: Thirty feet (30') **ACTION ITEM.**

Scanlon recused himself as a commissioner for this project.

5:43:03 PM Rodrigue introduced application and applicants' intent with the application. Rodrigue explained staff recommendation. Rodrigue turned floor to applicant.

5:44:01 PM Scanlon explained applicant intent for the amendment to allow applicant to maximize development.

5:46:19 PM Stone asked where this would apply. Davis pointed out area that would be affected if amended as proposed by staff. Davis explained staff reasoning for proposing change in DRO instead of Townsite.

5:47:41 PM Chair Fugate opened public comment.

5:48:01 PM Robert Richardson, lives directly north of this parcel. Concerned about overall height. Struggling to understand reasoning behind a building that exceeds the current rule instead of requiring the developer to change their design now going to change the zone to accommodate this building. If you actually look through there have been numerous other projects referenced all been 3 stories, The River Street Apartments, 3-story building at Pine and River, 3-story building for the advocates building at River and Croy and large 3-story complex across the street. All of those buildings reside in the underlying business district. Couldn't find a single reference of an existing building 3-stories or taller that lies within the general residential townsite overlay. Seems to him very very specific that we are changing the zoning regulations that have been established for a while simply to accommodate this one building. It makes sense to him that the other buildings were approved because they fall under different parameters in the business district, business district is allowed to be 35-40 ft and this one is not and has been established for quite some time. One of the original, or very very first line in townsite overlay justification is that the purpose of the townsite overlay was to modify the bulk requirements of the certain underlying zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite. If we start to look through the details of the existing TO bulk requirements, they are very clearly separated between the business district, and different residential districts between transitional, general residential, and limited residential. They were all specifically separated with different requirements. In this case, now removing, recommending to move general residential to the same requirements as the business district. That doesn't seem to be consistent with any of the other requirements that are defined within the TO as well. There were a few comments in the actual written up proposal from the developer around the justifications. All of which are around adding height to the building. Would like to repeat some of those to better understand some of the justifications. One of those was to create sufficient flexibility to allow desirable development, the developer specifically added comments here that development is a constant and thriving community it is no exception. Variation of height between different components in one building or in contract to a neighboring building can create a more interesting view. He takes issue with that, and quite confident any neighbor would agree that simply building a taller building does not create a more interesting view. Another comment was to conserve building resources, building taller buildings eliminates the need for more excavation, allowing for more room for landscaping, natural vegetation, building taller minimizes the expense of the roof and roof structure. He can completely agree, it is much more cost effective to build a multi-story building. The other bulk requirements in TO are around the ration of building to lot space, and requirements of open space, none of those are being recommended to change. Also it doesn't seem to him that the point of this should be to minimize the building cost, it should be to provide benefit to the surrounding neighborhood, and to the original point, take into special consideration for the townsite overlay.

5:52:56 PM Paula O'Meara, lives on River Street, don't believe should build higher than the regulations allow. Totally understand it being good for the developer, but it is a residential neighborhood and its kind of confusing because DL Evans is right there but as soon as you look forward its all of their homes, there's not business to the side their homes. A lot of times we come

here asking about things that are upsetting we're like oh gosh we don't want to do that and we are always told the code says its ok, zoning says its ok. So guess if we can stick with that, we are ok.

5:54:30 PM Chair Fugate closed public comment.

5:54:42 PM Davis stated all general residential parcels within city limits are allowed to build to 35 ft except for those in Townsite overlay. Davis asked Scanlon to clarify that it would not be the full building just a portion. Stone does not believe that is needed, believes it was well covered at the last hearing. Commission discussed moving forward for amendment to DRO. Stone stated he is conflicted, that doesn't like writing code around a project but looking at the map it does seem to make sense.

5:57:33 PM Smith stated as city mentioned can go 35 ft everywhere else in GR and that there is not a lot of development in the proposed project area. Smith believes it would set a precedent to match with rest of city. Smith discussed intent for DRO. Smith explained that not amending for one project but for future development. Smith believes impact of DRO is much greater than the proposed height increase. Smith stated he is somewhat conflicted but when he looks at the DRO and what it was established.

6:02:28 PM Chair Fugate re-opened public comment.

6:02:36 PM Robert Richardson's, bigger issue at hand is because it also falls under DRO and understand that are current verbiage in DRO for higher density, why was it never considered to make some of the adjustment for building height and lot specifications. Because today DRO is pretty broad in relying on the underlining zoning district. While understand the DRO allows for much higher density, it does not take into effect a lot of the things that fall under the underlying bulk requirements.

6:03:25 PM Chair Fugate closed public comment.

6:03:34 PM Davis explained while DRO is not specific on bulk requirements, DRO is broad as it provides flexibility of those bulk requirements.

6:04:20 PM Smith does not believe it was of importance at time because it is such a small portion of the DRO. Smith asked the applicant about stepping the building. Scanlon confirmed that he could step on the building, explaining how he would need to do that. Scanlon addressed Richardson's comments. Scanlon stated cannot go further east because of parking. Discussion with applicant, staff and commission ensued regarding proposed amendment.

6:09:04 PM Smith clarified if this is not allowed, would lose 2 two bedrooms by reducing those units to studio units. Scanlon confirmed.

6:10:05 PM Davis explained that zoning is not stagnant, that its important to consider the ebb and flow and what meets the needs of the community.

6:11:00 PM Commission discussed areas of potential future development, estimating no more than 5-6 situations where may see someone take advantage of height change. Chair Fugate asked if understanding applicant is asking 10 inches on their project. Scanlon stated as it sits its approximately 9 inches but if could raise it up to allow for grade to slow away it would be 18 inches.

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6:13:55 PM Stone believes this is a waiver issue not a code issue. Stone stated needs to be a waiver or change size of building.

6:14:59 PM Smith stated net loss is 2-beds if not approved. Smith stated there is a significant drop as you go east to west on those properties, stating the topography is what caused this situation. Smith asked applicant why chose not to go route of PUD. Scanlon confirmed did not want to go through the re-application process.

6:17:24 PM Stone does not believe general impact would be that big, its code that he is hung up on.

6:17:53 PM Chair Fugate believes the benefit down the road, that it makes sense to do change to the DRO. Commission continued to discuss proposed change to height with in DRO.

6:21:31 PM Stone asked how often individual projects spur rezones. Davis clarified this would be a text amendment. Davis stated all rezones in recent past have all been applicant driven. Commission and Staff discussed previous amendments such as DRO and SRO and those were applicant driven and had city benefits. All commissioners are in agreement to move forward with the amendment.

6:29:15 PM **Smith motion to recommend approval by the Hailey City Council Ordinance No. _, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO), Section 17.04R.040: Use and Bulk Requirements, to allow for a maximum building height of thirty five feet (35') within the General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Stone seconded. All in Favor.**

- 6:31:13 PM **PH 3** Consideration of a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. This amendment would revise item D. to read as follows:
    - Records Maintained; Time Limit of Approval: one copy of the approved preliminary plat will be kept on file for public examination ~~at the office of the city engineer and one copy at the office of the administrator~~ in the Community Development Department. The approval of the preliminary plat shall be valid for a period of two (2) calendar years unless an extension of time is applied for and granted administratively by ~~the council~~ the Administrator and City Engineer, or unless otherwise allowed for within a phasing agreement. **ACTION ITEM.**

6:32:07 PM Osborn summarized that developers commonly ask for extensions on preliminary plats due to delays of construction of infrastructure. Osborn explained staff is requesting to amend the extensions to be able to be done administratively.

6:33:56 PM Stone asked how many times an applicant can extend. Davis explained the extension process. Commission discussed how it makes sense that people want to get their work done.

6:35:23 PM Chair Fugate opened public comment.

6:35:43 PM Chair Fugate closed public comment.

6:35:57 PM **Scanlon motion to recommend approval by the Hailey City Council the proposed ordinance, Ordinance No. , a City-initiated Text Amendment amending Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. of the Hailey Municipal Code, to allow for the Administrator and the City Engineer to administratively approve and grant an extension of the preliminary plat, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Smith seconded.**

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: **May 1, 2023**
    - **DR:** Copper Ranch
    - **Rezone:** WRLT
    - **DR:** Maple Street Apartments

Davis summarized upcoming projects.

6:40:59 PM **Smith motion to adjourn. Scanlon seconded. All in Favor.**

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 29, 2023 and mailed to public agencies on March 29, 2023.

Background: The intent of the request was to amend Hailey's Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to allow for annual inflationary increases to the Development Impact Fee Schedule.

Procedural History: Idaho Code §67-8201 *et seq.* allows Idaho municipal corporations to enact ordinances allowing cities to collect development impact fees. In 2007, Hailey adopted its first development impact fee (DIF) ordinance which is codified as Chapter 15.16 of the Hailey Municipal Code. As a basis for Hailey's development impact fee ordinance, the city engaged a consultant to develop a Development Impact Fee Study, which was updated in 2012, 2016, and 2021. The Hailey Development Impact Fee Advisory Committee meets annually to review the Capital Improvement Plan, and projects eligible for DIF funding.

Hailey, like many other cities, has found that inflationary costs have affected Hailey's cost to provide parks, fire, recreation, and street facilities. Many cities (such as the City of Twin falls) follow the municipal cost index as a measurable way to track rising inflationary costs related to providing municipal services. From October 2021 to October 2022, the municipal cost index showed a year-over-year increase of 8.01% and a 6.6% year-over-year increase January 2022 to January 2023 (https://www.americancityandcounty.com/municipal-cost-index/) --

The **Municipal Cost Index (MCI)**, developed exclusively by *American City & County*, is designed to show the effects of inflation on the cost of providing municipal services. State and local government officials rely on *American City & County*'s Municipal Cost Index to stay on top of price trends, monitor price increases for commodities, make informed government contract decisions and plan budgets intelligently. Since 1978, readers have loyally referred to the Municipal Cost Index to determine the cost of inflation and, hence, the rising cost of doing business as a local government.

On this page, Municipal Cost Index data for the current year and the year-to-year percentage change in the index compared to that month last year are displayed. Additionally, related data for the three indices that comprise the Municipal Cost Index are also shown. Scroll down to find historical data for the Municipal Cost Index and its component indices dating back to 1978.

Month (2023)	Municipal Cost Index (MCI)	MCI Yr-Yr % Change	Construction Cost Index (CCI)	CCI Yr-Yr % Change	Consumer Price Index (CPI)	CPI Yr-Yr % Change	Producer Price Index (PPI)	PPI Yr-Yr % Change
Jan	308.41	6.27%	348.66	5.98%	300.54	6.60%	259.90	6.41%
Feb	308.49	4.64%	348.86	4.86%	301.65	6.15%	258.65	2.30%
Mar								
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Dec								

(Note: the consumer and producer price indexes are published monthly by the U.S. Department of Labor's Bureau of Labor Statistics. The PPI figure used is the number for all commodities. The municipal cost index incorporates the construction cost index, the consumer price index and the production price index.)

Staff recommended and the Commission concurred, an amendment to the Hailey Development Impact Fee Ordinance, which would update the Development Impact Fee Schedule to automatically adjust for inflationary costs based on the municipal cost index as published by the American Cities and County Magazine. The attached draft Ordinance would allow Hailey to waive the inflationary cost increase for any given fiscal year. The proposed ordinance language, as amended by the Commission, could read:

> On the effective date of this Ordinance, and in January of each year thereafter in which an impact fee is in effect, the amount of the impact fee shall be ~~automatically~~ adjusted to account for year-over-year changes ~~inflation increases~~ in the cost of providing fire, parks and recreation, and street public facilities, as well as CIP costs, to service new developments utilizing the latest available municipal cost index as published by "American Cities And County Magazine". Nothing herein shall prevent Hailey from electing to maintain a then-existing fire, parks and recreation, street impact fee, and CIP costs, or from electing to waive any changes ~~inflation increases~~ for any given fiscal year, or years. Any such action to determine ~~inflation or~~ adjustments shall be by City Council resolution. If a police development impact fee is adopted in the future, it shall be subject to the same herein.

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

1. The proposed amendment is in accordance with the comprehensive plan.
Development Impact Fees (DIF), including any associated amendments, are fees collected from development projects for the purpose of providing new or expanded public capital facilities required to serve that development. Such facilities include park updates, street repairs and maintenance, water and wastewater infrastructure, expansion of emergency services, capital improvement project costs, and more. DIFs have been contemplated within Hailey's Comprehensive Plan and have been used in conjunction with a sound capital improvement plan for several years. While not an exhaustive list, some of the following goals from Hailey's Comprehensive Plan are relevant to this text amendment and support DIFs, as follows:

Section 4: Recreation, Parks, and Lands

Goal 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.

Section 9: Public Facilities, Utilities, and Services

Goal 9.1: Plan for the long-term utilities, service and facility needs of the city while minimizing impacts to the greatest extent possible.

Section 10: Transportation

Goal 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.

Development Impact Fees are currently collected for Parks and Paths, Fire and EMS, Streets, and CIP Costs. These monies assist in the creation of, maintenance costs, and general operations of services and amenities, such as parks, streets, water, and wastewater infrastructure, and more, to new and existing developments within the City of Hailey. To continue to provide desirable public facilities, the Commission were supportive of the proposed amendment which allows for annual adjustments to the Development Impact Fee Schedule.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services. The Commission found that the proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services, and that the amendments are intended to allow for annual adjustments to the Development Impact Fee Schedule.

3. The proposed uses are compatible with the surrounding area. The Commission found that the proposed text amendments will not impact compatibility.

4. The proposed amendment will promote public health, safety, and general welfare. The Commission found the proposed amendments to be consistent with the Hailey Comprehensive Plan, and no changes to allowed uses anticipated.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An Ordinance, Ordinance No._____, amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year changes in the cost of providing services, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare.

Signed this _____ day of _____, 2023.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Text Amendment submitted by F & G Idaho, LLC, to amend the Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height, to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30') outlined within the Townsite Overlay (TO) Zoning District. This amendment would revise items C. 2. and C. 3. to read as follows:
follows:

- C. 2. Limited Business, General Residential Districts: Thirty-five feet (35')
- C. 3. Transitional, ~~General Residential~~, Limited Residential-1 Districts: Thirty feet (30')

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 29, 2023 and mailed to public agencies on March 29, 2023

Background: F&G Idaho, LLC, own a parcel within the City of Hailey's Townsite Overlay (TO) District and General Residential (GR) Zoning District. The parcel is approximately 20,393 square feet in size and is located at 50 W. Maple Street. The Applicant completed a Pre-Application Design Review with the Hailey Planning and Zoning Commission for the proposed development of eighteen (18) apartment-style units on the parcel. The Applicant also submitted a formal Design Review Application for the proposed development, which first received a public hearing with the Planning and Zoning Commission on March 20, 2023. The hearing was continued to May 1, 2023.

According to the Applicant, the specific objective of the proposed amendment is to allow developers and builders the opportunity to maximize the number of living units they can provide in multifamily buildings within the General Residential (GR) zones that also lie within the TO Zoning District.

The Applicant provided thorough discussion on the suitability of the proposed text amendment as it relates to Section 17.04M.010, "Purpose" [Townsite Overlay District]. They noted the current built environment of the Business (B) District of the Townsite Overlay, already permits buildings up to 35' in height, and 40' if a residential unit is provided. Additionally, they highlighted those buildings zoned as GR (but not located within the TO) already carry a maximum permitted building height of 35'.

Regarding the proposed maximum building height for GR in the TO, other points raised by the Applicant included the opportunities to:

- "**Encourage infill while retaining neighborhood character"**
- "**To create sufficient flexibility to allow for desirable development"**
- "**To conserve building resources"**
- "**To enhance neighborhoods with increased pedestrian orientation"**

City Staff and the Commission concurred with the preceding points raised by the Applicant; however, the Commission recommended that the text amendment apply instead to all GR zoned parcels in the Downtown Residential Overlay District (DRO), instead of all parcels zoned GR and within the TO. This amendment would include the parcel owned by F&G Idaho, LLC, and the intended apartment unit development, and further, support and retain the character of Old Town Hailey. The reasoning for this recommendation included limiting the scope of impact of an increased maximum building height in GR Districts (DRO has thirty-nine parcels (39) zoned as GR, whereas TO has one hundred and eighty (180)

parcels). The stated purpose of the Downtown Residential Overlay District (Section 17.04R.010, Hailey Municipal Code) also includes each of the aforementioned purposes for the TO. Opportunities for the TO that can be achieved through increasing the maximum allowed building height may be retained for the DRO, in accordance with the points raised by the Applicant.

The Commission found this amendment to be more acceptable than the Text Amendment Application as originally submitted. However, the Commission deliberated the possible precedents that could be set by recommending for approval such developer-initiated text amendments. Public comment from nearby residents of the proposed Maple Street Apartments, which the proposed Text Amendment would impact, expressed resistance to the proposed Text Amendment on similar grounds to precedent-setting for Municipal Code and Zoning changes in the future.

The Commission reviewed the City of Hailey Zoning Map at the public hearing and found that only four (4) to five (5) parcels within the DRO District could be possibly impacted by the proposed maximum building height Text Amendment. Commissioners also noted that the DRO District is the City's desired location for increasing residential density and infill into the future. If approved within the GR and DRO Zoning Districts, Staff can monitor development and uptake of the new maximum building height on a smaller scope and scale (DRO, instead of TO), provide adjustments as necessary, and mitigate widespread impact of any unforeseen consequences of such amendments. Additionally, F&G Idaho, LLC, will still be able to capitalize on the maximum building height amendment, as their parcel and intended development is located within the DRO.

Based on these scope impact and future development considerations, the Commission supported the revised Text Amendment for increasing the maximum building height for GR parcels within the DRO District, and not the originally proposed TO District.

If approved by the Hailey City Council, as recommended by the Planning and Zoning Commission, the ~~strike-through~~ text below would be removed, and the **bold and underlined tex**t would be added within Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO), Section 17.04R.040: Use and Bulk Requirements:

> **B. Maximum Building Height Requirement: The maximum building height requirement for those parcels located within the Downtown Residential Overlay (DRO) and the General Residential (GR) Zoning Districts shall have a maximum building height of thirty-five (35) feet from record grade.**

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

1. The proposed amendment is in accordance with the comprehensive plan;
The Comprehensive Plan articulates the merits of diverse housing and population growth management through a balanced combination of infill and redevelopment. With such growth, the Comprehensive Plan also aims to retain the small-town character of Hailey:

> **"Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth".**

By increasing the maximum building height to thirty-five feet (35') for GR parcels located in the TO District, smart growth, infill development, and/or redevelopment are encouraged on vacant land or already developed parcels. That said, the Commission recommended that the text amendment apply to the GR District within the DRO District, instead of all GR parcels within the TO District. The character and small-town charm of Hailey can be retained through careful design and meeting the bulk requirements of the zoning district, and an increase, such as this, would provide greater opportunities to diversify housing types and price points (aid in affordability), and utilize existing infrastructure more sustainably (developed neighborhoods are already served by municipal services, such as water and wastewater; supports incremental infill development, increases in residential units achieved through building height rather than footprint and impact on the landscape). The Commission preferred to see these Land Use implications within the DRO District, and not the TO District.

Finding: Compliance. The Commission found that this standard has been met.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
Finding: Compliance. The Commission found that the proposed amendment will not create excessive additional requirements at the public cost for services, and that the amendment is intended to allow developers and builders the opportunity to maximize the number of living units they can provide in multifamily buildings within the GR and DRO Districts.

3. The proposed uses are compatible with the surrounding area; and
Finding: Compliance. The Commission found the proposed uses will support and be compatible with the surrounding area and other areas throughout Hailey. Impact to adjacent properties will be minimal, if approved within the GR and DRO Zoning Districts, and may be variable within the GR and TO Zoning Districts, as there are a significant number of parcels zoned as GR within the TO. That said, the bulk requirements for building setbacks with respect to building height still apply to any development, be it within the GR, DRO, and TO Districts, which can support compatibility with the surrounding areas. The design review process will also promote compatibility.

4. The proposed amendment will promote public health, safety, and general welfare.
Finding: Compliance. The Commission found the proposed amendments to be consistent with the Hailey Comprehensive Plan and will encourage infill in locations with access to transportation and public services, open spaces and parks, and the original Hailey Townsite. Living spaces may also increase in size for multifamily and single-family units while maintaining the same building footprint.

The associated design features for buildings with a larger maximum building height can promote the general welfare of the residential, in-unit setting.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An Ordinance, Ordinance No. _____, amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay District (DRO), Section 17.04R.060: Downtown Residential Overlay Bulk Requirements, to add Item B., which allows for a maximum building height of thirty-five (35) feet within General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Signed this _____ day of _____, 2023.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 17, 2023, the Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-initiated Text Amendment to the Hailey Municipal Code to Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the Preliminary Plat approval.

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on March 22, 2023.

Background: Staff proposed that the Administrator, via the Planning and Zoning Commission, as well as the City Engineer be able to administratively approve and grant an extension of a Preliminary Plat, rather than by seeking approval via the City Council.

Preliminary Plat Timeline

During the Preliminary Plat timeline, following the approval of a subdivision's Preliminary Plat and prior to the entitlement of a Final Plat, Developers are required to install municipal infrastructure. Developers commonly request extensions of the Preliminary Plat timeline to accommodate delays caused by the market, concurrent entitlement processes, and other reasons. In 2021, the City approved a Staff-initiated Ordinance increasing the Preliminary Plat timeline from one (1) to two (2) years. Still, developers of large projects request an extension to the two-year timeline and/or choose to bond or provide security for incomplete infrastructure improvements, so that they may progress through the Final Plat entitlement process. Both Blaine County and the City of Ketchum have a two-year Preliminary Plat Timeline.

Increasing Efficiency & Decreasing Burdens on Staff Workload

To increase efficiency within the Community Development Department and alleviate overloaded meeting schedules, City Staff proposes that the Administrator and the City Engineer be able to administratively approve and grant an extension of a Preliminary Plat. Staff considers approval for a Preliminary Plat Extension Application by the City Council to be excessive.

Extensions do not entail renegotiations nor amendments to the approved Preliminary Plat. The nature of the application request and the task of consideration is administrative and falls within the scope of Staff's current workload. Notably, the outcomes of Preliminary Plat Extension Applications are currently drafted by Staff prior to City Council meetings, then put on their Consent Agenda for approval unless singularly pulled. Public Hearings are not held for Preliminary Plat Extension Applications.

Throughout the Preliminary Plat timeline, Public Works, and Community Development Staff interface with development teams regarding the construction and installation of infrastructure and services. Through inspection and approval of infrastructure and services, Staff maintains a pulse on the pace, status, and hurdles that each subdivision faces in the build-up to the submittal and recordation of its Final Plat. It is in the best interests of the City and Staff to support development teams to complete their required improvements and progress through the platting process in a timely manner.

For applications that may be approved administratively—like Design Review for Accessory Dwelling Units, historically outside of Townsite Overlay and recently throughout City limits—Applicants do not need to wait on meeting schedules. Administrative approval generally takes 1-2 weeks, while Council approval can take 4 weeks. In contrast to the Council approval process, the administrative approval process requires less written documentation and remains within the management of the Community

Development Department. Council approval of projects requires Staff to coordinate across City Departments, multiple times. In summary, coordinating schedules and documents between departments slows the progression of the projects and increases Staff workloads. The proposed Text Amendment would alleviate Staff burdens in processing Preliminary Plat Extension Applications.

Specifically, the attached draft Ordinance proposes to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. to read as follows:

> Records Maintained; Time Limit of Approval: one copy of the approved preliminary plat will be kept on file for public examination ~~at the office of the city engineer and one copy at the office of the administrator~~ in the Community Development Department. The approval of the preliminary plat shall be valid for a period of two (2) calendar years unless an extension of time is applied for and granted administratively by ~~the council~~ the Administrator and City Engineer, or unless otherwise allowed for within a phasing agreement.

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

1. The proposed amendment is in accordance with the comprehensive plan;
The current version Comprehensive Plan offers high-level guidance on City goals—primarily surrounding land-use—however, it offers little guidance on the efficiency and administration of development applications and other City operations. However, the 1997-2005 version of the Plan, specifically directed Staff to "Adopt reasonable time limits for approval procedures, while still providing for public review and input" with a subgoal directing Staff to "Streamline the review/approval process for applications as much as possible" (see page 101, Appendix C of the current Comprehensive Plan).

From the 2020 version of Comprehensive Plan, the following goal is of closest relevance to the proposed Text Amendment:

> *9.1 Plan for long-term utilities, service and facility needs of the city while minimizing impacts to the greatest extent possible.*

In an effort to achieve this goal, the city routinely requires Developers to improve utility, service, and facility infrastructure for subdivisions. These requirements take time to build and install. When the City extended the Preliminary Plat timeline in 2021, from one (1) to two (2) calendar years, the City provided additional, needed time for Developers to complete necessary improvements. The proposed text Amendment herein is in the same vein, the City additionally seeks to support development Applicants and the City's utility, service, and facility needs by speeding up the administrative tasks associated with the platting process.

Finding: Compliance. The Commission concurred with City Staff and found the proposed amendment to be in accordance with the Comprehensive Plan.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
Finding: Compliance. The Commission found that the proposed amendment will not result in a change in allowed land use, nor will it create additional requirements at public cost for services. Alternatively, the Commission found that the proposed Text Amendment will decrease Staff workload and increase the efficiency of Hailey's City administration.

3. The proposed uses are compatible with the surrounding area; and
Finding: Compliance. The Commission found that the proposed Text Amendment does not impact land use compatibility.

4. The proposed amendment will promote public health, safety, and general welfare.
Finding: Compliance. The Commission found that the proposed Text Amendment seeks to support the efficiency and effectiveness of the City's administration, which is key to the public health, safety, and general welfare of the community.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission makes the following recommendations:

The Commission thereby recommends approval by the Hailey City Council the proposed ordinance, Ordinance No._____ , a City-initiated Text Amendment amending Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. of the Hailey Municipal Code, to allow for the Administrator and the City Engineer to administratively approve and grant an extension of the preliminary plat, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Signed this _____ day of _____, 2023.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 1, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Zone Change Application submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The Applicant proposes to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO). The rezone is affiliated with a draft Development Agreement that seeks to retain the historical nature of the structures on site.

Hearing: May 1, 2023

Application Contact: Wood River Land Trust

Location and Size: 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022); 0.138 acres

Current Zoning: General Residential (GR) and Townsite Overlay (TO)

Proposed Zoning: Transitional (TN) and Townsite Overlay (TO)

Notice: Notice for the public hearing was mailed to property owners and agencies within 300 feet on April 7, 2023 and published in the Idaho Mountain Express on April 12, 2023. Notice was posted on the property on April 24, 2023.

Application: The Wood River Land Trust proposes to amend the underlying zoning of their 0.138-acre property at 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, maintaining the property's designation in the Townsite Overlay (TO) Zoning District. As shown below, the property borders the following zoning districts: General Residential (GR) to the north and east, Transitional (TN) to the south, and Business (B) to west.

Current Zoning Proposed Zoning

N. 2nd Avenue Frontage

Conceptual garage/ADU

Analysis and Discussion:
The subject property is located east of the Main Street/State Highway 75, one-and-a-half (1.5) blocks east of the Central Core (CC) Overlay District. The lot borders Business (B) zoning to the west, Transitional (TN) to the south, and General Residential (GR) to the north and east. Further east is the Limited Residential (LR-1) zoning of Old Hailey. The subject property includes a historic structure that was built in 1916, a feature that is characteristic of structures within the parcel's Townsite Overlay (TO) Zoning District.

In tandem with the Zone Change Application, the Applicant has submitted a draft Development Agreement that proposes to retain the historical nature of the structure and resembles an agreement associated with their adjacent property to the south, 119 E. Bullion Street, which was rezoned from GR to TN in 2020 for similar reasons.

The Zone Change Application for 119 N. 2nd Avenue can be understood as a continuation of the organization's land use and zoning at their adjacent property— the Applicant uses both sites for mixed commercial/office and residential uses. While mixed uses are allowed in the B and TN zoning districts to the west and south, the GR zoning district precludes commercial office use but allows for home occupations.

Of relevance, the existing and proposed Development Agreements for the Wood River Land Trust's

properties on this block serve to prevent drastic development of the property and to retain the historical character of the buildings onsite. Historically, the buildings were used residentially. Aesthetically, they align with the residential quality of the buildings to the east in Old Hailey. Functionally, they house commercial uses that are softer than the uses to the west: a bustling grocery store with retail/wholesale trade, a health and fitness center with group classes, and more.

1. **Existing Land Uses**
    a. Adjacent to the
        i. East:
            1. GR Zoning District
                a. Single-family homes zoned GR
        ii. South
            1. TN Zoning Districts
                a. Mixed use: WRLT office, residential
                b. Office: law office
                c. Personal services: beauty salon
        iii. West
            1. B Zoning District
                a. Old Town Mercantile: three-story commercial building including office, retail, health and fitness, and more uses
                b. Daycare Center: Kids Kampus Preschool Daycare
                c. Healthcare and medical service: Hailey Eye Center
                d. Office: The Nature Conservancy office
        iv. North
            1. Single-family home zoned GR

2. **Purposes of the Zoning Districts:**
    - Townsite Overlay (TO):
        - The purpose of the Townsite Overlay District is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey Townsite; <u>to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources;</u> and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey.
    - General Residential (GR):
        - The purpose of the GR District is to provide areas for <u>a variety of residential uses, and a limited number of other uses compatible with this type of residential development.</u> The intent is to preserve the favorable amenities associated with a residential neighborhood.

- Transitional (TN):
  - The purpose of the TN District is to provide a buffer zone between residential and business areas within the townsite overly district. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential character of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area and requiring adequate onsite parking. The term "transitional" does not imply that the properties within the district will be transitioning from residential to business zoning.
- Business (B):
  - The purpose of the B District is to provide areas for general business and commercial activities and a limited number of residential uses.
- 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022)
  - The Applicant is proposing that the parcel, currently zoned within GR be rezoned to TN.
  - The proposed zoning— as well as the Applicant's current uses and future intentions for the site— continues to allow for residential uses and expands the allowable commercial uses. Staff concurs that the parcel's location adjacent to the B Zoning District, as well as the softer nature of the mixed office/residential use, justifies an increase in commercial uses to the extent allowed by the TN Zoning District. Notably, the proposed Development Agreement aligns with a tenet of the TN Zoning District: "preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area." The Development Agreement affiliated with this Zone Change Application proposes to ensure the historical and residential quality of the 1914 building.

3. Bulk Requirements Comparison:

As described in the rightmost column of the first table, the proposed rezone presents negligible changes to the bulk requirements. If approved, the rezone would:

- Increase the base side setback by two feet (2'); however, overall, the side setback may decrease depending on the height of the existing building;
- Decrease permissible lot coverage, unless 75% or more of the required parking may be provided in an enclosed structure.

Aside from types of units permitted in TN versus GR, the rezone application presents no other changes to the bulk requirements for this parcel.

		Zoning Districts		Summary of proposed changes
		Existing	Proposed	
		GR, TO	**TN, TO**	
Lot dimensions	Minimum lot size (square feet)	6,000[5]	6,000[5]	No change.
	Minimum lot width (feet)	50[6]	50[6]	No change.
Building Height	Maximum building height	35[21,22]	35	No change.

Setbacks	Minimum front yard setback (feet)	20	20	No change.
	Minimum side yard setback (feet)	8[7, 19, 20, 24]	10[7, 19, 20]	Minimal change: Two-foot (2') change in the base setback, dependent on building height.
	Minimum rear yard setback (feet)	10[7, 19, 20]	10[7, 19, 20]	No change.
Multi-family and mixed-use density	Mixed use residential density: maximum units per acre	-	10	Change in permitted uses or types of units.
	Multi-family residential density: maximum units per acre	10	10	No change.
Total lot coverage	Total maximum coverage by all buildings, which includes 1 accessory dwelling unit (percentage)	40	30[10]	Decrease in total lot coverage. No change if 75% of the required parking spaces are enclosed within a structure, see Note 10.
Maximum floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	-	No change.
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	-	No change.

Notes:

5. (not applicable)	In GR and TN Zones, townhouse sublots shall have an aggregate density of no more than 10 lots per acre.
6. (not applicable)	Townhouse sublots shall conform to the standards established in the IFC.
7. (not applicable)	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse sublot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
10. (applicable)	**In TN Zone, 40 percent lot coverage will be allowed where at least 75 percent of required parking spaces are enclosed within a structure.**
19. (not applicable, pertinent to corner and reverse corner lots)	See also subsections 17.07.010 F and G of this title.
20. (not applicable, pertinent to corner and	See also subsections 17.07.010 F and G of this title.

reverse corner lots)	
21. (not applicable)	For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).
22. (not applicable)	For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential (GR) Zone Districts, buildings shall in no case exceed a building height of 35 feet from record grade.
24. (applicable to the existing zoning and comparison)	**Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (21/2') of wall height (see section 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.**

Criteria for Review:

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

1) **The proposed amendment is in accordance with the Comprehensive Plan;**
The Comprehensive Plan aims to "Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map" (Goal 5.1, pg. 29). The Land Use Map depicts broad community goals, meant to guide land use decisions. On the Land Use Map, the Wood River Land Trust's parcel is located on the periphery of the "Downtown" core, in the "Residential Buffer" and along a "Pedestrian & Bicycle Route" (2nd Avenue). The Comprehensive Plan (pg. 29) describes the intent of the related areas, as follows.

Downtown - the historic commercial center containing the greatest concentration of commercial, cultural, and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.

The historical relevance of the Wood River Land Trust's buildings and the parcel's proximity to the Downtown core increase the relevance of the proposed Development Agreement. City Staff is in strong support of the stipulations of the agreement, which can prevent development and retain the historical character of the early 20th century building. The history and culture of Hailey are imbued in historic structures, like the one at 119 N. 2nd Avenue. In offering measures to preserve the historic structure, the Applicant and the Development Agreement affiliated with this Zone Change Application support the Comprehensive Plan's goals for Downtown Hailey. Additionally, the proposed mixed uses of the building support the commercial and civic activity of modern Downtown Hailey.

Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.

The proposed rezone to the TN Zoning District soundly aligns with the parcel's location in the "Residential Buffer." By changing the nature of the site's uses, the proposed rezone will create a buffer zone between residential and commercial uses on the periphery of Hailey's Downtown core.

When elaborating on the importance of Hailey's Downtown, the Plan stresses the value of mixed-use buildings:

Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.

As stated on page 27 of the Comprehensive Plan, "Successful downtowns are dependent on a mix of complementary activities that help generate human activity and foot traffic." As evidenced by the current use of the parcel, as well as the adjacent parcel, the proposed residential and commercial uses are complementary to each other and beneficial, on principle, to the Downtown core.

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

Public facilities and services are available to support the proposed uses on site and generally permitted by the proposed TN Zoning District. Firstly, the change of uses from the GR to TN Zoning Districts are not significant; the TN Zoning District allows for soft commercial uses that are friendly to residential neighborhoods. Secondly, the uses permitted by the TN Zoning District are already occurring on site, as well as on the adjacent parcel.

Though no plans to redevelop the site are proposed at this time, the Applicant has submitted conceptual plans for a garage/ADU. Such infill development— which is encouraged at this site, per the purpose of the Townsite Overlay (TO) Zoning District and goals of the Comprehensive Plan— makes efficient use of public facilities and services; and, is vastly preferred to expanding into the undeveloped natural landscape surrounding Hailey.

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

As discussed at the beginning of this report, the proposed rezone can be understood as a continuation of the organization's land use and zoning of their adjacent property. The Applicant uses both sites for mixed uses, specifically commercial office and residential uses. Increasing the TN Zoning District at this site proposes to expand the "residential buffer" that exists in the limited TN zoning and is envisioned by the Comprehensive Plan Land Use Map. Aside from the adjacent uses in the TN Zoning District, the proposed uses at 119 N. 2nd Avenue include uses that exist on either side of the parcel: 1) offices that are less-public facing than harder commercial uses, and 2) residences. City Staff concurs that the proposed uses are compatible with the surrounding area.

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

City Staff notes a strong basis in the Hailey Comprehensive Plan for this type of amendment— mixed use near the Downtown core and effective residential buffers. By adhering to Hailey's robust

Comprehensive Plan, the people and community of Hailey stand to benefit from strategic and smart land use planning that enhances the quality of places and efficiently distributed resources.

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

17.14.040(B) Recommendation.

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

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

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

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

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

Summary and Suggested Conditions of Approval: The Commission shall recommend approval or denial to the Hailey City Council the Rezone Application by 525, LLC, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 525 North 1st Avenue (Lots 1-4, Block 64, Hailey Townsite) to remain General Residential (GR)

and Townsite Overlay (TO) to be within the Downtown Residential Overlay (DRO), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards.

Motion Language:
Approval: Motion to approve the Zone Change Application, submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny the Zone Change Application, submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO), 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].

DEVELOPMENT AGREEMENT

THIS AGREEMENT entered into this _____day of _____, 2023, by and between the **CITY OF HAILEY**, a municipal corporation (hereinafter referred to as "Hailey" or "the city") and the **WOOD RIVER LAND TRUST**, a non-profit organization (hereinafter referred to as "WRLT).

RECITALS:

A. The Wood River Land Trust is the owner of the property at 119 N 2nd Avenue in Hailey, Blaine County, Idaho (hereinafter referred to as "the Property").
B. The city of Haley is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code. Section XIV of Hailey's Zoning Ordinance allows for amendment to the City's Zone District Map. As set forth in Hailey Zoning Ordinance Section 14.8 and Idaho Code Section 67-6511A, the City of Hailey has the power to require or permit, as a condition of such a re-zoning, that an owner or developer of the property make a written commitment concerning the use or development of the subject parcel. Pursuant to 67-6511A, this power includes the power to adopt rules governing the creation, form, recording, modification, enforcement, and termination of such commitments.
C. The Property is presently zoned General Residential (GR) and is governed by the City of Hailey's land use and zoning ordinances and regulations, which have been enacted pursuant to the laws of the State of Idaho. The WRLT has applied to the City for an amendment to Hailey's Zone District Map and has requested that the Property be re-zoned from its present zone designation of General Residential (GR) to Transitional (TN). The WRLT's application is subject to Hailey Zoning Ordinance Section 14.8, which allows the re-zone of the Property to be made conditional upon the WRLT's making certain commitments concerning the use and development of the Property.
D. The City of Hailey has determined that re-zone of the Property from General Residential (GR) to Transitional (TN) is in conformance with the City's Comprehensive Plan. To endure that the manner of development of the Property shall not become detrimental to the City and shall be in the best interest of its residents, the City has required certain commitments from the WRLT pursuant to Hailey Zoning Ordinance Section 14.8 and Idaho Code Section 67-6511A as a condition of this re-zone.
E. The WRLT and the City of Hailey hereby enter into this Agreement in order to limit the use and development of the property; to retain its historical nature; and to promote the general health, safety, and welfare of the citizens of Hailey, as well as the future inhabitants/users/occupants of the property and its adjacent residents.

NOW, THEREFORE, in consideration of the mutually dependent promises, covenants, and agreements contained herein, the parties hereto agree as follows:

1. Pursuant to Idaho Code Section 67-6511A and Section 14.8 of the Haley Zoning Ordinance, Zoning Ordinance Map Amendment Pursuant to the Development Agreement, the City hereby agrees to change the zoning of the property from general Residential (GR) to Transitional (TN). Such re-zone is contingent solely upon the WRLT fulfilling the following commitments:

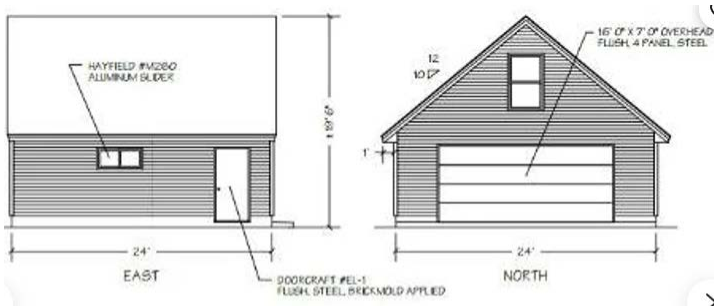
a. That the structure currently located up the property at 119 N 2nd Avenue shall be used exclusively as an office by the WRLT, or as a combined office for the WRLT and a residence for an employee of the WRLT. The WRLT hereby agrees that any change in such use shall result in the revocation of the Transition (TN) zone designation pursuant to Idaho Code Section 67-6511A.
b. The hours of operation of the WRLT shall not exceed from 8:00 am to 6:00 pm Mondays through Saturdays, with no more than one evening use per week for meetings and special events.
c. That the exterior of the property shall remain substantially unaltered other than to restore it to its historical condition. In the event the WRLT desires to make alterations other than those stated above, the Property shall be subject to review by the Hailey Planning and Zoning Commission in accordance with City Ordinances. Any action by the WRLT to modify the building in such a way as to undermine its residential character shall result in a violation of this Agreement and in reversion of the Transitional (TN) zone designation to General Residential (GR) as set forth in Idaho Code Section 67-6511A;
d. That exterior lighting is for the business use of the property and shall operate only during business hours. All exterior lighting shall be downcast and shielded and shall be subject to applicable City ordinances and regulations.
e. That any sign for the business shall not be illuminated, shall be affixed to the house itself, and shall be subject to applicable City ordinances and regulations.
f. That in the event the structure that presently occupies the Property is destroyed or is so damaged that it must be substantially rebuilt, any new or improved structure must substantially conform to the existing residential style, structure, and existing footprint. Failure of any new or improved structure or substantially conform to the existing structure shall result in violation of this Agreement and in reversion of the Transitional (TN) zone designation to General Residential (GR) as set forth in Idaho Code Section 67-6511A.

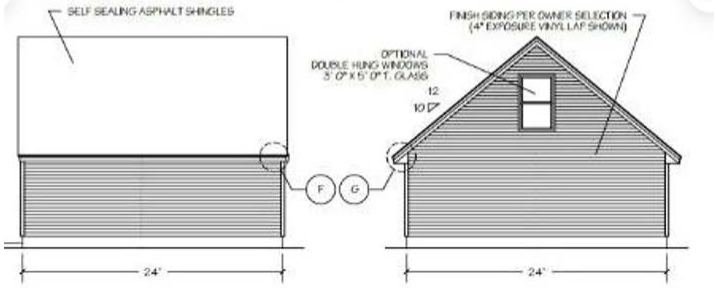
2. This Agreement, including the commitments set forth in Paragraph 1 above, shall be duly recorded.
3. It is further agreed that the commitments contained herein shall become effective immediately upon adoption by Hailey's City Council of Hailey Ordinance No._____.
4. Upon the re-zoning of the remaining Eastern lot of Block 39 to a TN zone designation, or any other zone designation that includes offices, this Agreement shall become null and void.
5. The partied further covenant and agree that : (a) If either party fails or neglects for any reason to take advantage of any of the terms providing for the termination of this agreement, or (b) if either party, having the right to declare this Agreement terminated or forfeited, shall fail to do so, any such failure or neglect shall not constitute or be deemed to be a waiver of any cause for termination or forfeiture which may subsequently arrive, or as a waiver of any of the covenants, terms, condition or promises in this Agreement or the performance thereof. None of the convents, terms, conditions or promises in this Agreement can be waived except by appropriate writing signed by the parties in this Agreement.
6. Binding Effect. The covenants, terms, and conditions in this Agreement shall apply to and bind heirs, assigns, successors-in-interest, and legal representatives of the parties hereto, and all convents, terms, and conditions are to be construed as conditions of this Agreement.

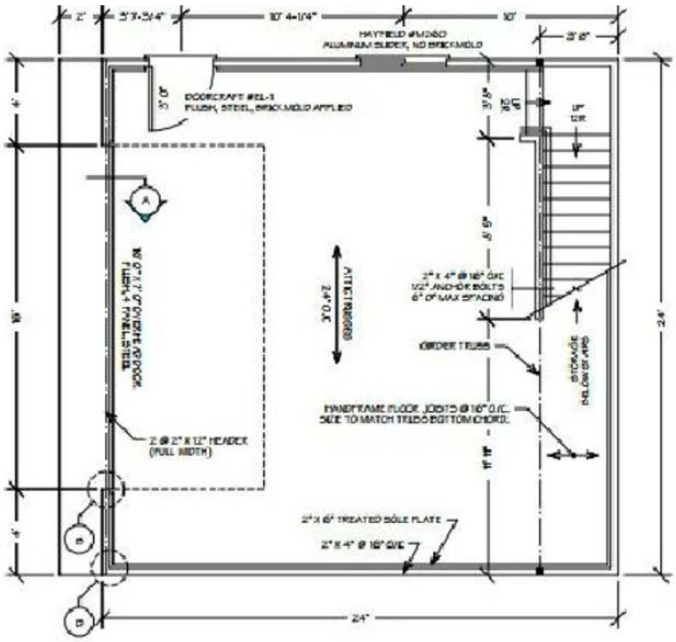
7. Modification. This Agreement, and the commitments contained herein, may not be changed, altered, or modified except by writing and signed by all the parties to this Agreement.
8. Notices. Whenever it shall be necessary for one party to provide the other party with a notice under the terms and conditions of this agreement, such notice shall be sent by certified mail to the City of Hailey at: 115 South Main Street, Suite H, Hailey, ID 83333; and to the WRLT at 119 E. Bullion Street, Hailey, ID 83333.
9. Attorney's Fees. In the event of any litigation between the parties hereto arising out of this agreement, the prevailing party shall be entitled to all reasonable attorney's fees expended or incurred in such litigation, together with costs incurred.
10. Applicable law. This Agreement shall be construed in accordance with the laws of the State of Idaho.
11. No outside representations. There are no verbal or written promises, implied promises, representations, covenants, or warranties not set forth in this Agreement.
12. Provisions severable. Every provision of this Agreement is intended to be severable. If any term or provision hereof is determined to be illegal, invalid, or unenforceable for whatever reason, by a court of competent jurisdiction, such illegality, invalidity or unenforceable portion shall not affect the validity of the remainder of this Agreement.
13. Rights and remedies cumulative. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive its right to use any other remedy or all remedies available to him. Those rights and remedies are given in addition to any other rights and remedies that the parties may have by law, statute, ordinance or other.

WHEREFORE, the above-named parties hereby set their hands on this Agreement on the day and date first above mentioned.

This is the section that is set up for the notary. To be signed by Scott Boettger, WRLT Executive Director and the City of Hailey Mayor.


HAYFIELD #M280
ALUMINUM SLIDER
16' 0" X 7' 0" OVERHEAD
FLUSH, 4 PANEL, STEEL
12
10 12"
1'
24'
EAST
NORTH
DOORCRAFT #EL-1
FLUSH, STEEL, BRICKMOLD APPLIED


SELF SEALING ASPHALT SHINGLES
FINISH SIDING PER OWNER SELECTION
(4" EXPOSURE VINYL LAP SHOWN)
OPTIONAL
DOUBLE HUNG WINDOWS
3' 0" X 5' 0" T. GLASS
12
10 12"
F
G
24'
24'


HAYFIELD #M280
ALUMINUM SLIDER, NO BRICKMOLD
DOORCRAFT #EL-1
FLUSH, STEEL, BRICKMOLD APPLIED
A
B
ATTIC TRUSSES
2'-0" O.C.
GIRDER TRUSS
STORAGE BELOW BEAMS
2" X 6" TREATED SILL PLATE
24'

HAILEY ORDINANCE NO. ___

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, SECTION 17.05.020, OFFICIAL ZONING MAP; REZONING 119 NORTH 2nd AVENUE (HAILEY LOTS 5 & 6 BLK 39 .0138@ 6,000 SF EXEMPT APP RECEIVED 2022) FROM GENERAL RESIDENTIAL (GR) AND TOWNSITE OVERLAY (TO) TO TRANSITIONAL (TN) AND TOWNSITE OVERLAY (TO); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the real property located at 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) is in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts;

WHEREAS, the Hailey City Council has found that by amending the Zoning Map to include 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts would increase mixed-uses near Hailey's Downtown core and enhance the buffer envisioned by the Land Use Map and Transitional (TN) Zoning District;

WHEREAS, the Hailey City Council has found that essential public facilities and services are available to the uses in the Transitional (TN) Zoning District without excessive public cost;

WHEREAS, the Hailey City Council has found that the proposed uses in the Transitional (TN) Zoning District are compatible with the surrounding area; and

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Municipal Code Title 17 conform to the Hailey Comprehensive Plan;

WHEREAS, the Hailey City Council has found that the amendment set forth in this Ordinance will promote public health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 17.05.010 of the Hailey Municipal Code is hereby amended by the adoption of changing the zoning on the Official Zoning Map for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to the Transitional (TN) and Townsite Overlay (TO) Zoning Districts;

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after the approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2023.

_____
Martha Burke Mayor, City of Hailey

Attest:

_____
Mary Cone, City Clerk

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 1, 2023

To: Hailey Planning and Zoning Commission

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

Overview: Continuation of a Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units.

Hearing: May 1, 2023

Applicant: F & G Idaho, LLC
Location: 50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite)
Zoning: General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO); 0.47 acres (20,393 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 1, 2023 and mailed to property owners within 300 feet on March 1, 2023. No additional notices were sent, or publications made.

Background and Application: On March 20, 2023, the Commission reviewed the Applicant's Design Review proposal to construct two (2) new apartment buildings, that are three stories in height, on the vacant parcel of Lots 16-20, Block 5, Hailey Townsite. This project, to be known as Maple Street Apartments, will comply with the GR, TO, and DRO requirements, and was originally proposed as follows:

- Building A: Six (6) residential units
- Building B: Twelve (12) residential units
- Onsite Parking Spaces: 18 spaces
- Public Right-of-Way Improvements:
    - River Street Typical Section with Bulbout, Landscaping, Street Trees, Sidewalk/Bike Path
    - River Street: 11 public right-of-way parking spaces
- Vehicular access to the site from the existing alley
- Varied unit sizes and number of bedrooms:
    - Eight (8) two-bedroom units at 846 square feet
    - Seven (7) two-bedroom units at 820 square feet
    - Three (3) studio units at 484 square feet
- Storage space is available for each unit.

- Approximately 4,200 square feet of common useable open space was proposed.

The original proposed buildings were three (3) stories in tall, which resulted in an overall building height of approximately 31' 9 ¾ ". This iteration of the project exceeded the building height maximum of the Townsite Overlay (TO) Zoning District by 1'-9 ¾" from record grade. Staff notified the Applicant and suggested that the overall building height proposed be reduced to meet the required building height of the district, or 30'.

Prior to the first Design Review Hearing for this project, the Applicant submitted a Text Amendment Application proposing to amend the maximum building height of the GR and TO Zoning Districts, from 30' to 35'. This height would be consistent with those parcels zoned GR and outside of the TO Zoning District and bring the proposed building height into compliance. City Staff recommended that the Text Amendment Application be amended to apply to the DRO District, instead of the TO District, citing a lesser degree of impact such a change would have for surrounding residents in the DRO versus the TO. The Application was heard by the Planning and Zoning Commission on April 17, 2023, at which time the Commission concurred with the DRO amendment recommendation from City Staff. Commissioners unanimously motioned to recommend approval to the Hailey City Council the Text Amendment, referring to increasing the maximum building height to 35' to those parcels located in the DRO.

Application: The Applicant has now submitted revised building plans that bring all proposed structures of Maple Street Apartments into compliance with the existing 30' maximum building height in the DRO, as currently permitted by Hailey Municipal Code. This revision necessitated floor plan adjustments to the northern portion of the third floor on Building B (along River Street). The adjustments now show two (2) studio units of 480 square feet in this area, replacing two (2) two-bedroom units that were originally planned for that portion of Building B. A westerly-pitched roof, situated well below the 30' maximum height, now occupies the area of the building that was originally demonstrating non-compliance. The project's net-loss of bedrooms associated with the revision is two (2).

In conjunction with the decision of continuation for the Maple Street Apartments Design Review Application, the Commission offered the Applicant the following suggestions:

- **Apply City of Hailey's River Street Standard Drawings/Typical Section to right-of-way improvements along site's River Street frontage and provide a final design for review.** The Applicant team has submitted a design for review that incorporates components of the River Street Typical Section along the site's River Street frontage. However, upon further review by City Staff and discussions with Public Works, there are outstanding design modifications/additions involving sidewalks, crosswalks, parking/striping, street trees, lighting, and signage that are required. These are addressed specifically within the "Standards and Staff Comments" table below, as well as within the Conditions of Approval.
- **Ensure that the outdoor stairwell areas are unenclosed and clearly demonstrated on the site plan.** The Applicant Team has provided a site plan that shows the outdoor stairwell areas as unenclosed, as well as written documentation of Building A and B footprints with the unenclosed stairwells, as it relates to lot coverage. This stairwell design ensures that lot coverage requirements for the site are now met. The previous lot coverage proposed for the project was in excess of 2% of the permitted maximum for the TO District. City Staff has consulted with the City of

Hailey's Attorney to ensure that code interpretation for lot coverage, as it relates to unenclosed stairwells, is permissible.

- **Provide additional screening/buffering measures for the patio area on the northern property line, thus reducing the impacts of site activity for the adjacent parcel owners.** The Commission suggested that the Applicant reduce the northern patio size, move the patio's location to the western property line, and/or increase the landscaping buffer along the northern property line, to address privacy concerns for both apartment residents and property owners to the north of the site. The Applicant has submitted a revised landscape plan that includes the addition of twenty-four (24) deciduous shrubs and an extension of an existing fence along the northern property line, providing enhanced privacy and buffering for the northern patio area.
- **Improve energy efficiency of Building B, replacing proposed R-49 roof insulation with R-60.** The Applicant intends to include R-60 roof insulation in Building B, as solar gain from south and southwest facing windows cannot be utilized as an energy conservation measure, due to Building B's north-south facing axis.
- **Incorporate community/workforce housing into the project and provide an explicit rental occupancy plan with those details qualifying tenants and rental guidelines.** During the Pre-Application Design Review process, the Applicant stated that a portion of the units would be reserved for rent by future employees of the new Sun Valley Luxury Car Rental establishment, to be located adjacent to Airport Way on SH75. Upon further discussion with the Applicant, the Commission was made aware that these employees may only be occupying the Maple Street units on a limited basis each month, substantially decreasing the overall value provided by community/workforce housing.

  The Applicant has stated that twelve (12) of the eighteen (18) units will be occupied by employees of Sun Valley Luxury Car Rental, and the remaining six (6) units will be community housing opportunities. The Applicant has not provided any further detail outlining qualifying tenants, rental rates, or unit deed restrictions.

  City Staff and the Commission strongly recommend that the Applicant capitalize on the opportunity to significantly improve the availability and impact of community/workforce housing in Hailey, offering as many units as feasible with such designation. City Staff and Commission also recommend that the units be offered as community/workforce housing in accordance with Blaine County Housing Authority guidelines for rentals, or as formalized and recorded deed-restrictions. A written statement of intent and/or deed-restriction covenants addressing community/workforce housing are desired by both City Staff and the Commission.

The Applicant has already completed the Preapplication Design Review Process; the hearing for this Design Review occurred on June 6, 2022. Following the suggestions from the Planning and Zoning Commissioners, the Applicant has opted to reserve twelve (12) units as dedicated employee housing for SV Luxury Car Rental, with the remaining six (6) units also being reserved as local workforce housing, according to the Applicant. The policies and/or standards for rent-qualification of these remaining units have not yet been established.

Procedural History: The Applicant submitted a Design Review Preapplication on March 15, 2022 and it was certified complete on March 22, 2022. A subsequent public hearing before the Planning and Zoning Commission was then held on Monday, June 6, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

The Applicant then submitted a full Design Review Application on January 26, 2023, and a public hearing before the Planning and Zoning Commission was held on March 20, 2023. The Commission continued the item to May 1, 2023. A public hearing before the Planning and Zoning Commission will be held on Monday, May 1, 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*
☐	☐	☐	**17.06.050**	**Complete Application**
☐	☐	☐	**Department Comments**	**Engineering**:
				Life/Safety: *The building shall comply with IFC and IBC code requirements.* *A building sprinkler system and alarm system shall be installed, as set forth in the IFC.* *These have been made Conditions of Approval.*
				Streets, Water & Wastewater: ***Streets:*** *While some iteration of the River Street Typical Section is proposed, Staff prefer to see the full concept implemented along River Street and Maple Street. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing and resubmit civil plans that adhere to all applicable sections of the Hailey Municipal Code. Components that will need to be addressed further between the Applicant, Staff, and City Engineer include, but are not limited to:* - *Sidewalk Improvements* - *Street tree wells/landscaping areas* - *Streetlights* - *Bulbout dimensions and curvature* - *ROW parking* - *Site drainage* - *Irrigation and electrical plans* - *"No Parking" signs be installed along the project sidewalk frontage on Maple Street.* - *Snow Parking sign bases shall be installed along River Street.* - *The Applicant shall work with the City Engineer to select quantity, placement, and overall design of all project signs and adhere to all requirements listed in Section 18.14.014(D) of the Hailey Municipal Code.* *These have been made Conditions of Approval.*

				Water: *The Applicant shall abandon any existing, unused water services.* *This has been made a Condition of Approval.* ***Wastewater:*** - *Currently, there is no sewer tap from the city for the parcel; a new sewer tap shall be installed at the center of the property, in relation to the sewer mainline.* - *The new sewer tap shall be witnessed, and in the case that this is not possible, be supplied the "coupon" from the sewer main.* - *While the sewer mainline is exposed, it shall be inspected by the Wastewater Division.* *These have been made Conditions of Approval.*
				Building: *N/A*
				Parks and Greenspace: *N/A*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*No signage exceeding four square feet in sign area is proposed at this time.*
☐	☒	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of two (2) apartment buildings (A and B) with a total of eighteen (18) residential units. The site plan shows a total of eighteen (18) onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of four (4) spaces as compact spaces.* *The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public rights-of-ways are improved, this shall satisfy the guest parking requirement.* *The Applicant is proposing to improve the public right-of-way and street parking along River Street. Eleven (11) street parking spaces are proposed along River Street. Right-of-way parking spaces on River Street shall use shortened "head-in" parking lines and adhere to the River Street Standard Drawings. This has been made a Condition of Approval.* *Additionally, the Property Manager/Management Company shall ensure all parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions to winter parking within the public right-of-way. This has been made a Condition of Approval.*
☐	☐	☒	**17.09.040.06: Excess of**	**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**

			Permitted Parking	**of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located, and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant shall install Dark Sky compliant, downcast, and low wattage fixtures, and shall comply with the Outdoor Lighting Ordinance.*
☒	☐	☐	**17.04M.060 Bulk Requirements**	Business (B) and Townsite Overlay (TO) Zoning Districts:

			Staff Comments	*Building Height:*
				- *Permitted Building Height: 30'.*
				- *Proposed Building Height: 28' 1".*
				
				The Applicant originally submitted engineering plans that reported both Building A and Building B at a height of 31` 9 ¾". This proposed design was not compliant with Hailey Municipal Code for building height in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The Applicant submitted a Text Amendment Application which increased the maximum building height in the GR and TO Zoning Districts to 35'. Per recommendation of City Staff, this Application was revised to apply to the Downtown Residential Overlay (DRO) District, instead of the TO. This revised Application was recommended for approval by City Council, per the Planning and Zoning Commission. Newly submitted plans show the proposed building height below the maximum building height currently set by Hailey Municipal Code. If the proposed DRO Text Amendment is not adopted by the Hailey City Council, the current proposed building heights of Maple Street Apartments will still remain in compliance with GR/TO/DRO Bulk Requirements as currently codified.
				
				Building Setbacks:
				- *Permitted Setbacks:*
				  o *Front Yard: 12'*
				  o *Side Yards: Alleyway:6'; Private Property: 10'; Right of Way: 12'*
				  o *Rear Yard: Alleyway: 6'; Private Property: 10'*
				- *Proposed Setbacks:*

				o Front Yard: Building A: 20'; Building B: 20' *o Side Yard: Building A, east: 10', west: 20'; Building B, south: 22', north: 15'* *Rear Yard: Building A, 20'; Building B, 26'Maximum Lot Coverage:* *Total footprint for both buildings as proposed is 4,826 square feet, not including the open stairwells; Lot size is 20,393 square feet.* *General Residential (GR) District with lots larger than 4,500 square feet, and building proposed is 2 or more stories above grade with no garage:* *o Permitted Coverage: 25%* *o Proposed Coverage: 23.7%* *The original proposed lot coverage was not compliant with Hailey Municipal Code for maximum lot coverage. After discussion with the City Attorney and analysis of the Hailey Municipal Code, it was found that unenclosed stairwells, as presented in this project, are not explicitly considered as part of the overall building footprint. With this interpretation, the overall building footprint and lot coverage is now in compliance with Hailey Municipal Code.*
☐	☒	☐	**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	*City Staff requests that the River Street sidewalk frontage be reduced to a 6' width, with infill landscaping provided in the 6.5' width area previously proposed with concrete sidewalk. Additionally, Staff requests that the new 6' sidewalk provide a transition/end treatment for future tie in at the northern extent of the project's right-of-way improvements along River Street.* *A new 5.5' wide concrete sidewalk is proposed along the Maple Street frontage or the full extent of the southern edge of the parcel. Per the River Street Typical Section Drawings, the minimum sidewalk widths for side street sidewalks are six feet (6'). That said, the public right-of-way is narrower than traditional downtown streets and the Public Works Department will work internally with the Applicant as to a suitable sidewalk width given the substandard ROW width.* *All right-of-way improvements impacting asphalt areas adjacent to curb and gutter features shall carry a finished grade not to exceed four percent (4%), or prior approval by the City Engineer. This has been made a Condition of Approval.* *While some iteration of the River Street Typical Section is proposed, Staff prefer to see the full concept implemented along River Street and Maple Street. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing. Components that will need to be addressed further between the Applicant, Staff, and City Engineer include, but are not limited to:* *- Sidewalk Improvements* *- Street tree wells/landscaping areas* *- Streetlights* *- Bulbout dimensions and curvature* *- ROW parking* *- Irrigation and electrical plans*

				- *Street signage* *These have been made Conditions of Approval.* *Additionally, both areas of street improvement do not currently host any sidewalks or bike lanes. The improvements will also include the addition of 11 street trees. One (1) street drywell and catch basin will be installed adjacent to the River Street improvements. All sidewalks will be lined with 6" concrete vertical curbs.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*This standard will be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*Building A follows an east-west orientation that maximizes sun exposure for all units. This orientation is complimented by juliette balconies connected to the living/dining areas (2-bedroom units) and living/bedroom areas (studio units) on the 2nd and 3rd floors. A 1,553 square foot patio space buffers the south elevation of Building A, which provides all residents with a well-lit, spacious area to enjoy.* *Building B follows a north-south orientation, with the southern-most section of the building benefiting from maximum sun exposure. Juliette balconies on the west elevation are also included for each of the 2nd and 3rd floor units. A grass area with tree/shrub plantings buffers the entirety of the west elevation of Building B. This grass area has an additional pathway providing connection to the patio area, thus encouraging shared use of both exterior spaces.* *Ground level units each have sliding glass doors exiting from the unit directly into either patio space (Building A) or green space (Building B), further maximizing sun exposure and access to outdoor spaces.* *A second patio area of 540 square feet is offset from the northern elevation of Building B. The location of this patio will provide residents with a more shaded and temperate outdoor space to enjoy, with partial shade being provided by Building B and twenty-four (24) deciduous shrub plantings now proposed along*

				the northern boundary of the site. This patio will also host four (4) "U" style bike racks, totaling sixteen (16) bike spaces on site.
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*At this time, there appears to only be a single tree on the lot that will be removed, of at least a 6-inch caliper. Deep snow cover prevents Staff from inspecting other plant material at the site, and snow cover will likely persist after the period of review for the Applicant. Anecdotal evidence suggests that a mix of native grasses and shrubs occupy the entirety of the site.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access and onsite parking to the existing alley. Sidewalks and right-of-way improvements are planned for the southern and western lengths of the parcel, with a buffered bike lane proposed along River Street (west) and a bike advisory lane proposed along Maple Street (south), directly adjacent to the larger of the two proposed patio areas.* *Sidewalks are also proposed along the interior portions of Building A and B, skirting the western and southern extents of the parking area. Bike rack areas have also been placed in locations that do not require the bicyclist to enter/exit the parking area in order to access the street, thus reducing risk and enhancing safety for access through the site and to the building.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Trash receptacles, recycling and utility boxes are located to the rear of the site/parking area and away from both buildings. They will be screened from view with planted trees and shrubs, and their location does not interfere with any foreseen uses. Snow will be hauled from the site, eliminating conflict with snow storage. The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure location.* *This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The existing alley will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.**

				ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	*Onsite parking is accessed off of the existing alley and is screened from both River and Maple Streets. Main access to both Building A and B faces the onsite parking area.* *Snow will be hauled and removed from the site, including from all pedestrian gathering areas. Thus, onsite parking will not be obstructed from snow accumulation. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*The site is serviced by two public streets, River Street and Maple Street. Onsite parking can be accessed from the existing alley on the east side of the property, accessed via Maple Street.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*No snow storage areas have been provided onsite, as it is conditioned that snow will be hauled from the site. Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*Please refer to Section 17.06.080(A)1g for further detail.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for multi-family buildings (A and B) of eighteen (18) dwelling units in the General Residential (GR), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. A variety of homes, single-family and multi-family, as well as commercial spaces, exist in these zones. Undulation is*

				created by the utilization of building pop-out features and/or parapets, as well as the staggering of Building B in relation to Building A. Cool hues and various exterior materials are proposed to further reduce the mass of the proposed buildings. Juliette balconies have been included in the building design for the 2nd and 3rd floors of both buildings, adding in a residential design element that helps situate the buildings amongst the surrounding neighborhoods. *The northern portion of the third floor of Building B has undergone changes to its layout and roofline. In order to achieve the standard for maximum building height for GR parcels in the TO, the Applicant team removed two (2) of the two-bedroom units from this portion of Building B and replaced them with two (2) studio units. The new roofline for this area of the building begins at a lower elevation and rises towards the east, aligning more closely with the elevation of rooflines of other surrounding buildings and creating more compatibility with such.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*Building design at ground level emphasizes human scale, pedestrian orientation, and encouragement of human activity/interaction through the inclusion of patio and green space.* *The larger patio, sized at just over 1,500 square feet, stretches beyond the entire southern elevation of both Building A and Building B. Large sliding glass doors are included for each ground level unit and face into the larger patio and the green space, with smaller planting proposed in front of the doors to create some privacy for residents while allowing for light and visual engagement to remain. The green space along River Street includes more plantings and a pathway to the Maple Street patio, further encouraging human activity and interaction with the outdoor space. A variety of landscaping and plant material will also be utilized across the site, which encourages human activity and interaction. These include trees, grasses, shrubs, and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details.* *Staff initially shared concern over the possible impacts of the smaller proposed patio space on the north edge of the parcel. This patio will extend to the very edge of the property line, and the residential structure of the adjacent property owner (Lot 15A) is only set back approximately 16 feet from their lot line. Additionally, the adjacent property owner has constructed a patio of their own, directly in line with the Applicant's proposed patio. The Lot 15A patio is only 7 feet from the lot line and the edge of the Applicant's proposed patio. This arrangement holds potential for privacy and/or safety concerns from residents of both parcels.* *Staff suggested that the Applicant consider additional landscape buffering and a privacy fence be installed around the smaller patio. The Applicant submitted revised landscaping plans that now include twenty-four (24) deciduous shrub plantings along the exterior northern edge of the patio and parcel, in addition to an extension of an existing fence heading towards the west. The addition of these features will maintain human scale and interaction for residents within the*

				project site, while also ensuring that the adjoining residents on the private property to the north maintain their own sense of privacy and buffer from the proposed apartments, at the ground level.
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The front façades of the buildings occupy most of the street frontage along River and Maple Street. Windows of various shapes and sizes, juliette balconies, multiple gabled rooflines, and upper-level projections emphasize human scale and break up the building surfaces. The building's frontages with a large patio and grass area – surrounded by an 18" retaining wall – create human scale as well and provide variety in surfaces and volumes of the site from multiple vantage points.* *The buildings feature multi-level material changes, incorporating variety in texture and material color. Multiple gabled rooflines and subtle dormers promote visual variety to the upper third of the buildings, and these elements are further complemented by natural-colored wood paneling.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.**
			Staff Comments	*A variety of materials will be used on the exterior of the building. Lap siding portions will feature a distinct hue of darker blue, with greyish-white stucco panels canvasing the other areas. Accents of white trim and the natural wood siding within roof gables provide further variety in material texture and color.* *A Materials Sample Board has been provided and will be brought to the hearing.*
☒?	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior materials proposed have been integrated into the architecture of the building, although the blue siding color is distinct amongst the surrounding buildings, especially for such large buildings compared to other surrounding single-family homes. The proposed scale and exterior design complement the nearby Blaine Manor development along Main Street and could provide adjacent neighborhood connectivity in this way. Please refer to Section 17.06.080(A)2f for further details.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.**
			Staff Comments	*N/A The proposed design does not include any flat-roofed buildings.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:**

				i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* *1. Solar orientation (south facing windows and glass doors).* *2. All glass fenestrations will be double-glazed.* *3. All glazing will have low emissivity properties.* *4. All exterior walls will use rain screen weatherproofing technology.* *5. Prewiring for Solar PV panels on the roofs.* *6. Two EV charging stations in the parking lot.* *7. All electric heating and cooling in the apartments.* *The Applicant intends to include R-60 roof insulation in Building B, as solar gain from south and southwest facing windows cannot be utilized as an energy conservation measure, due to Building B's north-south facing axis.* *If needed, the Applicant can further describe any of the above methods and/or other alternative energy sources utilized to minimize energy consumption.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Applicant is proposing dormers above tenant entryways to prevent water runoff and ice fall onto pedestrians.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*The Applicant is proposing a flat roof drainage design that will be captured in interior rooftop drains and then routed to drywells.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☒	☐	☐	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*All building signage will be applied for under a separate sign permit following completion of construction. Signage will be compatible with the building design. The Applicant shall also install parking signage that informs and restricts parking in the River Street right-of-way during the winter months, and the Maple Street right-of-way during all months. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are proposed.*
☒	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*Proposed planting and retaining walls will be low profile and softened with landscaping elements. Landscape elements include autumn blaze maple and columnar blue spruce tree species. There is an existing fence along the northern edge of the parcel that will remain part of the site, as well as a proposed extension of the same fence leading towards the western edge of the property. The northern property line (including the fence) is proposed to be softened and buffered by twenty-four (24) Peking Cotoneaster deciduous shrubs.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Please refer to Section 17.06.080(A)3c for further detail.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded, and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*Solar panels will be installed parallel with the roof slopes of the building. The buildings' height, in respect to those buildings around it, will ensure that the panels will not be in view of adjacent properties.*
☒	☐	☐	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*Please refer to Section 17.06.080(A)3e for further detail.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*There will be no ground mounted HVAC equipment. The trash receptables and their constructed enclosure will be surrounded by a fence and landscaping buffers.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All services lines will be underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles.*

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

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

☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment. Drought tolerant fescue mix for grass area is proposed.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*All proposed plant species are hardy to the Zone 4 environment.*
☒?	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The Applicant has submitted a site irrigation plan that includes water conservation measures, such as bubblers and drip lines.* *The Applicant shall provide irrigation and to all street trees within the public right-of-way, in addition to providing a connection for future tie into the irrigation system by the City or other entitly/developer. This has been made a Condition of Approval.*
☒	☐	☐	**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	*The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses, and groundcover. The Landscape Plan (Sheet L1) shows a total of thirty (30) trees to be planted.* *The following trees are proposed to be planted onsite:* - *One (1) Columnar Blue Spruce at twelve-to-fourteen-inch (8-12") caliper* - *Six (6) Subalpine Fir (8-12") caliper* - *Five (5) Autumn Blaze Maple at three to four-inch (3-4") caliper* - *6 (6) Little Leaf Linden at three to four-inch (3-4") caliper* - *Two (2) Swedish Aspen at three to four-inch (3-4") caliper* *Street trees are proposed, which include:* - *Five (5) Radiant Crab at three-inch (3") caliper* - *Five (5) Spring Snow Crab at three-inch (3") caliper* *The River Street Typical Section will also be utilized. The Applicant has provided a site plan that demonstrates irrigation for street trees, but no electrical needs are presented. The Applicant shall provide electrical conduits and "j boxes" at tree wells for future electrical needs. A detailed irrigation and electrical plan for street trees and landscaping within the right-of-way shall also be submitted and approved prior to issuance of a Building Permit. This has been made a Condition of Approval.* *The Applicant shall show the locations of all street trees, including dimensionally correct locations and sizes of the tree wells with the footprint of the suitable soil,*

				structural soil, or suspended pavement areas. Said exhibit shall include the supporting mathematical calculations and shall be supplied at the time of Building Permit submittal. The exhibit shall also include a checklist for use during construction inspections, as directed by City Staff. This has been made a Condition of Approval. *A Right-of-Way Maintenance Agreement shall be adopted by the City Council prior to issuance of a Certificate of Occupancy. The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and street trees. Further detail will be provided within the Public Right-of-Way Maintenance Agreement. These have been made Conditions of Approval.* *All newly landscaped areas with proposed tree plantings meet the caliper requirements of this standard.* *Staff would like to commend the Applicant on the wide variety of flowering deciduous shrubs selected for planting, as these flowering species support the health and resilience of our local pollinator population.* *This project will be reviewed by the Hailey Tree Committee in May 2023.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is not located in the LI or SCI-I Zone Districts.*
☐	☐	☒	**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	*N/A, as the proposed project is not located in the B, LB, TN and/or SCI-O Zone Districts*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. Drainage shall not be directed toward pedestrian areas, including sidewalks or egress/ingress building sites.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in a healthy condition.*
☒	☐	☐	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*Applicant has proposed an eighteen-inch (18”) height retaining wall for the complete length of the western edge of the parcel. Wall design will be low profile and softened with landscaping elements, according to the Applicant.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)4i for further detail.*

☒	☐	☐	**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	*Please refer to Section 17.06.080(A)4i for further detail.*
☒	☐	☐	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*Please refer to Section 17.06.080(A)4i for further detail.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls over 24" are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no low retaining walls with capped surfaces are proposed at this time.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The project is located on the corner of River Street and Maple Street. The proposed buildings and patio area take full advantage of sunlight exposure, and the placement of the larger patio area on the Maple Street side of the parcel ensures that residents are not as exposed to the busier traffic flows along River Street. The large grass area in front of Building B also provides physical and sound buffering from River Street. The proposed mobility corridor along River Street with the bulbout feature responds to the site-specific conditions associated with a corner lot, in addition to supporting the larger River Street mobility enhancement efforts that will be addressed in the coming years.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*Interior and perimeter sidewalks are proposed, as well as a buffered bicycle lane along the property's frontage of River Street and a bicycle advisory lane along Maple Street. Pedestrian circulation is ample and includes pathways connecting the grass area to the larger patio, as well as pathways between and to each of the buildings and the parking area.* *Site plans do not clearly demonstrate a complete crosswalk proposed for Maple Street. The Applicant shall ensure that the proposed crosswalk striping begin on the corner of River Street and northern side of Maple Street and extend across the entirety of Maple Street. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**

			Staff Comments	*The proposed building has been organized to maximize efficient site circulation. Site circulation has been designed to keep onsite vehicular access to the existing alley off of Maple Street, while additional angled parking will be available along both Maple and River Streets. A new sidewalk and bike lane is shown along the property frontage of River Street, in addition to the new sidewalk along Maple Street. Residents will have convenient access to dwellings and outdoor open spaces from both the interior and exterior of the site, via the placement and connectivity of multiple pathways and egresses. Please see Section 17.06.080(A)1c for further detail.*

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

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

General Requirements for the Downtown Residential Overlay District (DRO)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.04R.030**	**General Application: The Downtown Residential Overlay District shall be an overlay district with bulk, open space, landscaping and parking requirements for buildings and structures located within the district which are developed as multi-family or mixed uses. Where the regulations specified for the underlying zoning district, the requirements of this article shall apply and control, except as otherwise specified in this article (Ord. 1238, 2018).**
☒	☐	☐	**17.04R.040(A)**	**Use and Bulk Requirements: Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein (Supplementary Location and Bulk Requirements of Chapter 17.07 of this title shall also apply in the DRO).**
				A. Residential Percentage: There shall be no maximum residential percentage on the ground level (Ord. 1238, 2018).
			Staff Comments	*The project proposes seven (7) dwelling units on the ground floor, in addition to onsite parking for each unit and a storage closet for each unit.*
☒	☐	☐	**17.04R.050(A)**	**Multifamily and Mixed-Use Density:** **A. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping, and standards of review from Chapter 17.06: "Design Review", of this title. The Commission shall have the discretion to modify building design based on the standards in Chapter 17.06 of this title.**
			Staff Comments	*Please refer to the Design Review Standards as noted herein.*
☒	☐	☐	**17.04R.050(B)**	**B. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building (Ord. 1238, 2018).**

			Staff Comments	*This standard has been met. Thirteen (13) units are either 816 or 842 square feet, and five (5) units are 480 square feet.*
☒	☐	☐	**17.04R.060 (A)**	**Parking Spaces, Screening and Storage Requirements:** **A. Onsite Parking Space Requirements Multiple Family Dwellings and Dwelling Units Within a Mixed-Use Building:** **1. A minimum of one space per residential dwelling unit, where up to twenty-five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.** **2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.**
			Staff Comments	*Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.* *The project is comprised of two (2) apartment buildings (A and B) with a total of eighteen (18) residential units. The site plan shows a total of eighteen (18) onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of four (4) spaces as compact spaces.* *The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public rights-of-ways are improved, this shall satisfy the guest parking requirement.* *The Applicant is proposing to improve the public right-of-way and street parking along River Street. Eleven (11) street parking spaces are proposed along River Street. Parking requirements for the proposed project are met.*
☒	☐	☐	**17.04R.060 (B)**	**B. Useable Open Space, Screening and Landscaping:** **1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.** **2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and** **3. Minimum distance setbacks in Section 17.09.020.11 of this title shall not apply.**
			Staff Comments	*The total lot area is 20,393 square feet in size. The Applicant is required to provide 2,039 square feet of useable open space or ten (10%) percent of the total lot area. The Applicant proposing 2,093 square feet of patio space, in addition to the large green space in front of Building B. This standard has been met.* *The parking area is not adjacent to a differing residential zone district.* *Please refer to Section 17.04M.060 for further details regarding setbacks.*
☒	☐	☐	**17.04R.060 (C)**	**C. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two (22') feet, as determined through the design review process.**

			Staff Comments	*The Applicant is proposing that all onsite parking angles be of ninety degrees (90°). They have also proposed an aisle width to access said parking of twenty-two (22') in width.*
☒	☐	☐	**17.04R.060 (D)**	**D. Storage: All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis, and other similar items. Size, location and design of the storage areas shall be determined through the design review process (Ord. 1238, 2018).**
			Staff Comments	*Onsite storage units are only required for the five (5) studio units measuring 480 square feet. That said, the Applicant is proposing storage closets for each unit (18 total), located adjacent to entryways. Bicycle spaces are provided, and racks appear to adhere to Title 18 requirements.*

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 applicable Fire Department and Building Department requirements shall be met.

b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.

c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:

   i. If the total area of asphalt removed in the alley exceeds twenty-five percent (25%), the Applicant shall complete the removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one (1) year.

   ii. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing and resubmit civil plans that adhere to all applicable sections of the Hailey Municipal Code prior to issuance of a Building Permit.

   iii. The Applicant shall install right-of-way parking spaces on River Street which use shortened "head-in" parking lines and adhere to the River Street Standard Drawings.

   iv. All right-of-way improvements impacting asphalt areas adjacent to curb and gutter features shall carry a finished grade not to exceed four percent (4%) unless prior approval by the City Engineer.

   v. The Applicant shall work with the City Engineer to select quantity, placement, and overall design of all project signs and adhere to all requirements listed in Section 18.14.014(D) of the Hailey Municipal Code.

   vi. The Applicant shall ensure that the proposed crosswalk striping begin on the corner of River Street and northern side of Maple Street and extend south across the entirety of Maple Street.

   vii. The Applicant shall provide electrical conduits and "j boxes" at tree wells for future electrical needs.

   viii. Detailed electrical plans for street trees shall be submitted and approved prior to issuance of a Building Permit.

   ix. The building shall comply with IFC and IBC code requirements.

   x. A building sprinkler system and alarm system shall be installed, as set forth in the IFC.

   xi. The exact number of light poles and final details of light specifications will be determined in conjunction with the Public Works Department prior to public right-of-way improvements and issuance of a Certificate of Occupancy.

   xii. A detailed irrigation plan for street trees and landscaping within the right-of-way shall be submitted and approved prior to issuance of a Building Permit. Irrigation connections shall be made for future tie in by the City of other entity/developer.

xiii. The Applicant will provide detailed interior landscape irrigation plans and system layouts, which are to include water conservation measures (such as motion sensors or drip irrigation).

xiv. The Applicant shall install parking signage that informs and restricts parking in the River Street right-of-way during the winter months, and the Maple Street right-of-way during all months.

xv. The Applicant shall abandon any existing, unused water services. The Applicant shall show the locations of all street trees, including dimensionally correct locations and sizes of the tree wells with the footprint of the suitable soil, structural soil, or suspended pavement areas. Said exhibit shall include the supporting mathematical calculations and shall be supplied at the time of Building Permit submittal. The exhibit shall also include a checklist for use during construction inspections, as directed by City Staff.

xvi. A new sewer tap shall be installed at the center of the property, in relation to the sewer mainline.

xvii. The new sewer tap shall be witnessed, and in the case that this is not possible, be supplied the "coupon" from the sewer main.

xviii. While the sewer mainline is exposed, it shall be inspected by the Wastewater Division.

xix. The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and street trees. Further detail will be provided within the Public Right-of-Way Maintenance Agreement.

xx. A Right-of-Way Maintenance Agreement shall be adopted by the City Council prior to issuance of a Certificate of Occupancy.

d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.

e) The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure location.

f) The Applicant shall remove and haul snow from the site, as needed.

g) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.

h) While no transit stop is required at this time, transit needs will be reevaluated upon development of the surrounding properties.

i) The Property Manager/Management Company shall ensure all parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions on winter parking within the public right-of-way.

j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

k) The Applicant shall submit a photometric plan that complies with Chapter 17.08, Article C of the Hailey Municipal Code

l) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.

m) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to

and for the duration of a valid Building Permit.

Motion Language

Approval: Motion to approve the Design Review Application by F & G Idaho, LLC, for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments and located at 50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments, 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].

MAPLE STREET APARTMENTS

HAILEY, IDAHO

JUNE 2022

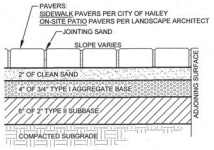
GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY 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 (ISPWC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. FIELD WORK WAS CONDUCTED 12/21/21.

VICINITY MAP
N.T.S

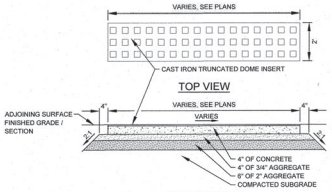
SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET AND DETAIL SHEET
C0.2	DETAIL SHEET
C0.3	DETAIL SHEET
C0.4	DETAIL SHEET
C0.9	DEMOLITION PLAN
C1.0	SITE GEOMETRY AND GRADING PLAN
C1.1	SITE IMPROVEMENTS AND UTILITY PLAN

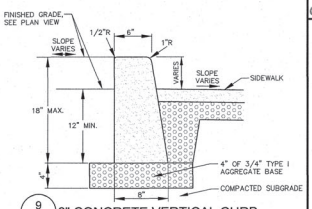


NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

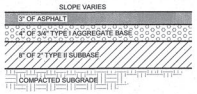
7 / C0.1 PAVER DETAIL
N.T.S.



8 / C0.1 TRUNCATED DOME INSERT DETAIL
N.T.S.



9 / C0.1 6" CONCRETE VERTICAL CURB



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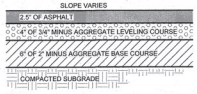
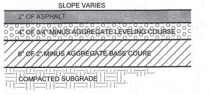
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. CURBED STREET SECTION CONSTRUCTION SHALL CONFORM TO CITY OF HAILEY STANDARD DRAWING 18.14.012.F.1.

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



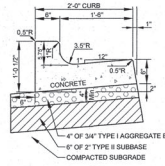
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

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



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

3 / C0.1 TYPICAL PATH ASPHALT SECTION
N.T.S.



NOTES:
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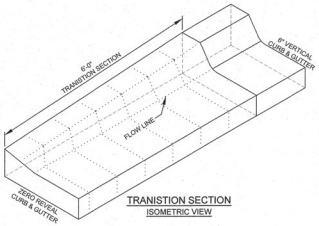
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-701.

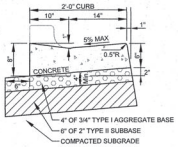
4 / C0.1 6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



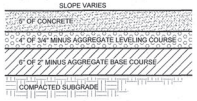
TRANISTION SECTION
ISOMETRIC VIEW

NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. CURB TRANSITION CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-707.

5 / 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. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 2' WIDE, ¼" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

6 / C0.1 TYPICAL CONCRETE SECTION
N.T.S.

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REVISION NO	DATE	DESCRIPTION
1	03/07/23	REVISED BLDG B FF ELEVATION

PURPOSE: ISSUE FOR DESIGN REVIEW (06/24/2022)

PROFESSIONAL ENGINEER LICENSED 17618 03/08/2023 STATE OF IDAHO SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET AND DETAIL SHEET

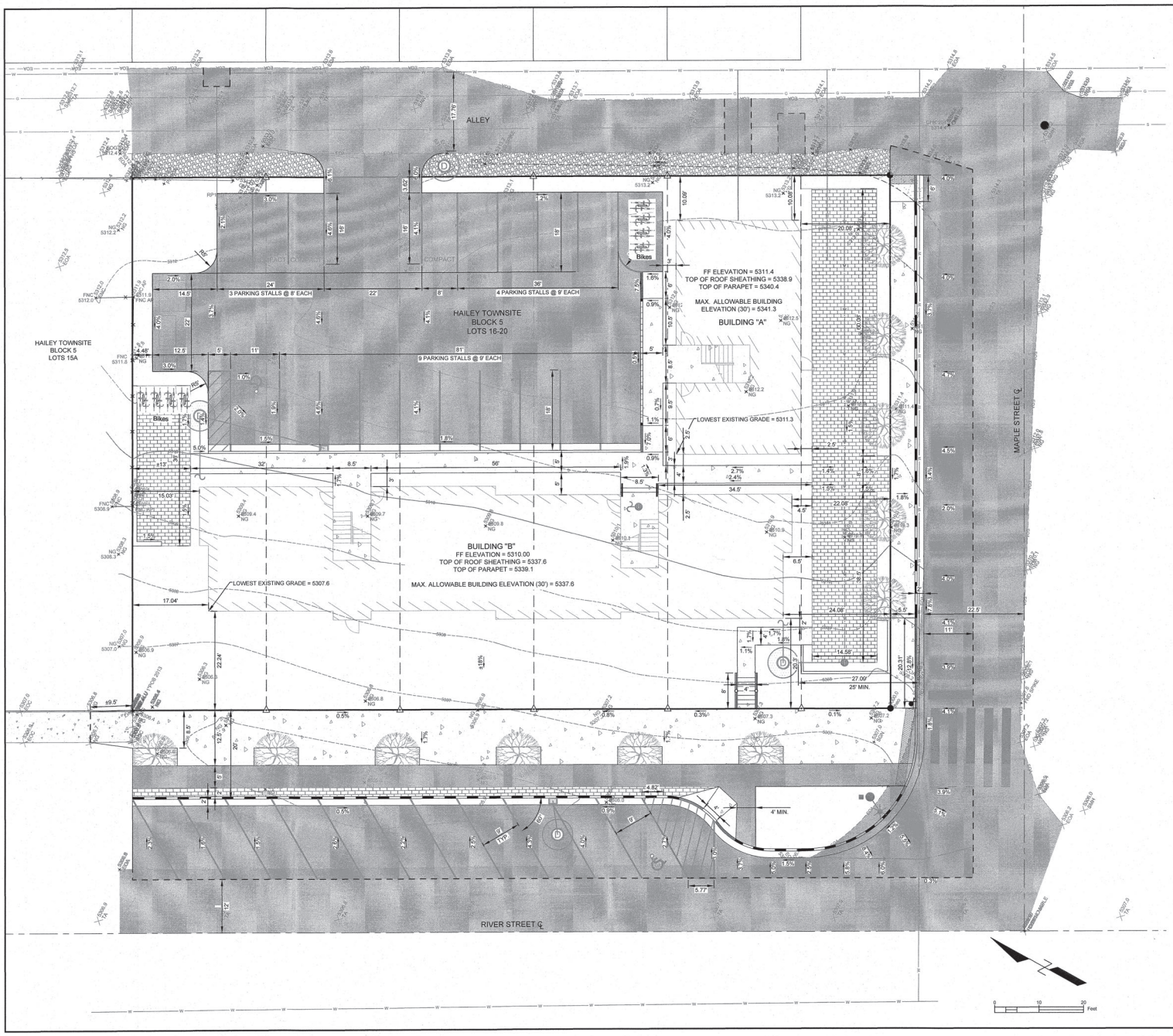
MAPLE STREET APARTMENTS

PREPARED FOR F & G REAL ESTATE IDAHO LLC

22031
PROJECT NUMBER

C0.1

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



LEGEND

EXISTING ITEMS

- PROPERTY LINE
- INTERIOR LOT LINE (NOT VACATED)
- ADJOINER'S LOT LINE
- CENTERLINE OF RIGHT-OF-WAY
- WATER MAIN
- WATER SERVICE
- SEWER MAIN
- GAS MAIN
- FDAC = FOUND ALUMINUM CAP ON 5/8" REBAR
- FD5/8 = FOUND 5/8" REBAR
- FD1/2 = FOUND 1/2" REBAR
- FND PK = FOUND MAGNETIC NAIL
- CNTRL = SURVEY CONTROL
- SET 5/8" REBAR, PLS 16670
- CALCULATED POINT (NOTHING SET)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- FNC = FENCE LINE
- ASPHALT
- GRAVEL
- EOG = EDGE OF GRAVEL
- DT = DECIDUOUS TREE
- SGN = SIGN
- PHBOX = TELEPHONE RISER
- PBOX = POWER BOX
- PP = POWER POLE
- GUY = GUYWIRE
- AP = ANGLE POINT
- EOA = EDGE OF ASPHALT
- NC = NO CAP
- NG = NATURAL GROUND

PROPOSED ITEMS

- NEW ASPHALT
- CONCRETE SIDEWALK
- GRAVEL WALKWAY
- CONCRETE 6" VERTICAL CURB
- CURB TRANSITION (ZERO REVEAL TO TYPICAL 6" VERTICAL)
- ZERO REVEAL CURB & GUTTER
- 6" VERTICLE CURB
- ADA ACCESS TRUNCATED DOME
- SIGN
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- DRYWELL
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- WATER SERVICE
- SEWER SERVICE W/ CLEANOUT
- FLOW LINE
- ADA PAINT & SYMBOL
- SIGN
- STREET LIGHT W/ CONTROL BOX
- TREE, SEE LANDSCAPE PLANS

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PO BOX 2830, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (08/24/2022)

REVISION NO.	DATE	DESCRIPTION
1	03/07/23	REVISED BLDG B FF ELEVATION

PROFESSIONAL ENGINEER LICENSED 17618 03/08/2023 STATE OF IDAHO SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

SITE GEOMETRY AND GRADING PLAN

MAPLE STREET APARTMENTS

PREPARED FOR F & G REAL ESTATE IDAHO LLC

22031
PROJECT NUMBER

C1.0

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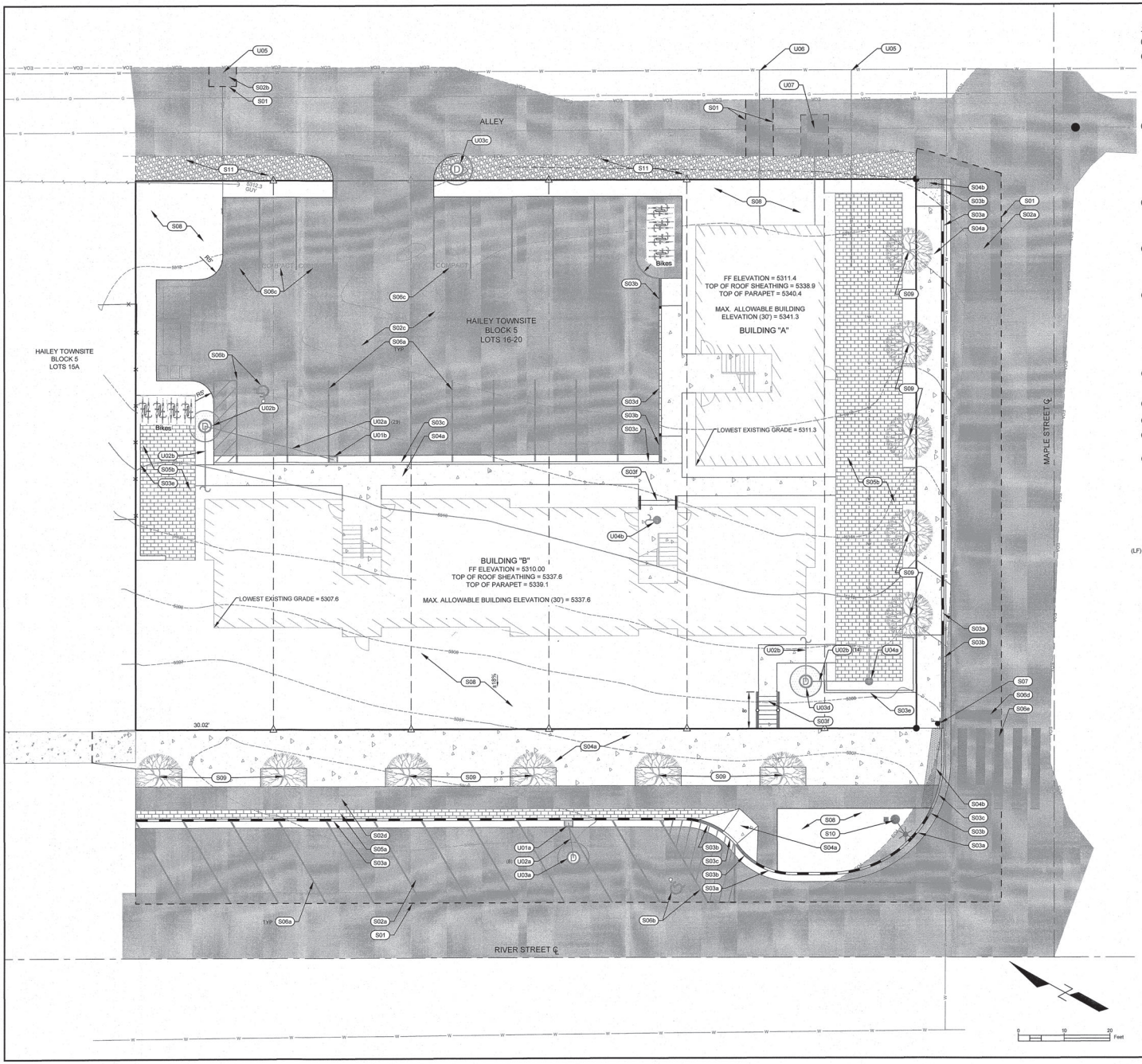

SITE IMPROVMENT KEY NOTES

- **S01** SAWCUT EXISTING ASPHALT
- **S02** ASPHALT:
  - a. CONSTRUCT ASPHALT ROADWAY SEE DETAIL 1 / C0.1.
  - b. CONSTRUCT ASPHALT REPAIR. SEE DETAIL 1 / C0.3.
  - c. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 2 / C0.1
  - d. CONSTRUCT ASPHALT PATH SEE DETAIL 3 / C0.1
- **S03** CONSTRUCT CONCRETE ITEM
  - a. 6" VERTICAL C&G PER DETAIL 4 / C0.1.
  - b. CURB TRANSITION PER DETAIL 5 / C0.1.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 5 / C0.1.
  - d. 6" VERTICAL CURB PER DETAIL 9 / C0.1
  - e. CONCRETE SITE WALL, HEIGHT AS SHOWN, SEE STRUCTURAL DRAWINGS.
  - f. CONSTRUCT CONCRETE STAIRS WITH HANDRAIL PER DETAIL 6 / C0.2.
- **S04** CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN ON SHEET C1.0. SEE DETAIL 6 / C0.1.
  - a. FLAT WORK
  - b. ADA COMPLIANT RAMP WITH CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 8 / C0.1.
- **S05** PAVERS:
  - a. INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS.
  - b. INSTALL PAVER WALKWAY / PATIO. SEE DETAIL 7 / C0.1.
- **S06** INSTALL ROAD STRIPING / PAINT
  - a. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL.
  - c. WHITE "COMPACT" LETTERS
  - d. 24" WIDE WHITE THERMOPLASTIC STOP BAR
  - e. WHITE AND GREEN THERMOPLASTIC CROSSWALK STRIPING; COLORS AND PATTERNS TO MATCH CITY STANDARDS.
- **S07** INSTALL STREET SIGNS OVER STOP SIGN. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 7 / C0.2 FOR SIGN BASE DETAIL.
- **S08** LANDSCAPE AREA, SEE LANDSCAPE PLANS.
- **S09** INSTALL STREET TREE PER LANDSCAPE PLAN
- **S10** INSTALL STREET LIGHT PER DETAILS ON SHEET C0.4. LIGHT HEAD TO BE LOCATED 2' FROM BACK OF CURB.
- **S11** CONSTRUCT GRAVEL ALLEYWAY PER DETAIL 8 / C0.2

UTILITY KEY NOTES

- **U01** INSTALL CATCH BASIN
  - a. PRIMARY CATCH BASIN, SEE DETAIL 9 / C0.2 RIM = XX INV. OUT = XX
  - b. PRIVATE CATCH BASIN, SEE DETAIL 2 / C0.2 RIM = XX INV. OUT = XX
- (LF) **U02** INSTALL STORM DRAIN PIPE, SEE DETAIL 5 / C0.2 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 2 / C0.3 FOR TRENCHING.
  - a. 12" ADS N-12 PIPE WITH A MINIMUM SLOPE OF 2.0%.
  - b. 6" D3034 PVC PIPE WITH A MINIMUM SLOPE OF 2%
- **U03** INSTALL DRYWELL: SEE DETAIL 1 / C0.2.
  - a. RIM = XX INV. IN = XX
  - b. RIM = XX INV. IN = XX (SOUTH) INV. IN = XX (SOUTHWEST) (CONNECT ROOF DRAINS PER ARCHITECT)
  - c. RIM = XX PROVIDE IMPERMEABLE LINER FOR POTABLE INFRASTRUCTURE PROTECTION
  - d. RIM = XX INV. IN = XX (SOUTHEAST) INV. IN = XX (NORTHEAST) (CONNECT ROOF DRAINS PER ARCHITECT)
- **U04** INSTALL LANDSCAPE CATCH BASIN, SEE DETAIL 4 / C0.2.
  - a. RIM = XX INV. OUT =
  - b. RIM = xx INV. OUT = XX (CONNECT TO ROOF DRAIN SYSTEM)
- **U05** CUT, CAP, AND ABANDON EXISTING WATER SERVICE AT MAIN LINE. SURFACE REPAIR TO MATCH EXISTING OR BETTER. REFER TO DETAIL 1 / C0.3 FOR TRENCHING.
- **U06** INSTALL NEW 6" WATER SERVICE WITH THRUST BLOCK PER DETAIL 4 / C0.3 AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD. CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER. SEE DETAIL 1 / C0.3 FOR TRENCHING.
- **U07** INSTALL 4" PVC SEWER SERVICE PER DETAIL 3 / C0.3

LEGEND

EXISTING ITEMS

- PROPERTY LINE
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PO BOX 2838, HAILEY, ID 83333
WWW.OPALENGINEERING.COM

REVISION NO	DATE	DESCRIPTION
1	03/07/23	REVISED BLDG B FF ELEVATION

PURPOSE: ISSUE FOR DESIGN REVIEW (08/24/2022)

PROFESSIONAL ENGINEER LICENSED 17618 03/08/2023 STATE OF IDAHO SAMANTHA STAHLNECKER

PRELIMINARY NOT FOR CONSTRUCTION

SITE IMPROVEMENTS AND UTILITY PLAN

MAPLE STREET APARTMENTS

PREPARED FOR F & G REAL ESTATE IDAHO LLC

22031
PROJECT NUMBER

C1.1

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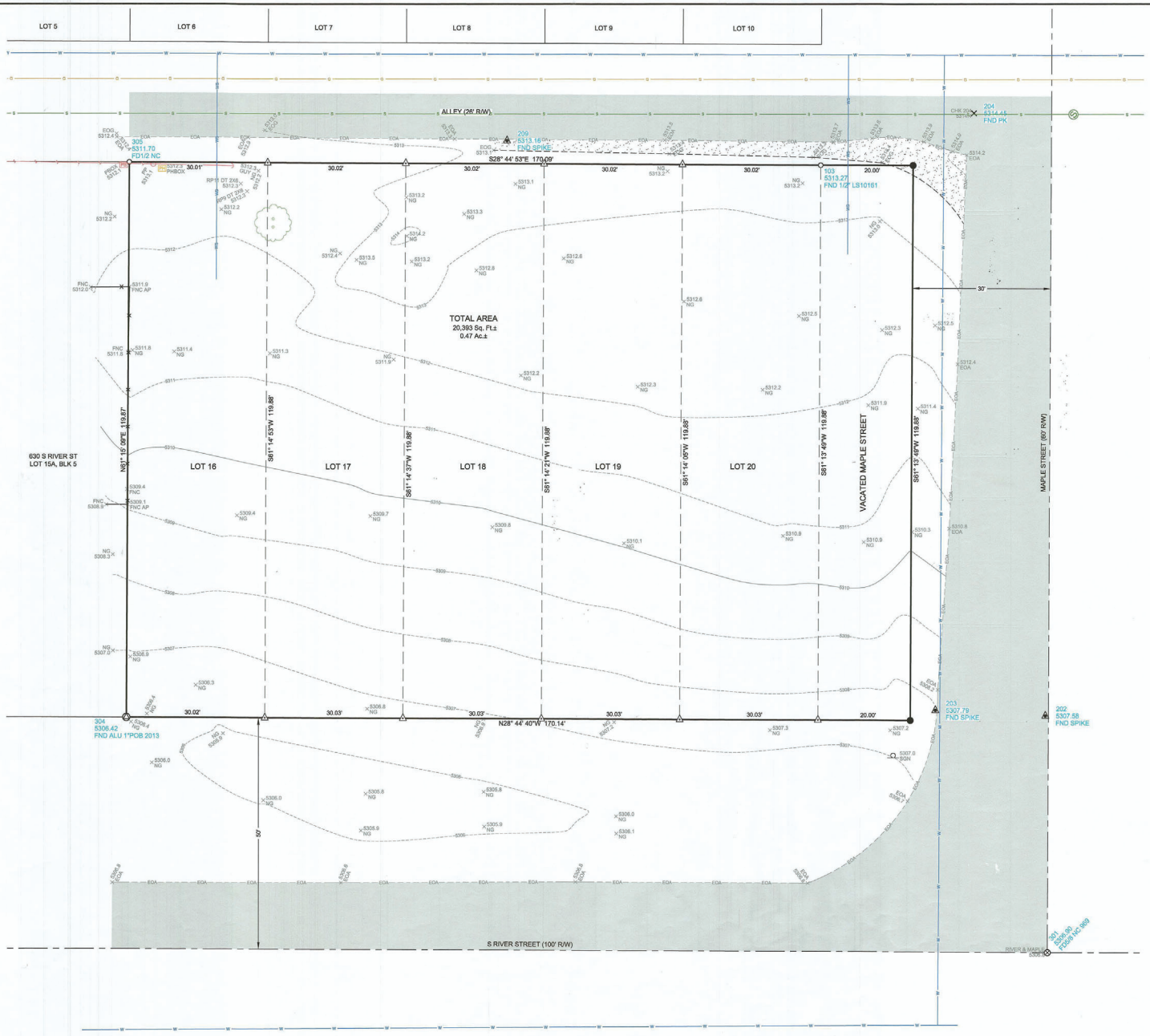

LEGEND

- Property Line
- Interior Lot Line (NOT Vacated)
- Adjoiner's Lot Line
- Centerline of Right of Way
- Water Main
- Water Service
- Sewer Main
- Gas Main
- FDAC = Found Aluminum Cap on 5/8" Rebar
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- FND PK = Found Magnetic Nail
- CNTRL = Survey Control
- Set 5/8" Rebar, PLS 16670
- Calculated Point (Nothing Set)
- 5' Contour Interval
- 1' Contour Interval
- FNC = Fence Line
- Asphalt
- Gravel Drive
- EOG = Edge Of Gravel
- DT = Deciduous Tree
- SGN = Sign
- PHBOX = Telephone Riser
- PBOX = Power Box
- PP = Power Pole
- GUY = Guywire
- AP = Angle Point
- EOA = Edge of Asphalt
- NC = No Cap
- NG = Natural Ground

NOTES

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 (12/21/2021).
2. Boundary information is based on Found Monumentation and the recorded Map of Hailey, records of Blaine County, Idaho. All found monuments have been accepted. A Record of Survey will be filed with the Blaine County Recorder's Office since missing property corners will be set.
3. Underground utility locations are based on above ground appurtenances, utilities visible at the time of the survey, and City Maps. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of 1/2" rebar (LS10161) marking the east corner of the lot, elevation = 5313.27.Vertical Datum is NAVD 1988.
6. At the time of this survey, there was approximately 24" of snow on the ground. Due to said snow cover, it is possible that some ground features were unable to be seen or located. Galena Engineering accepts No responsibility for possible missing features due to the snow coverage.

maple street apartments
river & maple
hailey, idaho 83333

A TOPOGRAPHIC MAP SHOWING LOTS 16, 17, 18, 19, & 20 BLOCK 5, AND NORTH 20' OF VACATED MAPLE STREET, HAILEY TOWNSITE

LOCATED WITHIN SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR LARRY FERRER

PROJECT INFORMATION
P:\projects\2020-51\dwg\Topo\082001 topo.dwg 8/31/2022 8:40:38 AM

PROFESSIONAL LAND SURVEYOR LICENSED 16670 01/19/22 STATE OF IDAHO MARK E. PHILLIPS

DESIGNED BY IDV
DRAWN BY SMF/MEP
CHECKED BY

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

PURPOSE:

NO	DATE	BY	REVISIONS

TOPO

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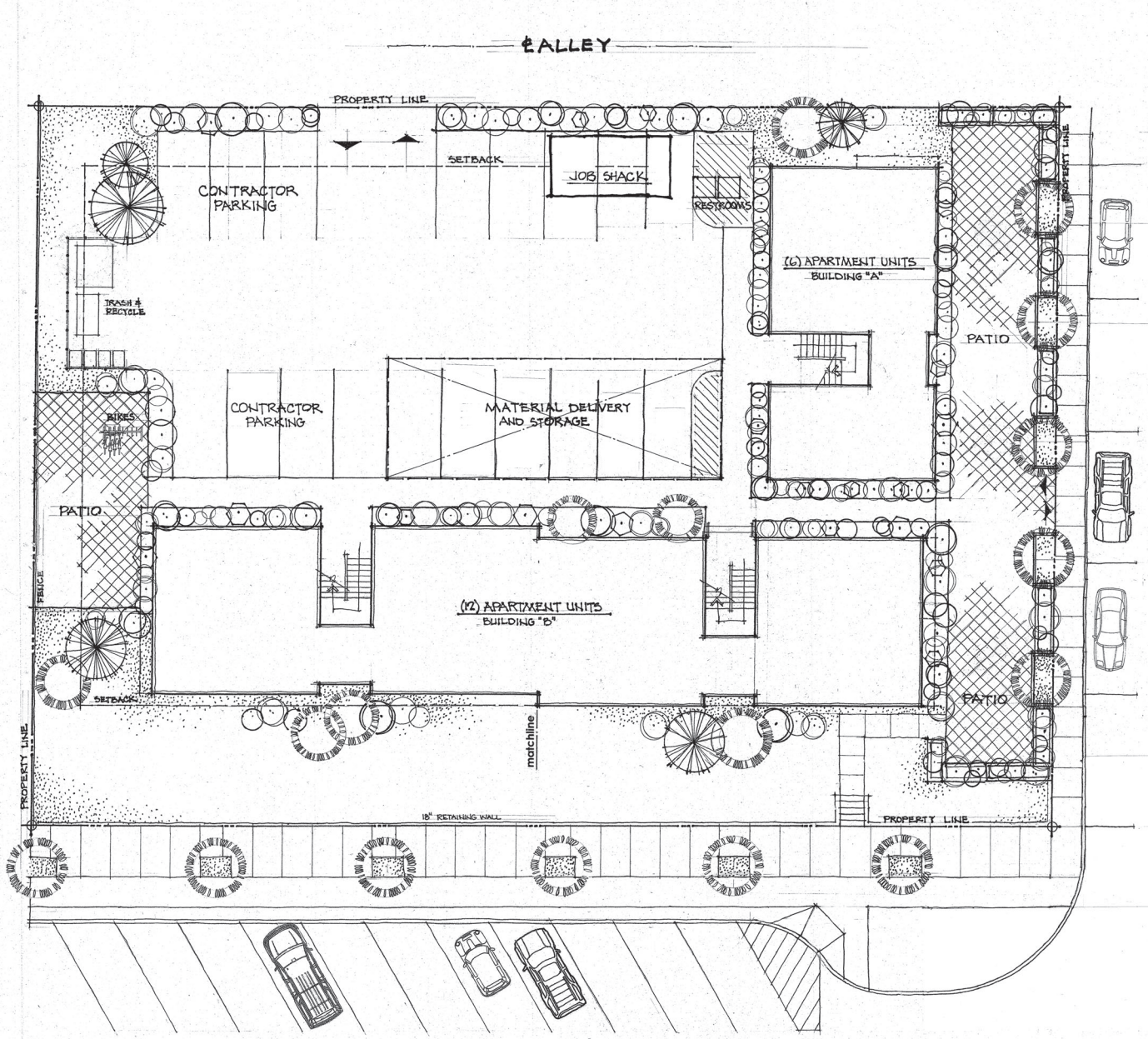
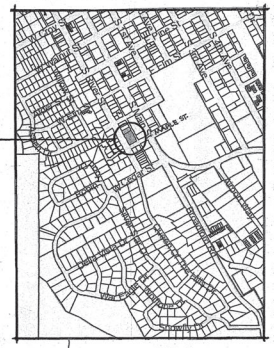


CONSTRUCTION ACTIVITIES PLAN

SCALE 1/8"=1'-0"



VICINITY MAP

N.T.S.

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

REVISIONS

PROJECT NO.

DATE

DRAWN BY

maple street apartments

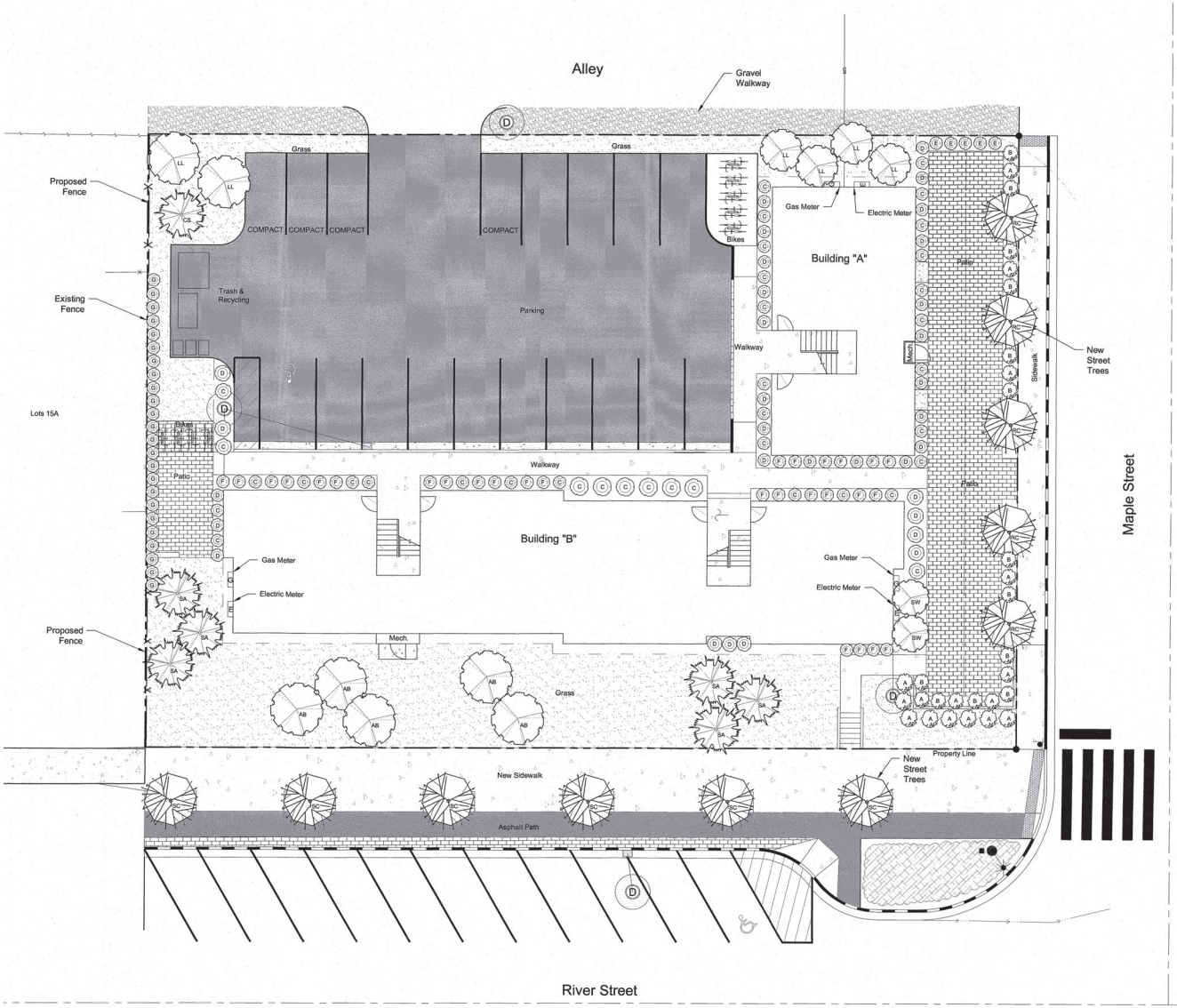
hailey, idaho 83333

river & maple

OWEN WRIGHT SCANLON

NCARB

CAP-1.0



Plan Legend

- Property Line
- Water Service
- Existing Fence
- Proposed Fence
- Pavers
- Gravel
- Concrete
- Asphalt
- E G Utilities

Plant Legend

Qty.	Species			Size
	Conifer Trees			**8' - 12'**
1	CS	Columnar Blue Spruce	*Picea pungens*	
6	SA	Subalpine Fir	*Abies lasiocarpa*	
	Street Trees			**3" Cal.**
5	RC	Radiant Crab	*Malus x 'Radiant'*	
5	SC	Spring Snow Crab	*Malus x 'Spring Snow'*	
	Deciduous Trees			**3"-4" Cal.**
2	SW	Swedish Aspen	*Populus tremula 'erecta'*	
5	AB	Autumn Blaze Maple	*Acer x freemanii 'Jeffersred'*	
6	LL	Littleleaf Linden	*Tilia cordata*	
152	**Deciduous Shrubs**			**5 Gal.**
	A	Variegated Dogwood	*Cornus alba 'Argenteo Marginata'*	
	B	Potentilla Goldfinger	*Potentilla fruticosa 'Goldfinger'*	
	C	Snowberry	*Symphoricarpos albus'*	
	D	Snowmound Spirea	*Spiraea x n. 'Snowmound'*	
	E	Goldflame Spirea	*Spiraea x bumalda 'Goldflame'*	
	F	Amer. Comp. Cranberry	*Viburnum t. 'Bailey Compact'*	
	G	Peking Cotoneaster	*Cotoneaster lucidus*	
20	**Groundcover**			**5 Gal.**
		Kinnikinnick	*Arctostaphylos uva-ursi*	
4,200 sq.ft.	**Grass**			**Sod**
		Drought tolerant Fescue Mix		

0 5 10 20 30

Scale: 1" = 10' - 0"

Maple St. Apartments

EGGERS ASSOCIATES, P.A.
landscape architecture
P.O. Box 953
Ketchum, ID 83340
T: (208) 725-0988
F: (208) 725-0972

Maple Street Apartments
Hailey Townsite
Block 5, Lots 16-20
Hailey, Idaho

Job No: 22.36

Scale: 1" = 10' - 0"

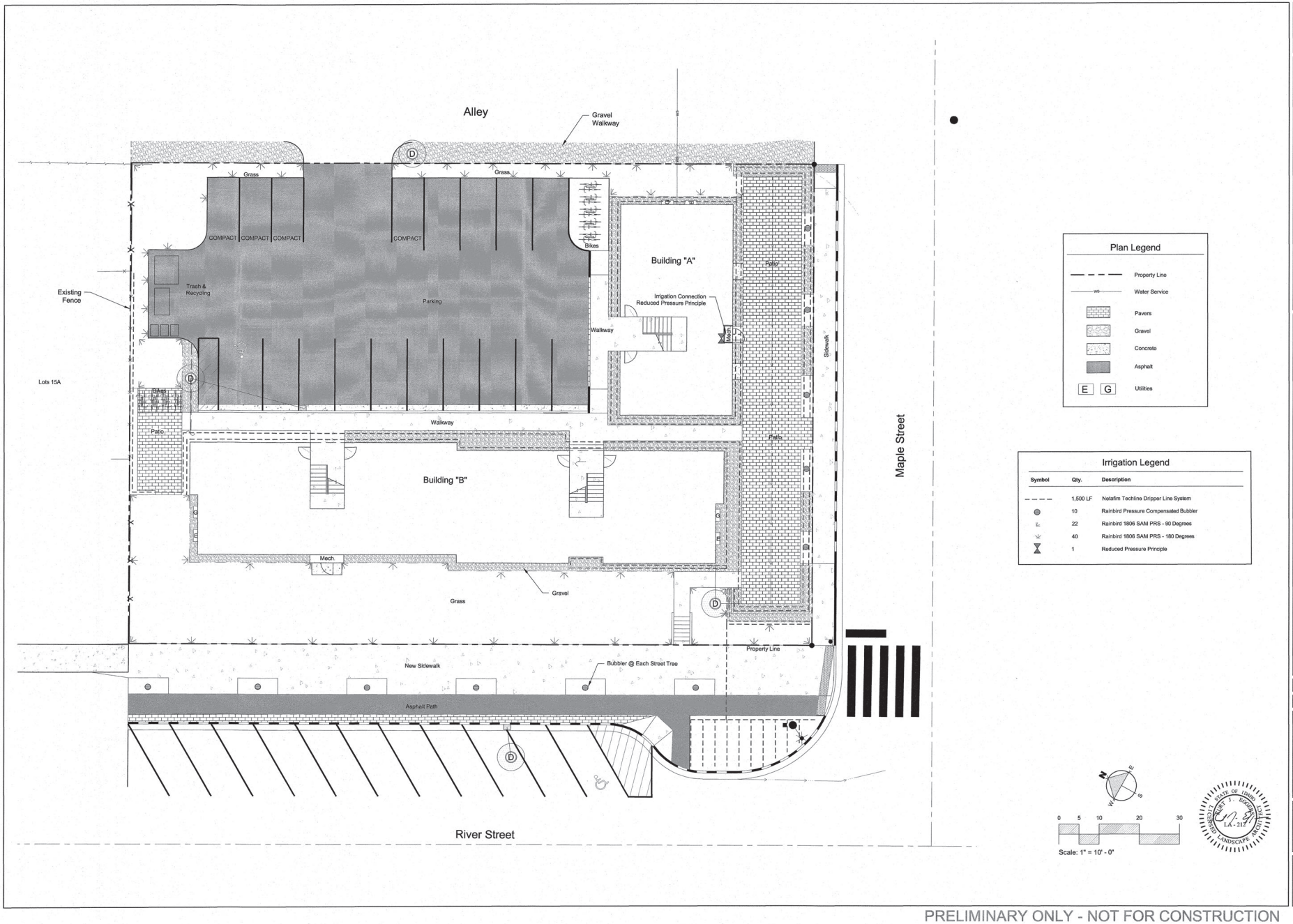
Issue/Revisions:	Date:
D.R.	06/24/22
RVSD	03/16/23
RVSD	03/28/23

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title: Landscape Plan

Sheet No: L1

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Maple St. Apartments

EGGERS ASSOCIATES, P.A.
landscape architecture
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Ketchum, ID 83340
T: (208) 725-0988
F: (208) 725-0972

Maple Street Apartments
Hailey Townsite
Block 5, Lots 16-20
Hailey, Idaho

Job No: 22.36

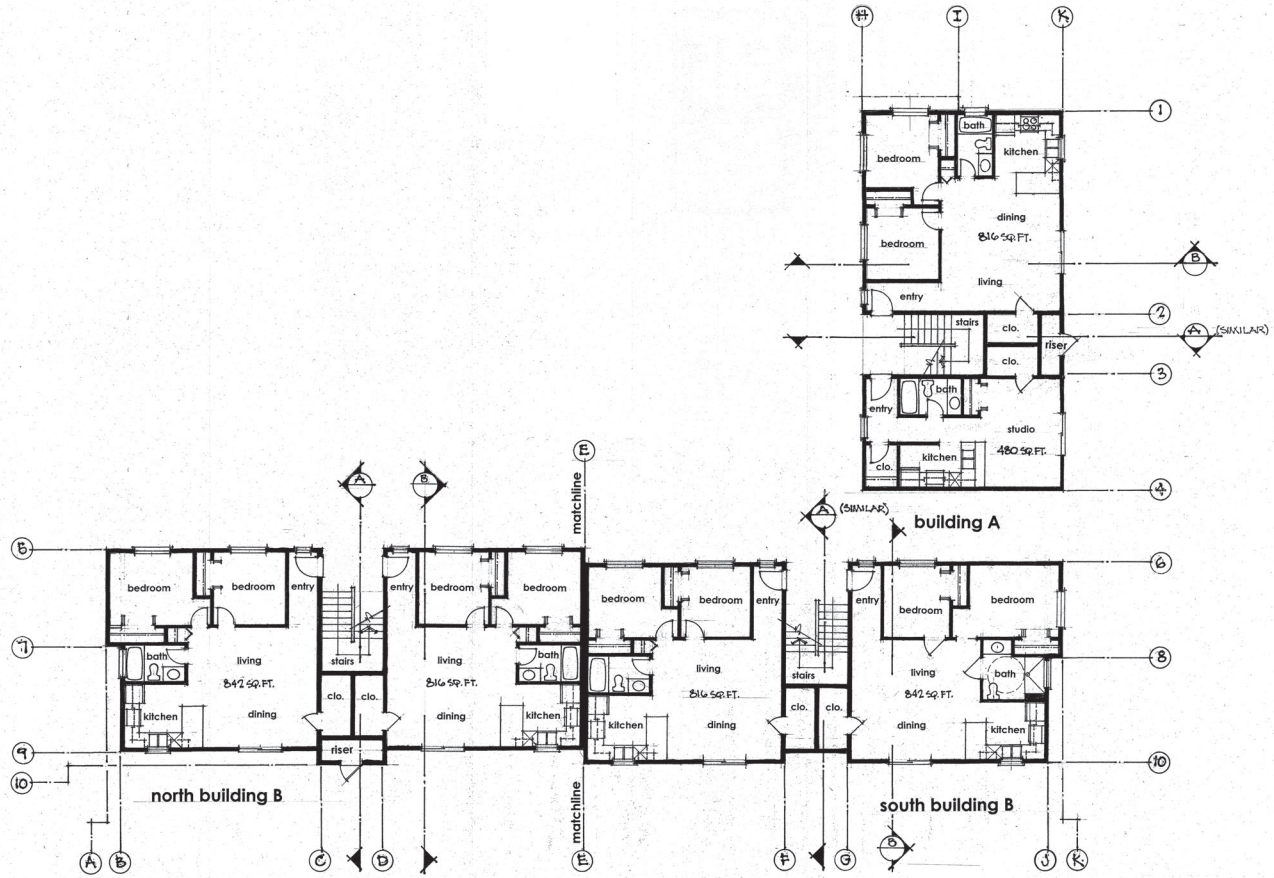
Scale: 1" = 10' - 0"

Issue/Revisions:	Date:
D.R.	06/24/22
RVSD	03/16/23
RVSD	03/28/23

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

Sheet Title: Irrigation Plan

Sheet No: L2



main floor plan- buildings A & B

SCALE 1/8" = 1'-0"

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

REVISIONS

PROJECT NO.
DATE
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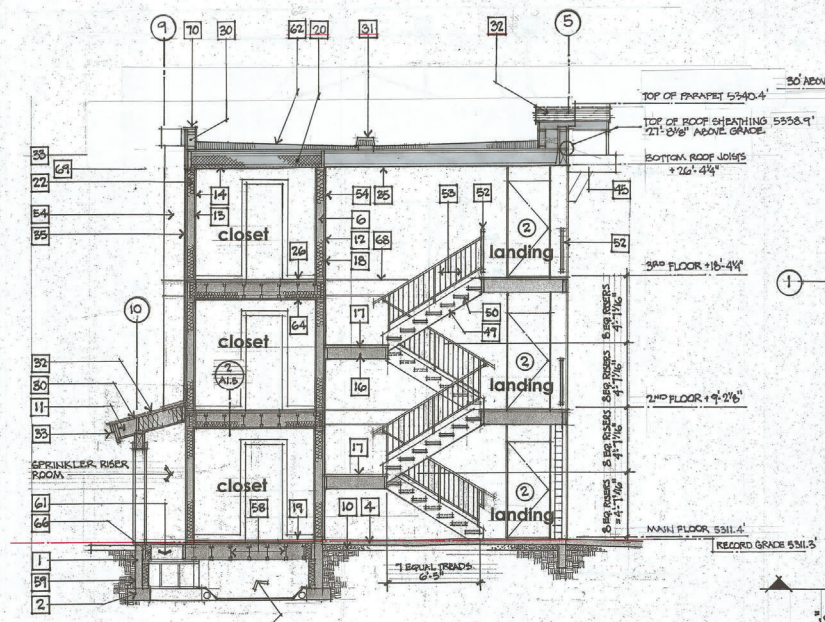
maple street apartments

hailey, idaho 83333

river & maple

OWEN WRIGHT SCANLON
NCARB

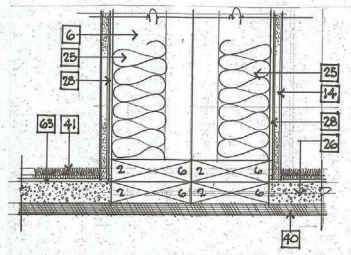
A-1.0



Note 1
A submembrane mechanical ventilation system shall be installed in the crawlspace for radon mitigation. 3" dia. perforated suction pipe shall be laid alongside the interior of the footings and routed through a vertical pipe to a mechanical fan, venting the captured air above the roofline. The suction piping shall be covered with a 6-mil vlinpoxen with all edges securely sealed along the tops of footings or against foundation walls; all membrane joints and penetrations shall be securely sealed.

cross section

SCALE 1/4"=1'-0"

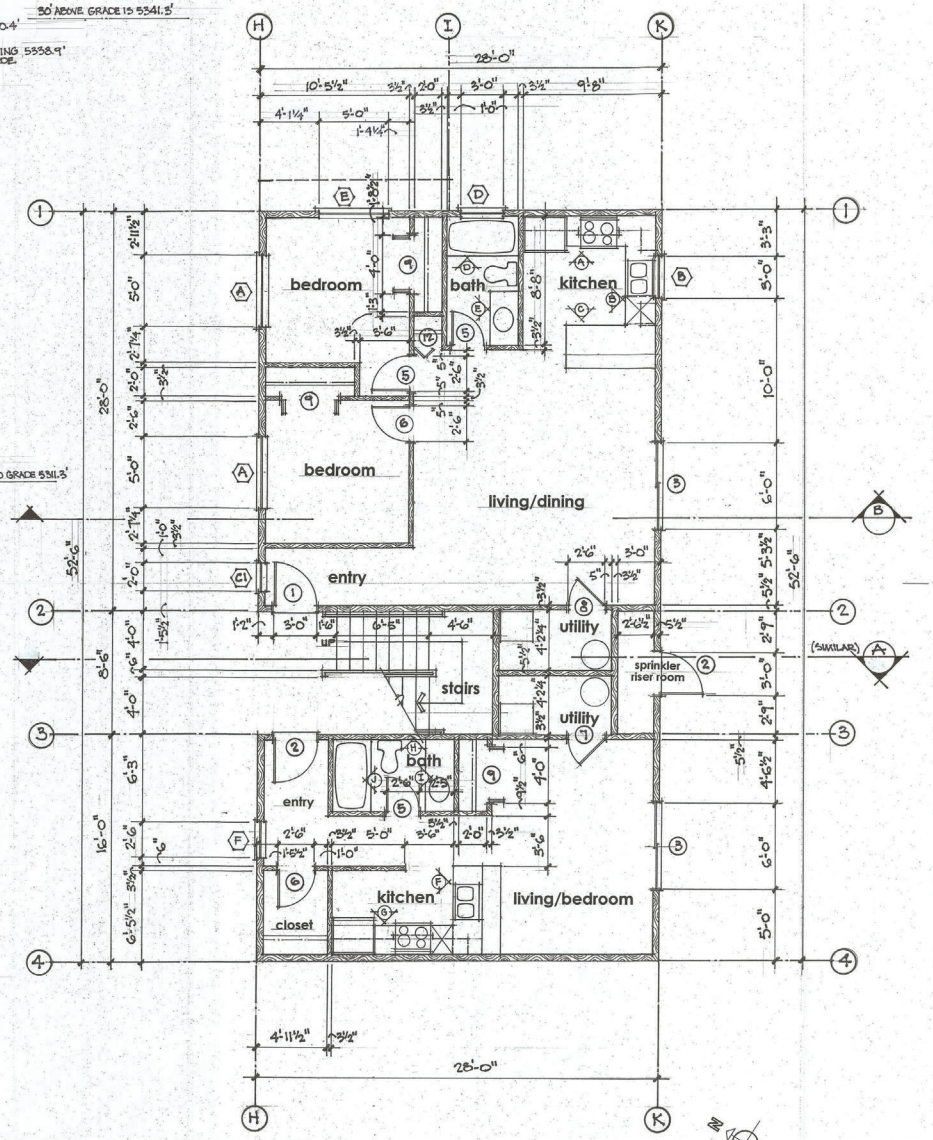


sound wall detail (STC=50+)

SCALE 3"=1'-0"

KEYNOTES

1. Conc. foundation per structural
2. Conc. footing per structural
3. Perimeter insulation cont.
4. 4" concrete slab per structural
5. 2x4 studs @ 16" o/c
6. 2x6 studs @ 16" o/c
7. 2x cripple studs @ 16" o/c
8. Header per structural
9. 2x treated mud sill cont.
10. 4" compacted granular fill
11. Roof rafters per structural
12. Plywood sheathing per structural
13. 4-mil vapor retarder
14. 5/8" gypsum bd
15. ½" resilient channel @ 24" o/c
16. 2x landing joists per structural
17. 1x trex decking (or equal)
18. Tyvek infiltration barrier (or equal)
19. ½" floor sheathing
20. R-49 insulation
21. R-30 insulation
22. R-23 insulation
23. R-60 insulation
24. 1" sound attenuation blanket
25. 3-5/8" thermal/acoustical fiberglass batt insulation
26. 1-1/2" gypcrete subfloor
27. 2x4 studs staggered on 2x6 plate @ 16" o/c
28. Wall blocker sound membrane one side of framing
29. ROOF JOISTS PER STRUCTURAL.
30. 2x6 PARAPET STUDS @ 24" O/C
31. ROOF DRAIN
32. Asphalt composition shingles
33. Hardie board trim & facia
34. Gable vent
35. Hardie board siding & soffit
36. Cont. soffit vent
37. Roof line beyond parapet
38. Kynar clad steel parapet cap cont.
39. Radon evacuation pipe (see note)
40. ¾" plywood subfloor nailed w/6d nails @ 6" o/c edges and 6d @ 10" o/c in field
41. Floor finish vinyl plank or carpet
42. Nom. 4" baseboard cont.
43. Nom. 4" door/window casing
44. 2x ceiling framing @ 24" o/c
45. Beam per structural
46. Vinyl window
47. Solid-core steel door
48. Rafters per structural
49. 12" LVL stringers
50. Steel grate treads
51. Steel cleats, tread to stringer
52. Steel guardrail cont.
53. Steel handrail cont.
54. Exterior stucco
55. Finish grade
56. Existing grade
57. New conc. sidewalk over compacted fill
58. Floor joists per structural
59. Bituminous dampproofing-extend over top of footing
60. Radon abatement per plan notes
61. Frame 24" x 24" access hatch to crawlspace in floor framing below sprinkler riser room
62. 60 MIL EPDM MEMBRANE LAID 1"TAPERED RISID INSUL. SLOPED MIN. 2% TO DRAIN
63. Floor blocker sound membrane underlayment.
64. 5/8" gyp board screwed @12" o/c
65. Continuous ridge vent
66. Fill framing voids w/R-23 insulation
67. Cripple trusses @ 24" o/c
68. Fry reglet control joint
69. Soffit vent cont.
70. PARAPET CAP COAT.



main floor plan-building A

SCALE 1/4"=1'-0"

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110 N ANGELA DR
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(208) 720-2344

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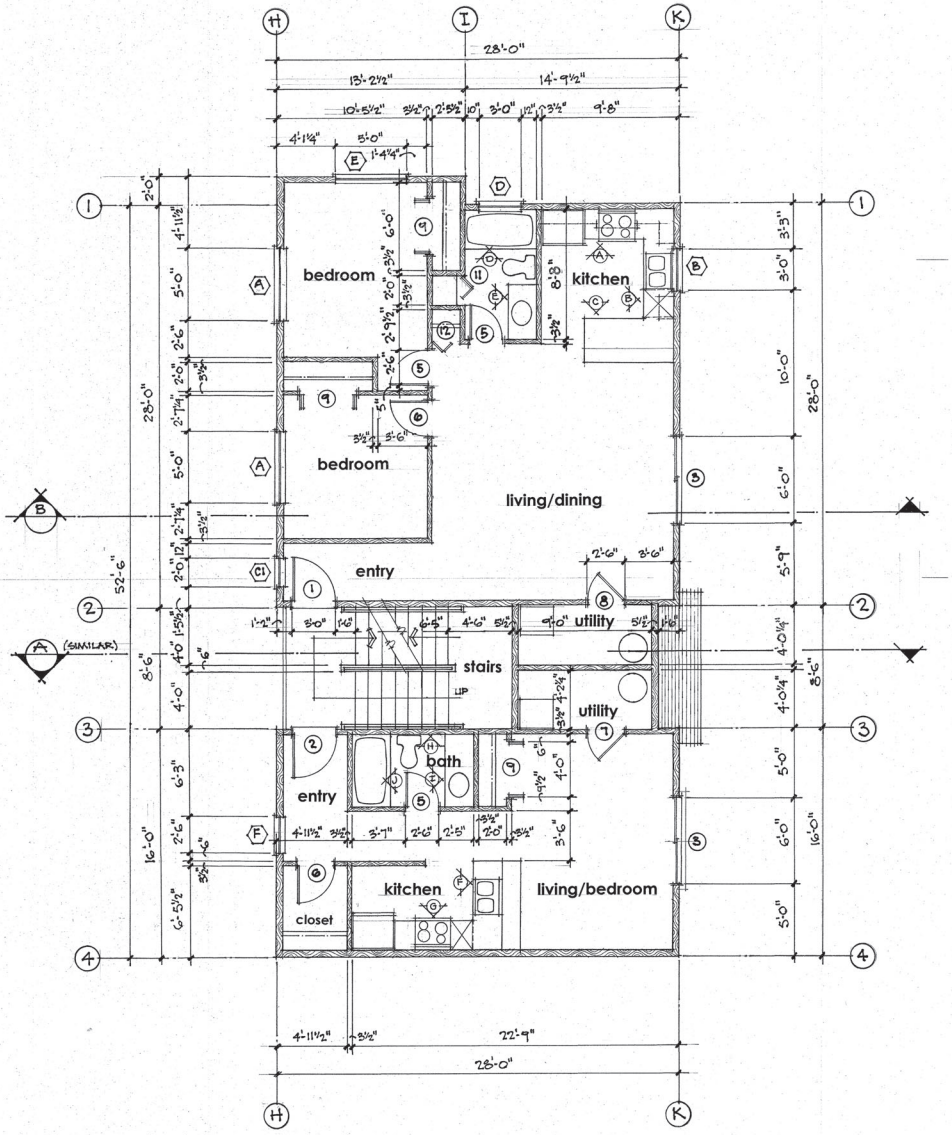
OWEN WRIGHT SCANLON
NCARB

A-1.1



2nd floor plan-building A

SCALE ¼" = 1'-0"

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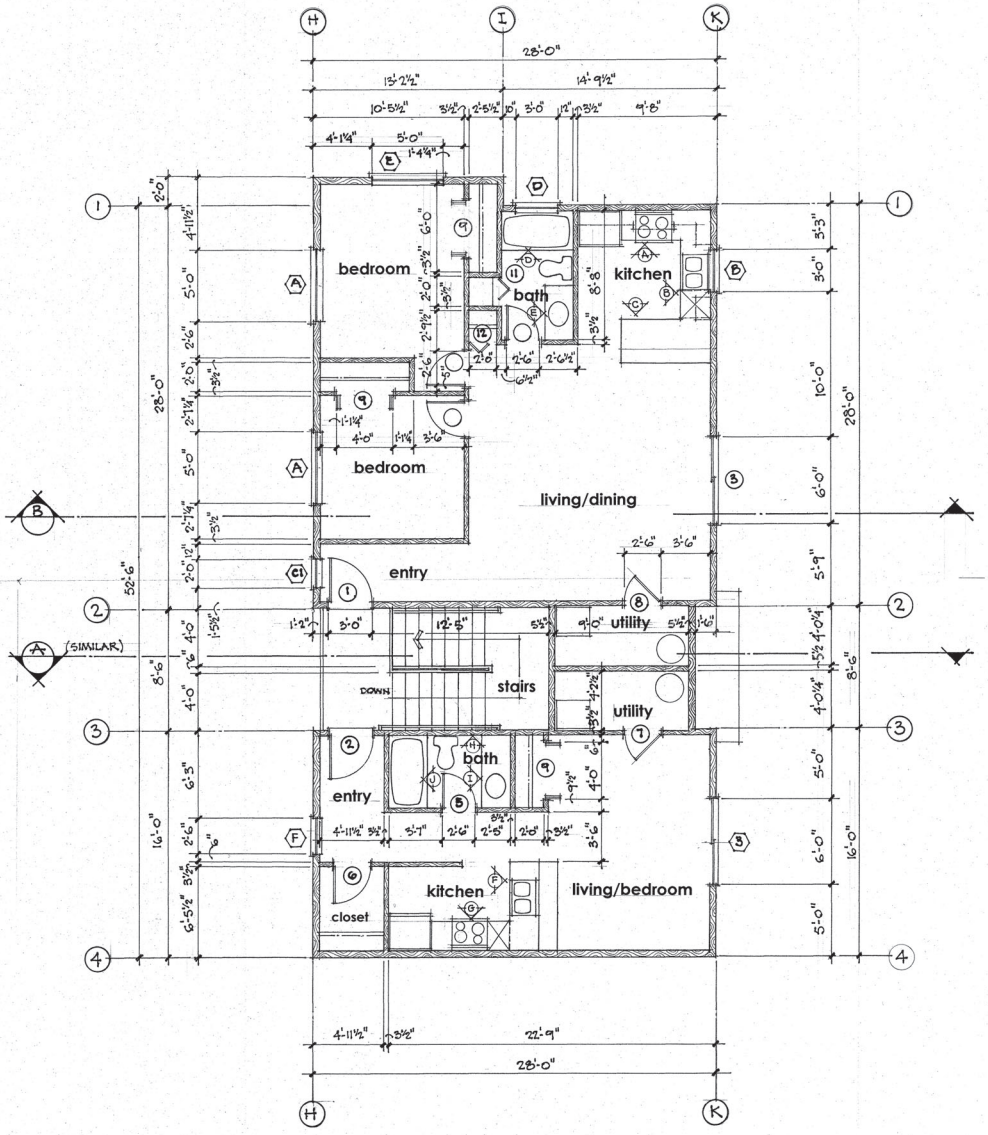
A-1.2



3rd floor plan-building A

SCALE 1/4"=1'-0"

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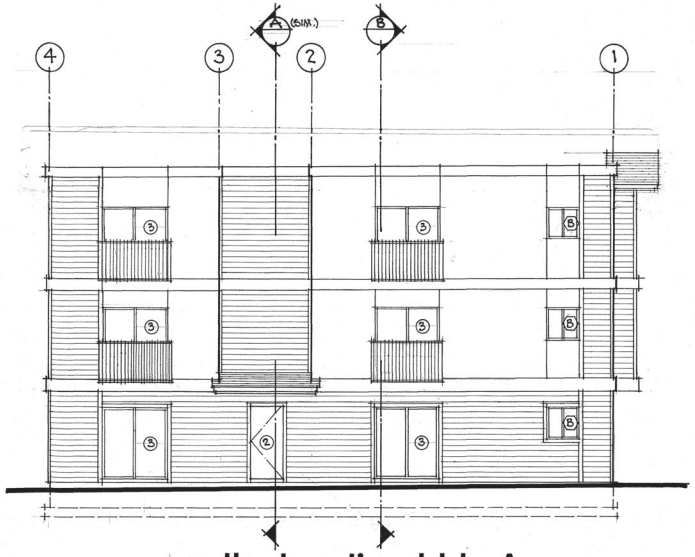
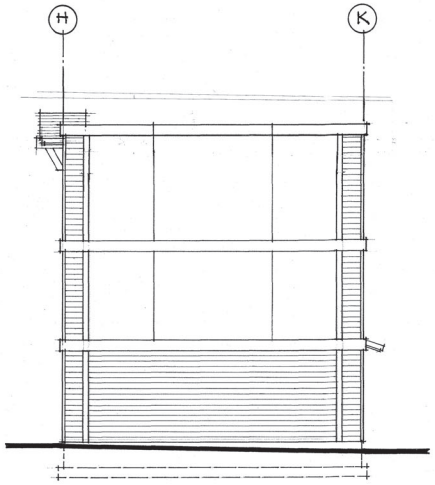
A-1.3



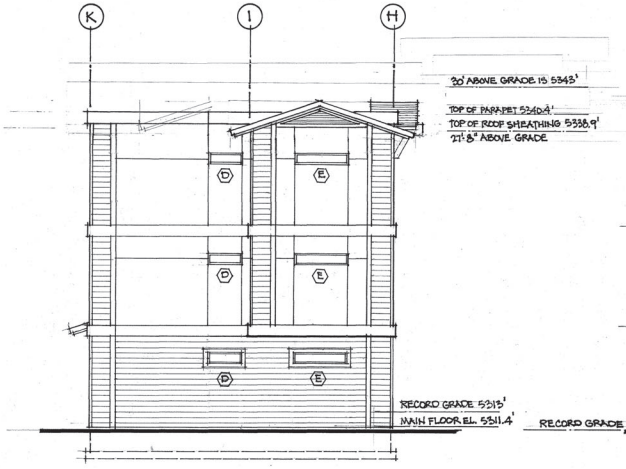
south elevation-bldg A

SCALE 3/16" = 1'-0"



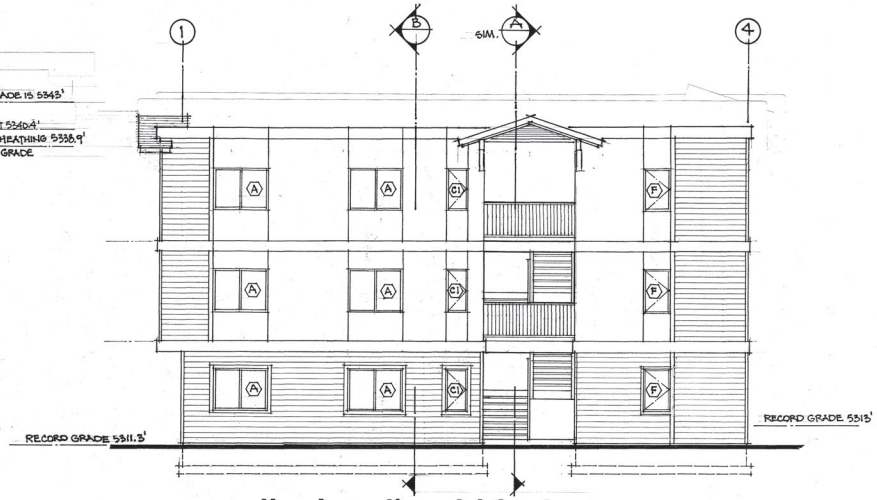
west elevation-bldg A

SCALE 3/16" = 1'-0"



east elevation-bldg A

SCALE 3/16" = 1'-0"



north elevation-bldg A

SCALE 3/16" = 1'-0"

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sun valley luxury car rentals
hailey, idaho 83333
960 s main street

OWEN WRIGHT SCANLON
NCARB

A-1.4

roof plan

SCALE: 1/8" = 1'-0"

OWEN WRIGHT SCANLON ARB

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maple street apartments

river & maple

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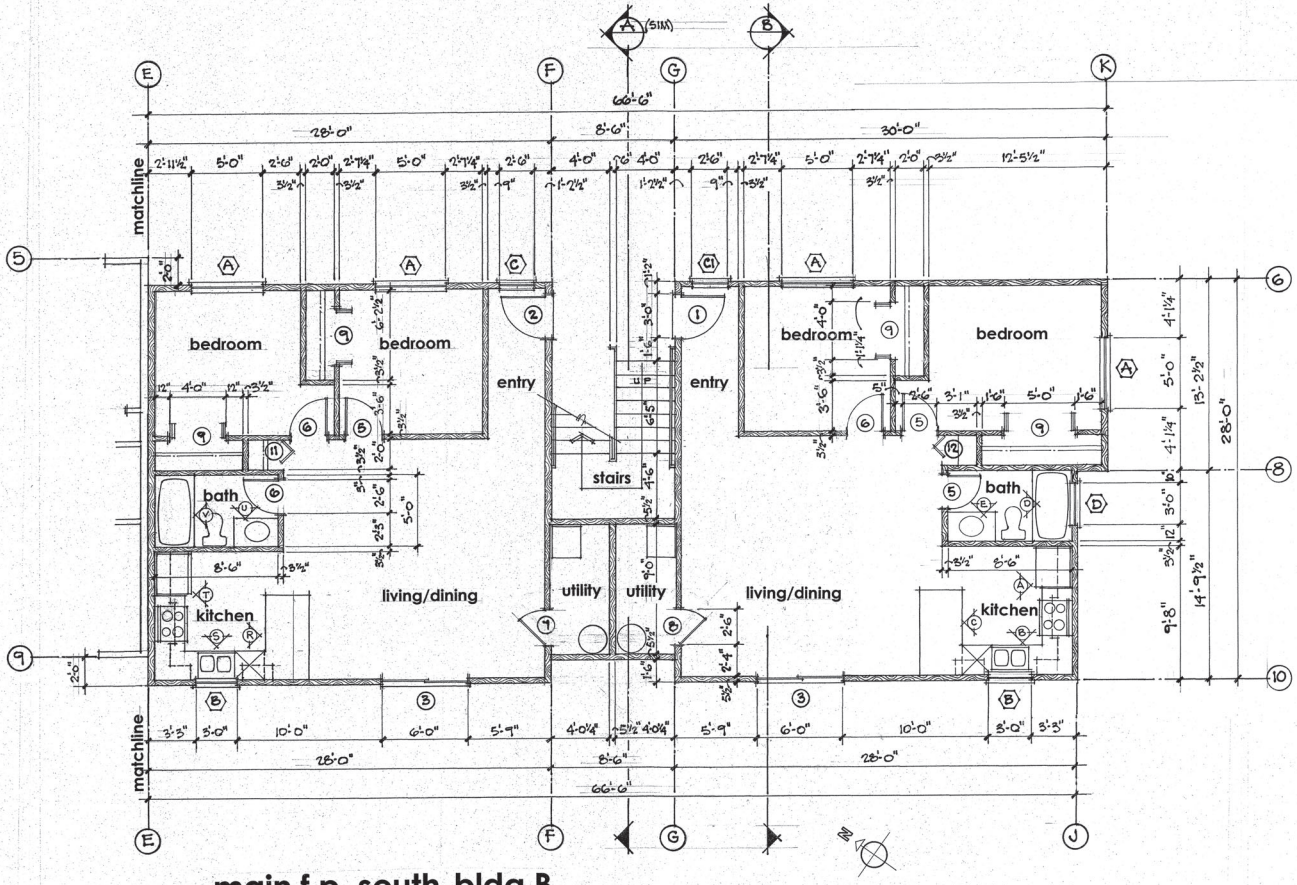
A-1.5



main f.p. south-bldg B

SCALE 1/4"=1'-0"

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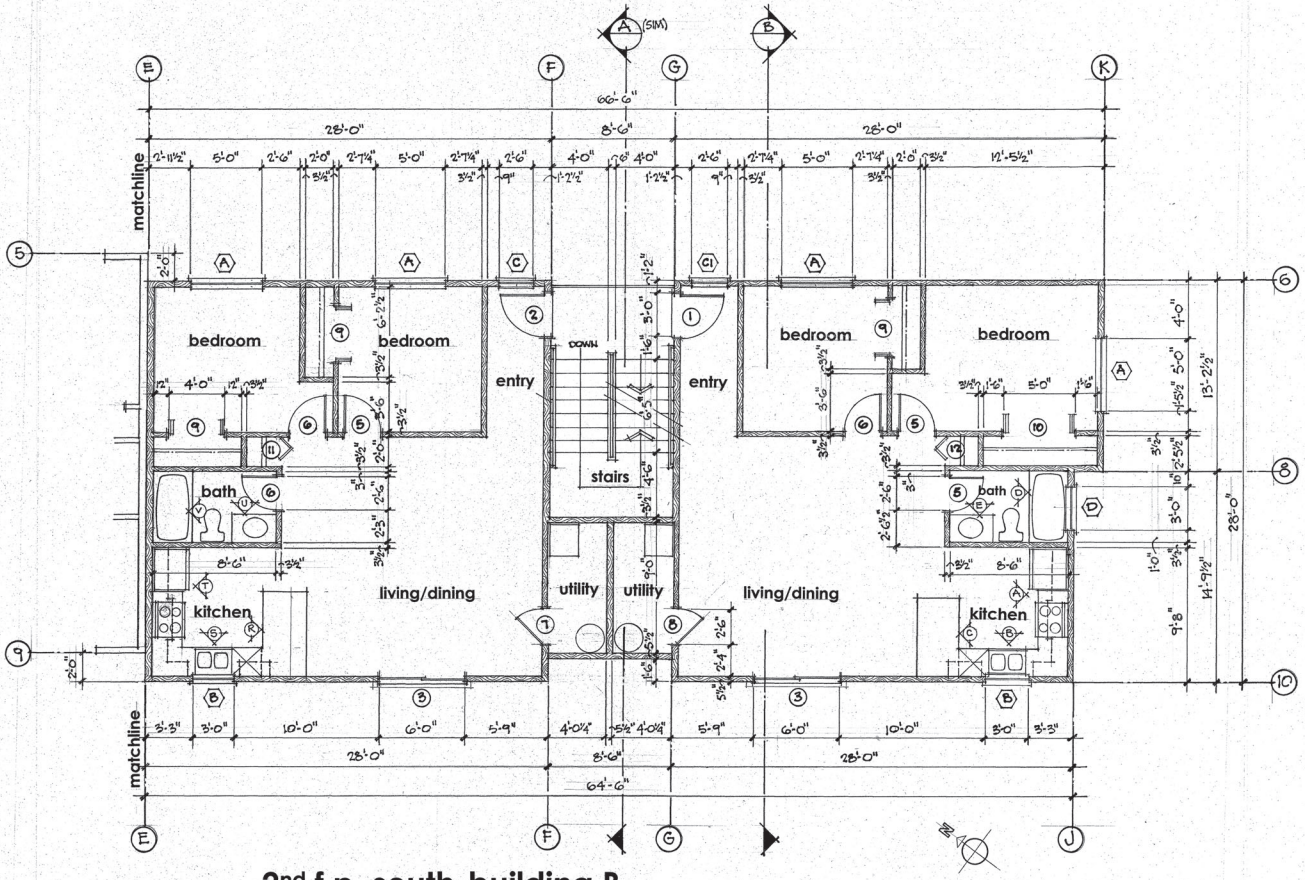
A-2.1



2nd f.p. south-building B

SCALE 1/4" = 1'-0"

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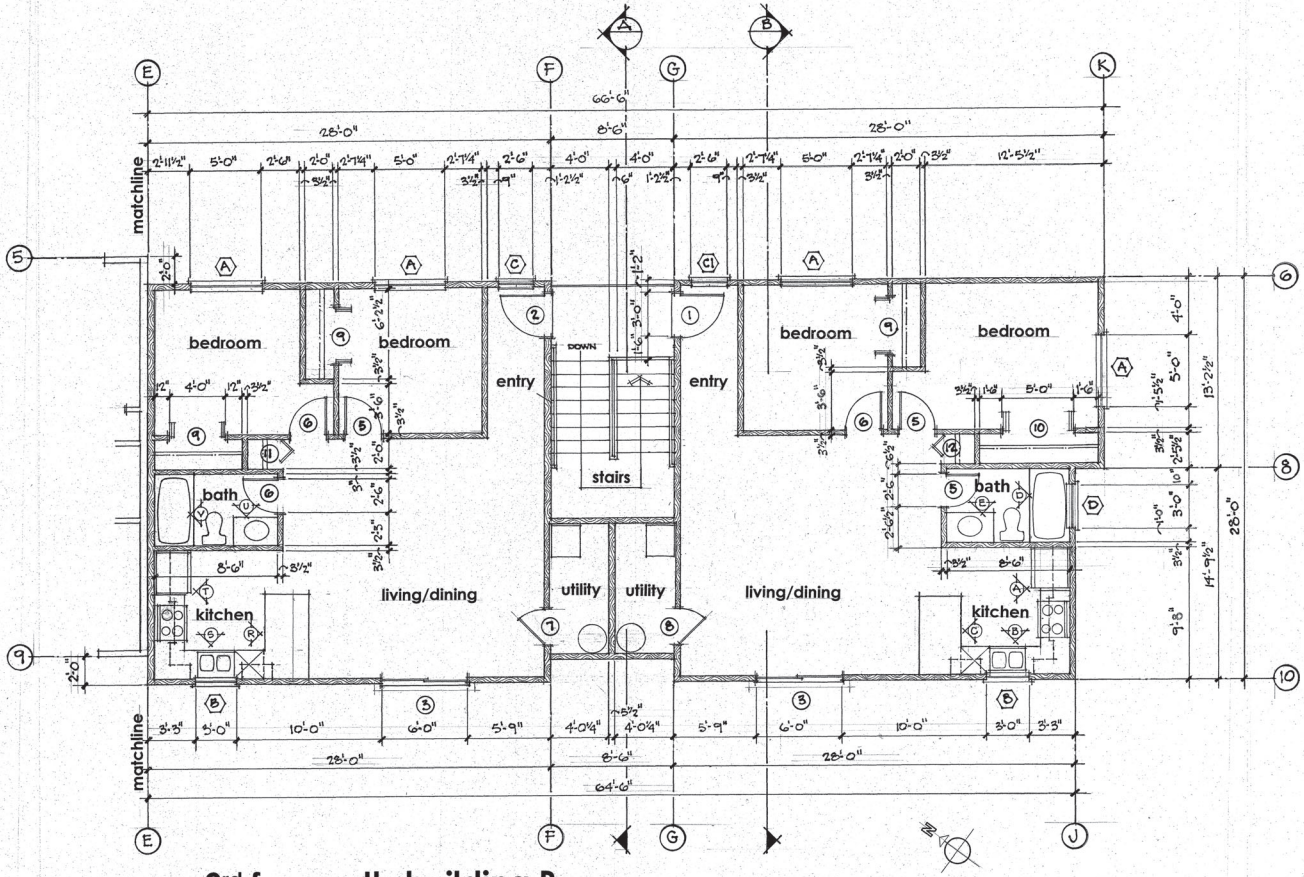
A-2.2



3rd f.p. south-building B

SCALE 1/4" = 1'-0"

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(208) 720-2344

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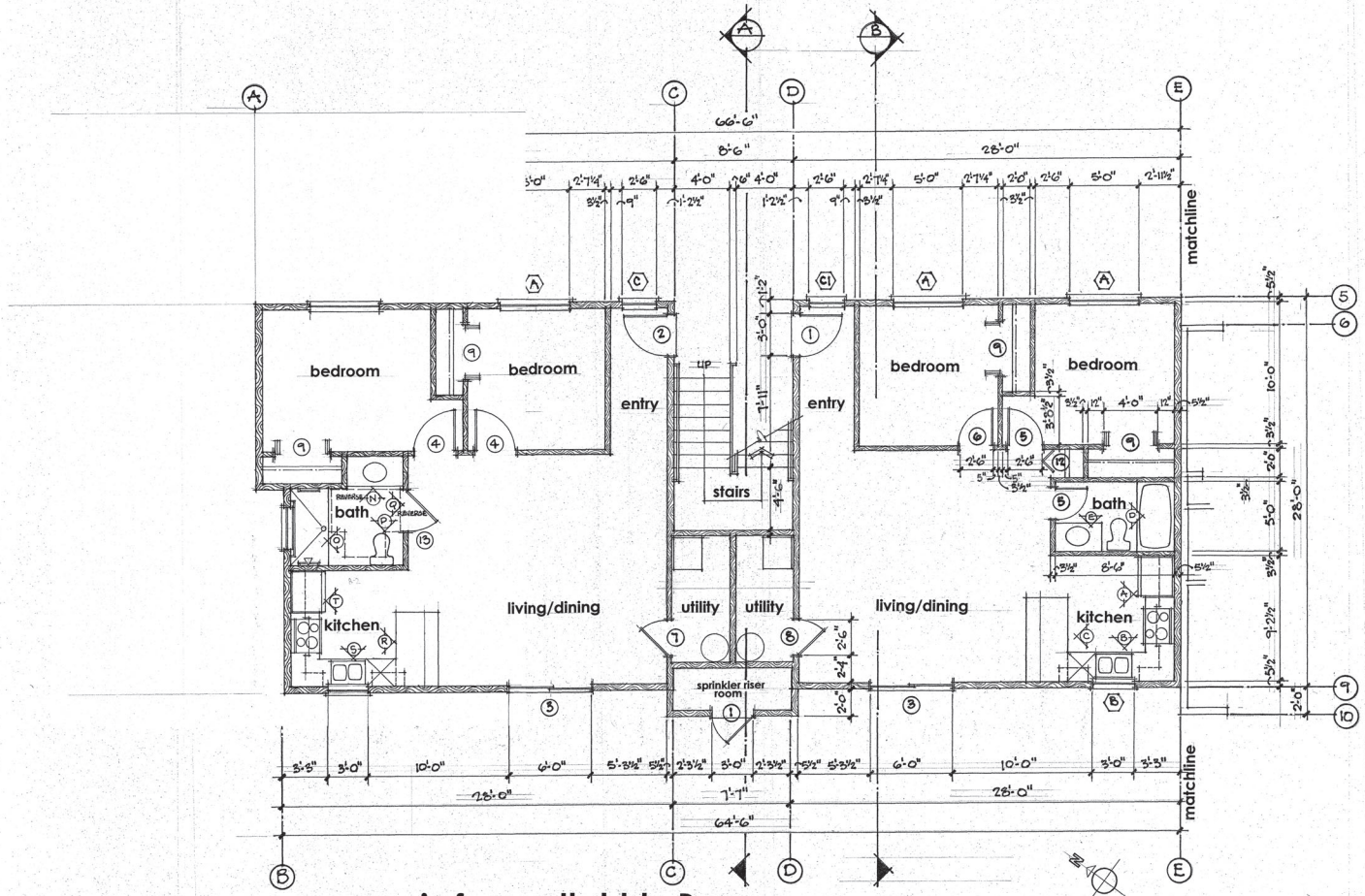
A-2.3



main f.p. north-bldg B

SCALE 1/4" = 1'-0"

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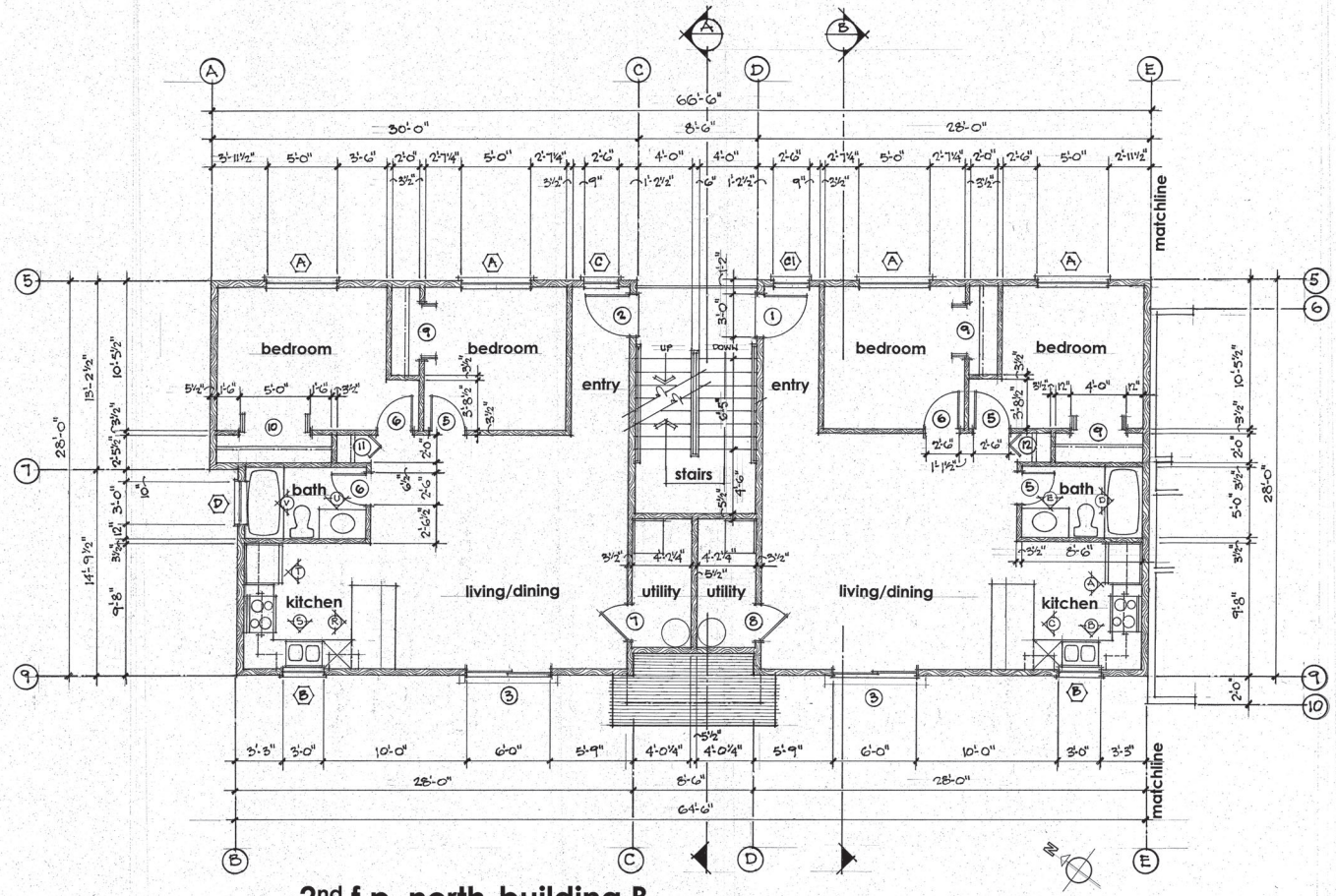
A-2.4



2nd f.p. north-building B

SCALE 1/4" = 1'-0"

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(208) 720-2344

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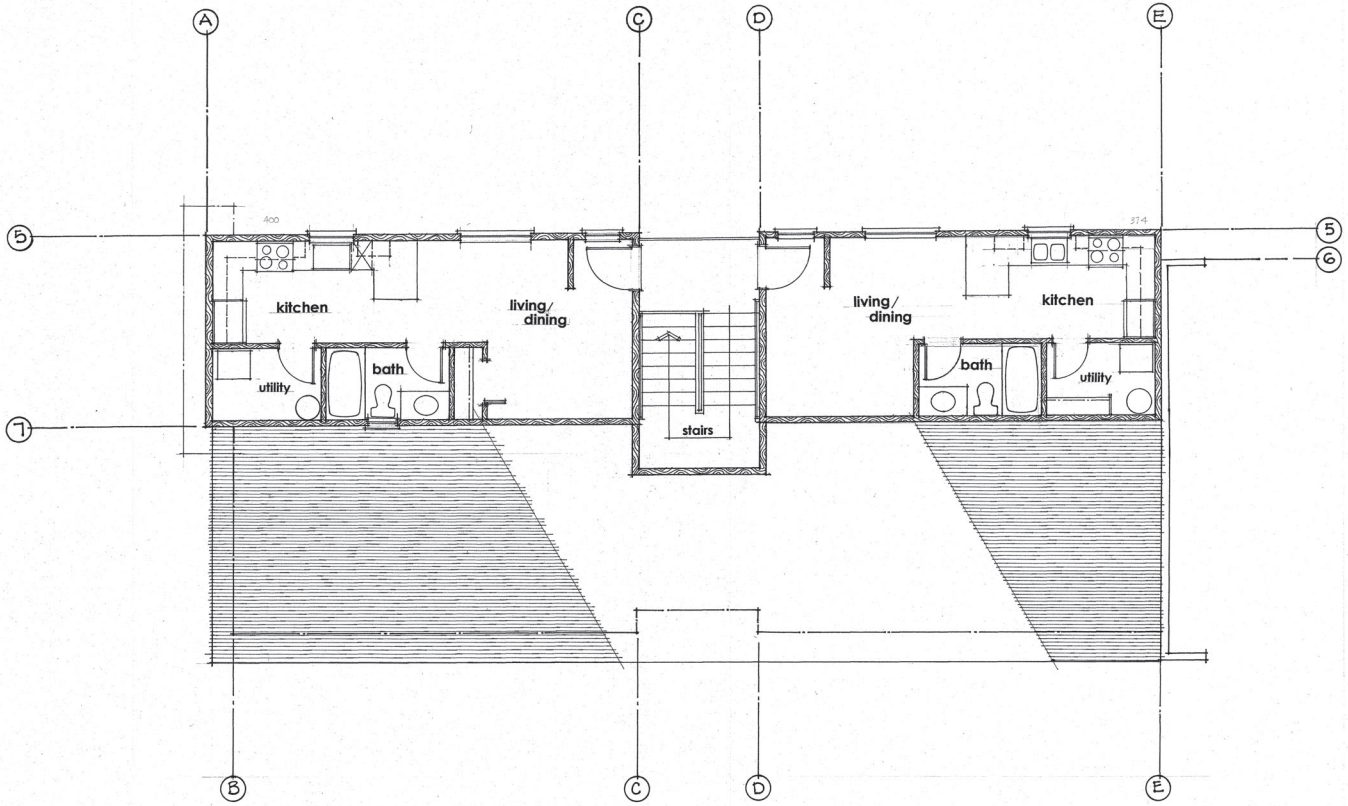
A-2.5



3rd f.p. north- building B

SCALE: 1/4" = 1'-0"

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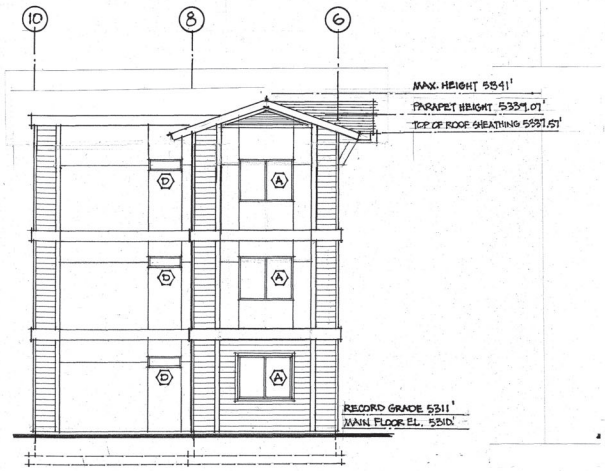
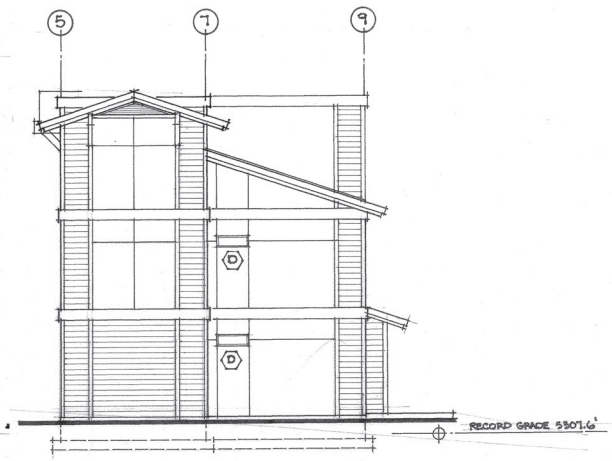
A-2.6



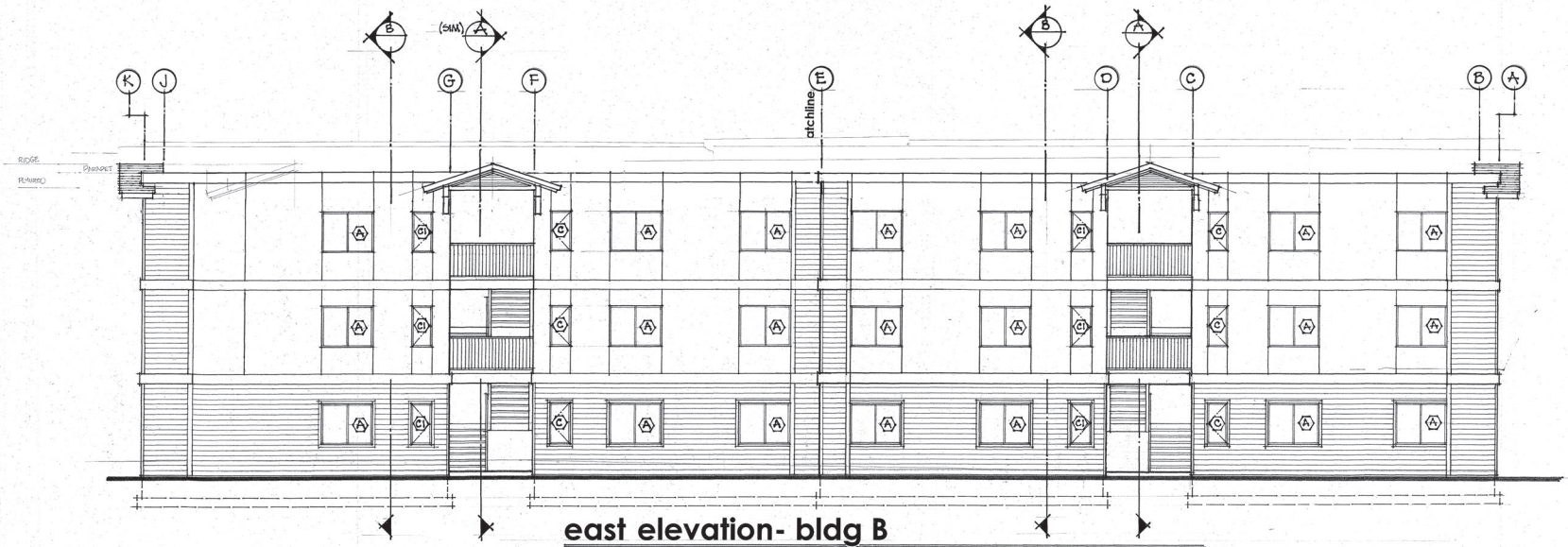
south elevation-bldg B

SCALE 3/16" = 1'-0"



north elevation-bldg B

SCALE 3/16" = 1'-0"



east elevation- bldg B

SCALE 3/16" = 1'-0"

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(208) 720-2344

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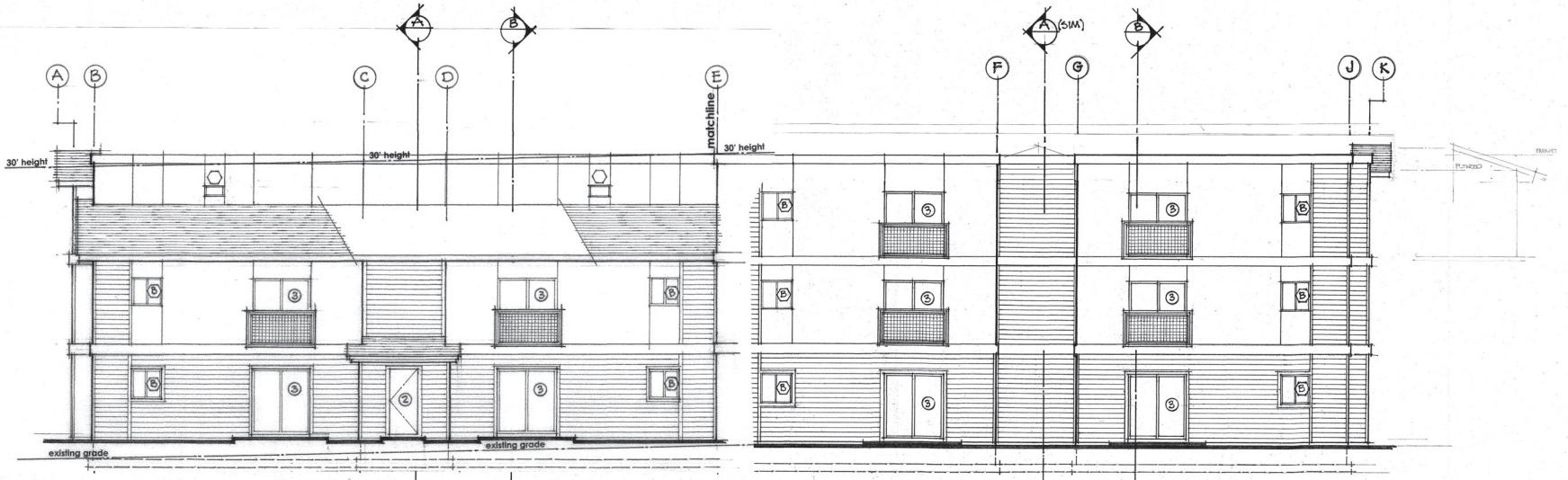
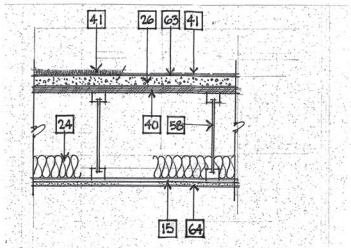
A2.7



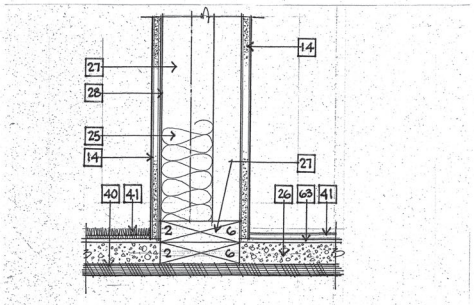
west elevation - bldg B

SCALE 3/16" = 1'-0"



sound floor detail (IIC=50+)

SCALE 1 1/2" = 1'-0" (2 / A-1.5)



sound wall detail (STC=50+)

SCALE 3" = 1'-0" (1 / A1.5)

KEYNOTES

1. Conc. foundation per structural
2. Conc. footing per structural
3. Perimeter insulation cont.
4. 4" concrete slab per structural
5. 2x4 studs @ 16" o/c
6. 2x6 studs @ 16" o/c
7. 2x cripple studs @ 16" o/c
8. Header per structural
9. 2x treated mud sill cont.
10. 4" compacted granular fill
11. Roof rafters per structural
12. Plywood sheathing per structural
13. 4-mil vapor retarder
14. 5/8" gypsum bd
15. ½" resilient channel @ 24" o/c
16. 2x landing joists per structural
17. 1x tree decking (or equal)
18. Tyvek infiltration barrier (or equal)
19. ½" floor sheathing
20. R-49 insulation
21. R-30 insulation
22. R-23 insulation
23. R-60 insulation
24. 3" sound attenuation blanket
25. 3-5/8" thermal/acoustical fiberglass batt insulation
26. 1-1/2" gypcrete subfloor
27. 2x4 studs staggered on 2x6 plate @ 16" o/c
28. Wall blokker sound membrane one side of framing
29. ROOF JOISTS PER STRUCTURAL.
30. 2 x 6 PARAPET STUDS @ 24" o/c
31. ROOF DRAIN
32. Asphalt composition shingles
33. Hardie board trim & facia
34. Gable vent
35. Hardie board siding & soffit
36. Cont. soffit vent
37. Roof line beyond parapet
38. Kynar clad steel parapet cap cont.
39. Radon evacuation pipe (see note)
40. ½" plywood subfloor nailed w/6d nails @ 6" o/c edges and 6d @ 10" o/c in field
41. Floor finish vinyl plank or carpet
42. Nom. 4" baseboard cont.
43. Nom. 4" door/window casing
44. 2x ceiling framing @ 24" o/c
45. Beam per structural
46. Vinyl window
47. Solid-core door
48. Rafters per structural
49. 1/2" LVL stringers
50. Steel grate treads
51. Steel cleats, tread to stringer
52. Steel guardrail cont.
53. Steel handrail cont.
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55. Finish grade
56. Existing grade
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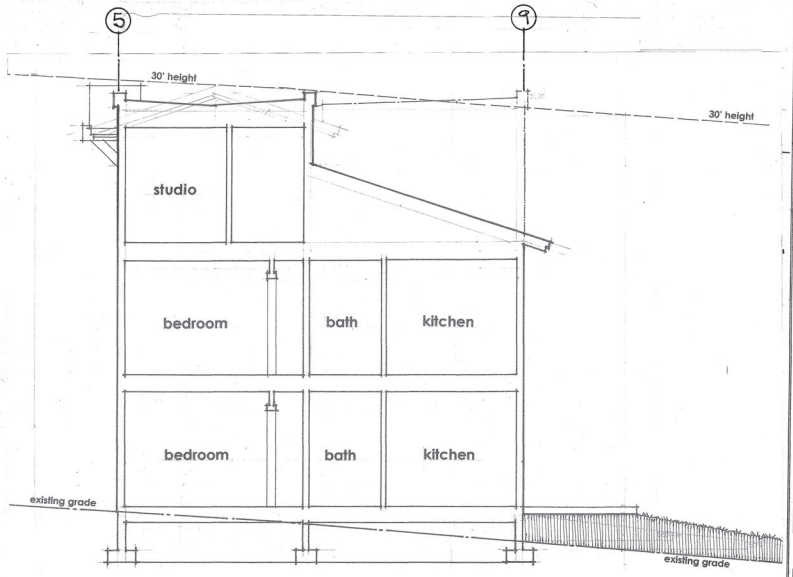
61. Frame 24" x 24" access hatch to crawlspace in floor framing below sprinkler riser room
62. 60 MIL EPDM MEMBRANE. LAID O/TAPERED RIGID INSUL. SLOPED MIN. ¼" TO DRAIN.
63. Floor blocker sound membrane underlayment.
64. 5/8" gyp board screwed @12" o/c
65. Continuous ridge vent
66. Fill framing voids w/R-23 insulation
67. Cripple trusses @ 24" o/c
68. Fry reglet control joint
69. Soffit vent cont.

TO PARAPET CAP CONT.



Note 1
A submembrane mechanical ventilation system shall be installed in the crawlspace for radon mitigation. 3" dia. perforated suction pipe shall be laid alongside the interior of the footings and routed through a vertical pipe to a mechanical fan, venting the captured air above the roofline. The suction piping shall be covered with a 6-mil visqueen with all edges securely sealed along the tops of footings or against foundation walls; all membrane joints and penetrations shall be securely sealed.

cross section

SCALE 1/4" = 1'-0" (B)

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

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OWEN WRIGHT SCANLON
NCARB

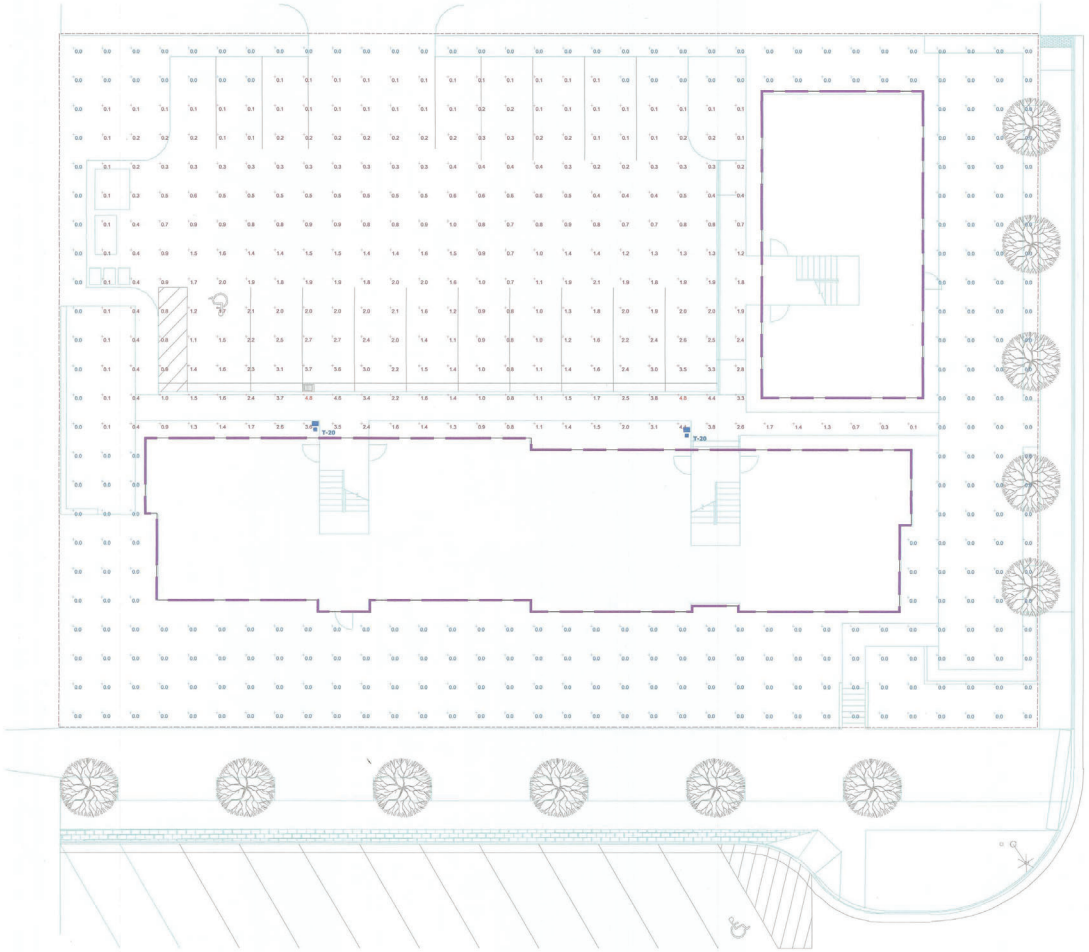
A2.8

Symbol	Qty	Label	Lamps	Arrangement	Total Watts	Lamp	Lumens per Lamp	Light Loss Factor	Mounting
	2	T-20	1	SINGLE FIXTURE	14.4 kW, 20.0 W			0	20.0

Rev. 4/14/2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.6 fc	4.8 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 10ft

VISUAL

MAPLE STREET APARTMENTS

Designer
MSI
Date
03/14/2023
Scale
1" = 10'-0"
Drawing No.
E102
Summary
PHOTOMETRIC PLAN

BEACON
design . performance . technology

DATE: 3-14-23	LOCATION: HAILEY, IDAHO
TYPE: T-20	PROJECT: MAPLE STREET APARTMENTS
CATALOG #: VP-1-160L-50-3K8-4F-120-A-SCBA (15.5 FT SQUARE POLE)	

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE OPTICS

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | BUY AMERICAN SOLUTIONS (See Certification Specifications) | DLC LISTED | DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS | wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles.

INSTALLATION (CONTINUED)

- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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DATE: 3-14-23	LOCATION: HAILEY, IDAHO
TYPE: T-20	PROJECT: MAPLE STREET APARTMENTS
CATALOG #: VP-1-160L-50-3K8-4F-120-A-SCBA (15.5 FT SQUARE POLE)	

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # VP-1-160L-50-3K8-4F-120-A-SCBA (15.5 FT SQUARE POLE)

VP	–		–	1	–	160L-50	–	3K8	–	4F	–		–	120	–
Series		**Optic Platform**		**Size**		**Light Engine**		**CCT/CRI**		**Distribution**		**Optic Rotation**		**Voltage**	
VP Viper		Micro Strike		1 Size 1		160L-35 [6] 5500 lumens		AP AP-Amber Phosphor Converted		2 Type 2		BLANK No Rotation		UNV 120-277V	
						160L-50 [6] 7500 lumens		27K8 2700K, 80 CRI		3 Type 3		L Optic rotation left		120 120V	
						160L-75 10000 lumens		3K7 3000K, 70 CRI		4F Type 4 Forward		R Optic rotation right		208 208V	
						160L-100 12500 lumens		3K8 3000K, 80 CRI		4W Type 4 Wide				240 240V	
						160L-115 15000 lumens		35K8 3500K, 80 CRI		5QW Type 5 Square Wide				277 277V	
						160L-135 18000 lumens		3K9 3000K, 90 CRI						347 347V	
						160L-160 21000 lumens		4K7 4000K, 70 CRI						480 480V	
				2 Size 2		320L-145 21000 lumens		4K8 4000K, 80 CRI							
						320L-170 24000 lumens		4K9 4000K, 90 CRI							
						320L-185 27000 lumens		5K7 5000K, 70 CRI							
						320L-210 30000 lumens		5K8 5000K, 80 CRI							
						320L-235 33000 lumens									
						320L-255 36000 lumens									
						320L-315 [6] 40000 lumens									
				3 Size 3		480L-285 40000 lumens									
						480L-320 44000 lumens									
						480L-340 48000 lumens									
						480L-390 52000 lumens									
						480L-425 55000 lumens									
						480L-470 60000 lumens									
				4 Size 4		720L-435 60000 lumens									
						720L-475 65000 lumens									
						720L-515 70000 lumens									
						720L-565 [6] 75000 lumens									
						720L-600 [6] 80000 lumens									
						CLO Custom Lumen Output [1]									

A	–	SCBA	–		–
Mounting		**Color**		**Options**	
A Arm mount for square pole/flat surface		BLT Black Matte Textured		F Fusing	
A_ Arm mount for round pole [2]		BLS Black Gloss Smooth		2PF Dual Power Feed	
ASQU Universal arm mount for square pole		DBT Dark Bronze Matte Textured		2DR Dual Driver	
A_U Universal arm mount for round pole [2]		DBS Dark Bronze Gloss Smooth		TE Tooless Entry	
AAU Adjustable arm for pole mounting (universal drill pattern)		GTT Graphite Matte Textured		BC Backlight Control	
AA_U Adjustable arm mount for round pole [2]		LGS Light Grey Gloss Smooth		TB Terminal Block	
ADU Decorative upswept Arm (universal drill pattern)		LGT Light Grey Gloss Textured			
AD_U Decorative upswept arm mount for round pole [2]		PSS Platinum Silver Smooth			
MAF Mast arm fitter for 2-3/8" OD horizontal arm		WHT White Matte Textured			
K Knuckle		WHS White Gloss Smooth			
T Trunnion		VGT Verde Green Textured			
WB Wall Bracket, horizontal tenon with MAF		**Color Option**			
WM Wall mount bracket with decorative upswept arm		CC Custom Color			
WA Wall mount bracket with adjustable arm					

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	wiSCAPE® In-Fixture Module [3,4]
WIRSC	wiSCAPE® Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V

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VIPER Area/Site

VIPER LUMINAIRE

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.250		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.859	–
3000K	0.941	0.912	0.703
3500K	–	0.906	–
4000K	1	0.894	0.734
5000K	1	0.879	0.711
Monochromatic Amber Multiplier			
Amber	0.255		

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

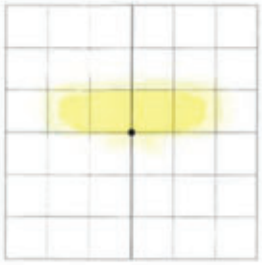
TYPE: | PROJECT:

CATALOG #:

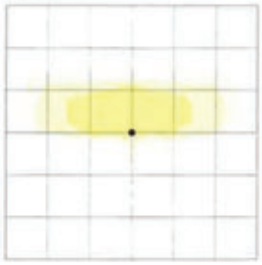
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

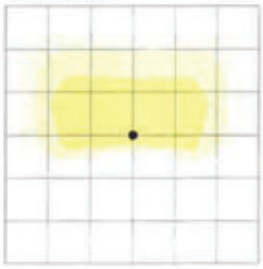
Type 2



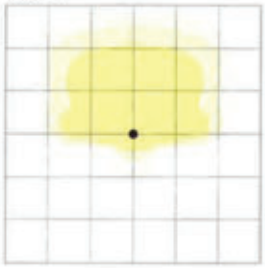
Type 3



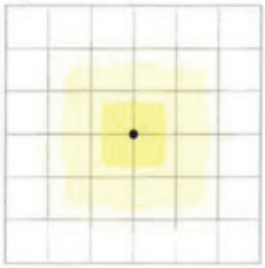
Type 4 Wide



Type 4F



Type 5QW



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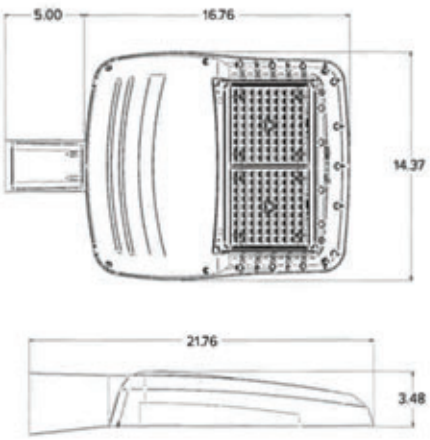
VIPER Area/Site

VIPER LUMINAIRE

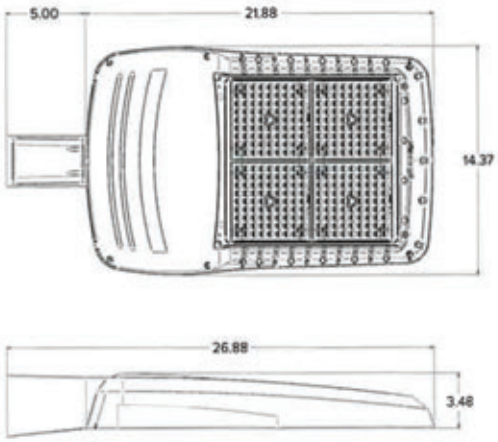
DATE: 3-14-23	LOCATION: HAILEY, IDAHO
TYPE: T-20	PROJECT: MAPLE STREET APARTMENTS
CATALOG #: VP-1-160L-50-3K8-4F-120-A-SCBA (15.5 FT SQUARE POLE)	

DIMENSIONS

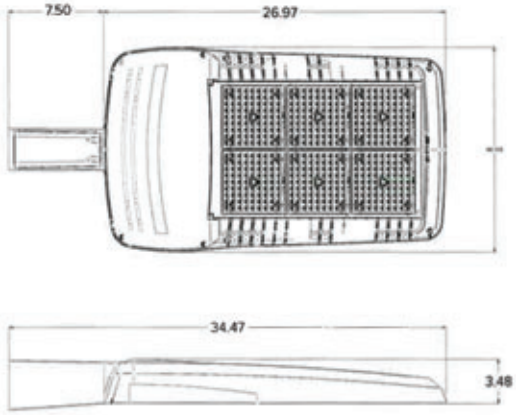
SIZE 1



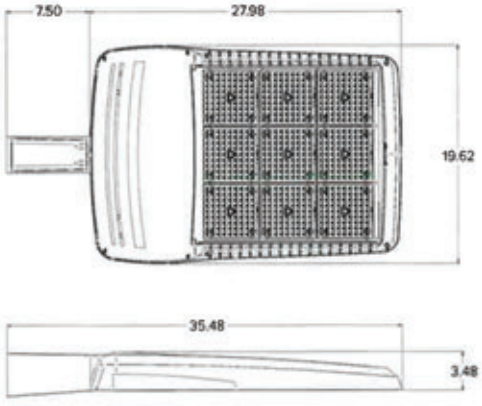
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

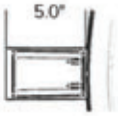
VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern. For round poles add applicable suffix (2/3/4/5)

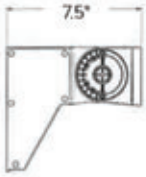


ASQU–UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

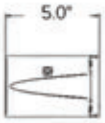


ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5". For round poles add applicable suffix (2/3/4/5).

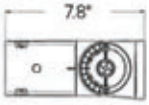
MAF–MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



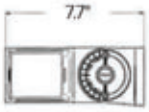
K–KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



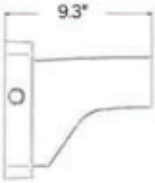
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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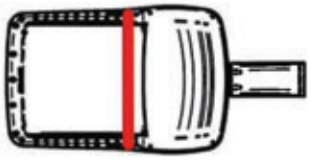
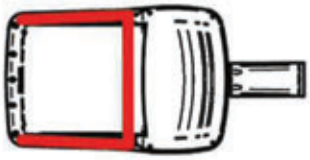
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

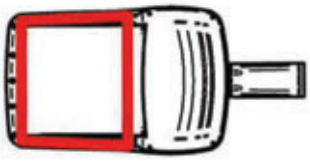
VPR2x HSS-90-B-xx



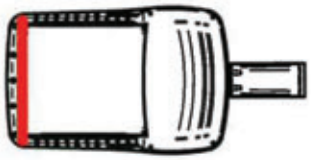
VPR2x HSS-270-BSS-xx



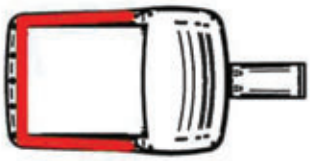
VPR2x HSS-360-xx



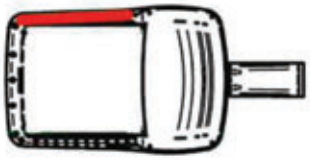
VPR2x HSS-90-F-xx



VPR2x HSS-270-FSS-xx



VPR2x HSS-90-S-xx



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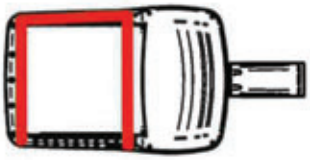

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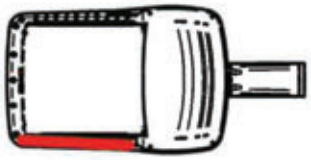

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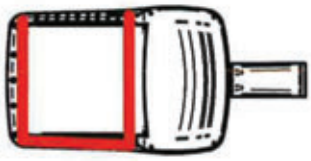

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ADDITIONAL INFORMATION (CONTINUED)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

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Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 1, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of Design Review Application by Lido Equities Group Idaho, LLC, represented by Samantha Stahlnecker of Opal Engineering, for construction of Phase 6 of the Copper Ranch Development, which comprises of seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units. The condominium units range in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on 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 and subject to the Copper Ranch Planned Unit Development Agreement.

Hearing: May 1, 2023

Applicant: Lido Equities Group Idaho, LLC
Location: COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6
Zoning/Size: Limited Business (LB) Zoning District; 1.01 acres
Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 12, 2023.

Background and Project Overview: In 2003, Lido Equities Group Idaho, LLC, went through the entitlement process to develop the Copper Ranch Subdivision under a Planned Unit Development Agreement for 135 condominium units across twenty-seven (27) buildings. Due to the economic recession of 2008, the development of Copper Ranch has been delayed and prolonged. The development process was originally organized into five (5) phases and were scheduled to be completed in 2006. The project's Planned Unit Development Agreement has been amended four (4) times since 2003, and the Applicant proposes a Fifth Amendment in tandem with this Design Review Application. Since the start of the entitlement process, the Applicant has built ninety-seven (97) units, provided recreational facilities, and agreed to build transit facilities: one (1) bus pull-out stop with a protected shelter.

This Design Review Application marks the Applicant's proposal to complete the final phase of the Copper Ranch Subdivision— Phase 6. Phase 6 was anticipated to include thirty-eight (38) units across eight (8) buildings on approximately 1.9 acres of Copper Ranch property.

On February 21, 2023, the Applicant team presented a design proposal that included eight (8) buildings with thirty-six (36) units. In this application, the Applicant has maintained the proposed architecture of but has eliminated one (1) of the buildings. Eliminating "Building 17" alleviates the subdivision's

compliance issues with on-site parking and snow storage access. See snapshots of the site plans proposed for the public hearings on:

February 21, 2023

May 1, 2023

Regarding the issue of the availability and geometry of parking spaces at Copper Ranch— when the original Design Review was approved for the Copper Ranch Subdivision in 2003, two-and-a-half (2.5) parking spaces were required for each unit. Since then, the Municipal Code pertaining to parking in multi-family developments has changed. Per the Subdivision Code (Section 16.04.020.L.6), two (2) guest/overflow parking spaces are currently required for each multi-family unit located on a private street. Per the Design Review Code (Section 17.09.040), 1-1.5 parking spaces are currently required per unit, depending on the size of the unit. The updated Design Review proposal reflects a concurrent and affiliated application to amend the existing Planned Unit Development Agreement, which must consider the Subdivision Code and potential condominiumization of the Phase 6 buildings. The proposed amendment to the PUD Agreement— requiring a minimum of 2.5 parking spaces per unit— attempts to reconcile the discrepancy between the number of parking spaces currently required by the Design Review Code (43 spaces) and the number of parking spaces that would've been or will be required if the land is subdivided or condominiumized (105 spaces). Additionally, the minimum requirement of 2.5 parking spaces per unit reflects the conditions under which the subdivision was planned.

The residents' frustrations with parking are exacerbated by the small geometry of parking spaces and garages at Copper Ranch, as well as improper snow storage. Firstly, size requirements for off-street parking spaces are not regulated by Hailey's Municipal Code nor by the International Building Code. However, the Applicant has slightly increased the size of the proposed garages openings to be nine feet (9 ft.) wide, instead of eight feet (8 ft.) wide. Secondly, the Developer recognizes that snow has been improperly stored at Copper Ranch. Specifically, snow has not been stored in the designated space behind Gravity Fitness and has overflowed into the private streets. In the new design, the Applicant ensures access to the designated snow storage area via the site that was planned for Building 17 and is now planned to be developed into surface parking.

The architectural plans for the remaining seven (7) buildings are consistent with the plans considered at the hearing on February 21, 2023. The condominium buildings range between 1,836 and 3,408 square

feet in size, each including three (3) or five (5) units that range between 778 to 1,278 square feet in size. Each of the condominium units includes two (2) to three (3) bedrooms; one (1) to two (2) bathrooms; an open-layout living, kitchen, and dining room; closets for laundry, utilities, food, and clothing storage; as well as an attached one-car garage. Each unit is accessed via an interior door from the garage, or an exterior door on ground level or via an outdoor staircase. One of the units is designed to meet the Americans with Disabilities Act (ADA) Standards for Accessible Design. Across the proposed development, the Applicant includes four (4) different building designs, nine (9) different condominium unit designs, and four (4) color schemes.

The Applicant plans to follow this Design Review Application with an amendment to the affiliated Planned Unit Development Agreement, to be discussed and reviewed by Council at a later date. Under the PUD Amendment, the Applicant is requesting the following waivers and/or amendments:

- Reduce setbacks of the LB Zoning District, both in the front yard (adjacent to Woodside Boulevard) and rear yard (adjacent to Copper Ranch Phase 4).
- Reduce total number of units. The Applicant is proposing seven (7) less housing units than required by the PUD Agreement. If the Commission approves Phase 6 as proposed, with thirty-one (31) condominium units, the new total within the Copper Ranch Subdivision will be one hundred and twenty-eight (128) housing units.
- Reduce parking requirement to reflect the standard that shaped the original design of the subdivision: two-and-a-half (2.5) parking spaces per condominium unit. The parking plan for the entire subdivision will be considered by City Council as part of the PUD Agreement. Staff requests that the Commission consider the proposed amendment, two-and-a-half (2.5) parking spaces per unit, in the context of the Phase 6 design.

As outlined by the original Planned Unit Development Agreement, the Applicant has agreed to construct transit facilities— specifically, a bus pullout and a weather protected shelter on Woodside Boulevard. Thus far, the Applicant has constructed a shelter and landing pad for the existing bus stop in front of the subdivision's recreational facility (Gravity Fitness). Per the recommendation of Mountain Rides Transportation Authority (MRTA) and support of Hailey City Staff, the Applicant has agreed to construct the remaining element of the amenity, a bus pullout, in a different location: in front of the neighboring Lido Homes Apartment project, just north of the proposed project and south of Winterhaven Drive. The construction of the bus pullout involves an asphalt pullout lane, plus transitions with a relocated curb, gutter, and sidewalk. Staff, MRTA, and the Applicant will work internally to identify who can relocate the existing shelter and build a landing pad for it at the new location, in front of Lido Homes Apartment project.

Procedural History: Updated plans associated with this Application were submitted on April 20, 2023. A public hearing before the Hailey Planning and Zoning Commission will be held in the Hailey City Council Chambers and virtually via GoTo Meeting on May 1, 2023.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*

☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *No comments.*
				Streets: *No comments.*
				Life/Safety: *No comments.*
				Water & Wastewater: *Upon request from the Wastewater Division, the Applicant updated the civil engineering plan set to reflect the locations of manholes 05108AB, 05108BB and 05108CB.* *The Water Division requests that the Applicant:* - *repair or replace the meter vaults that have been hit by snow removal equipment over the years.* - *replace the frost-free hydrant at the north end of Wimbledon Court because it has also been damaged by snow removal equipment. At the minimum, the Applicant needs to replace it with a working frost-free hydrant. Preferably, the Applicant would upgrade the frost-free hydrant to be a fire hydrant, which could be used for dual purposes at the dead end main.* - *upgrade the lids on the existing vaults, which have an 18" diameter, to meet the 24" diameter requirement with a metal ring. This upgrade is necessary for City Staff to remove the foam pads and work on the meters.* - *use a heavy traffic rated lid for meter vaults located in the pavement.* - *replace the foam pads that are missing or deteriorating from vaults, with a 4" thick foam pad.* - *raise or lower any meter vault that is not at the correct grade. Adding a riser or cutting down the vaults to make grade is not desired.* - *abandon any unused service.* *All of these have been made Conditions of Approval.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A – The proposed design does not incorporate any signage of four (4) square feet or greater. An existing, permanent Copper Ranch sign is located on the southeastern corner of Copper Ranch Lane and Woodside Boulevard.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Design Review Code, Multifamily Dwellings are currently required to provide one (1) parking space per dwelling unit that is smaller than 1,000 square feet and one-and-a-half (1.5) parking spaces per dwelling unit that is larger than 1,000 square feet. The Applicant is proposing a total of thirty-one (31) condominium units in Phase 6— seven (7) that are smaller than 1,000 square feet and require 1 parking space each (for a total of 7 parking spaces), plus twenty-four (24) units that are larger than 1,000 square feet and require 1.5 parking spaces each (for a total 36 parking spaces). Per the current Design Review Code, the proposed units require a total of forty-three (43) parking spaces.* *In tandem with the Design Review Code, the Subdivision Code (Section 16.04.020.L.6) includes the following requirement: "Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking." The concurrent and affiliated application to amend the existing Planned Unit Development Agreement must consider the*

				Subdivision Code alongside the Design Review Code, which together require three-and-a-half (3-3.5) parking spaces per unit or 105 spaces in total. *When Copper Ranch was subdivided and the original Design Review for twenty-nine condominium buildings was approved, Hailey's Municipal Code required 2.5 parking spaces per condominium unit. The Copper Ranch Planned Unit Development Agreement and the four subsequent amendments neither reiterate nor refer to the preexisting parking requirement; and the 2003 Design Review approval has since expired.* *In an attempt to reconcile the discrepancy between the parking standards that have changed over the years, as well as to adhere as best as possible to the total unit count agreed upon for the subdivision, the Applicant proposes to amend the PUD Agreement to reflect the parking requirement that was current to the 2003 Design Review Code: two-and-a-half (2.5) parking spaces per condominium unit. Staff supports this compromise.* *The proposed PUD Amendment, requiring 2.5 parking spaces per condominium unit, will pertain to Phase 6, as well as to the previous and built phases. The PUD Agreement will be considered in its entirety by the City Council. While the Applicant team has not yet submitted a parking diagram for the entire Copper Ranch Subdivision (Phases 1-6), they have provided a parking diagram for Phase 6 that includes eighty-four (84) parking spaces. Of the eighty-four (84) parking spaces included in the Phase 6 design, sixty-two (62) are assigned to the Phase 6 residents in garages and surface parking stalls. The remaining twenty-two (22) spaces are proposed to be unassigned and available to previous residents of Copper Ranch. The unassigned parking spaces are located where existing residents are currently parking, at the site previously planned for Building 17. Excluding the unassigned parking spaces, the Applicant team is providing two (2) assigned parking spaces per condominium unit in Phase 6. To assess overall compliance with the proposed PUD Amendment for 2.5 parking spaces per condominium unit across the subdivision, a complete parking diagram will need to be reviewed by City Staff and the City Council. This has been made a Condition of Approval.*
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A – The number of proposed parking spaces is not in excess of what is proposed by the affiliated PUD Amendment Application.*
☐	☒	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer**

are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.

e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

Staff Comments

The proposed design for the buildings' exterior light fixtures is compliant, however the specified output of lumens per fixture supersedes the maximum allowance. The lighting details in the attached plans specify an output of up to 3,000 lumens per fixture; per Section 10.08C.040.02, partially shielded luminaires are restricted by a maximum output of 1,000 lumens per fixture. This has been made a Condition of Approval. No other lights are proposed.

☒ ☐ ☐

Bulk Requirements

Limited Business (LB) Zoning District:

Staff Comments

Building Height:

- *Permitted: 35'*
- *Proposed: 32'-5" and 33'-5.5"*

Setbacks:

The required and proposed setbacks listed in blue are subject to the stipulations of the Planned Unit Development Agreement, which has been deliberated, amended, and affirmed through multiple entitlement processes. As addressed in the 2003 Findings of Fact, Conclusions of Law, and Decision regarding the original Planned Unit Development (PUD) Agreement, as well as the current application for a Fifth Amendment to the PUD, the Applicant:

- *secured waivers to the front setbacks from Buildings 23 and 25, and*
- *is requesting waivers for the rear setbacks of Buildings 24 and 26.*

The existing and proposed setback waivers are indicated below, in blue font.

Building #	FRONT west, Woodside Blvd.		SIDE north		SIDE south		REAR east	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
17	N/A	N/A	8'	14'2"	N/A	N/A	N/A	N/A
21	N/A	N/A	N/A	N/A	10'	10'	10'	15'1"
22	N/A	N/A	N/A	N/A	10'	10'3"	N/A	N/A
23	17'	13'2.88"	N/A	N/A	10'	11'	N/A	N/A
24	N/A	N/A	N/A	N/A	N/A	N/A	10'	4.68'
25	15'	15'4.32"	N/A	N/A	N/A	N/A	N/A	N/A
26	N/A	N/A	10'	14'5"	N/A	N/A	10'	7'3.48"
27	20'	20'7"	10'	17'5"	N/A	N/A	N/A	N/A

Lot Coverage: *There is no limit on lot coverage in the Limited Business (LB) Zoning district.*

☒ ☐ ☐

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

The sidewalk along Woodside Boulevard was constructed during a previous phase of the development. Internal pathways are included in the design; the internal

				pathways connect the proposed buildings to each other and the surrounding buildings from previous phases of the Copper Ranch Development. See Sections 17.06.080(A)1c, 17.06.080(D)1b, and 17.06.080(D)1c for comments on the internal pathway connectivity. *Per the Water Division, Public Works Staff requests that the Applicant add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.*
☐	☐	☒	**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	*N/A – This project is not within the Townsite Overlay (TO) Zone District.*

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

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

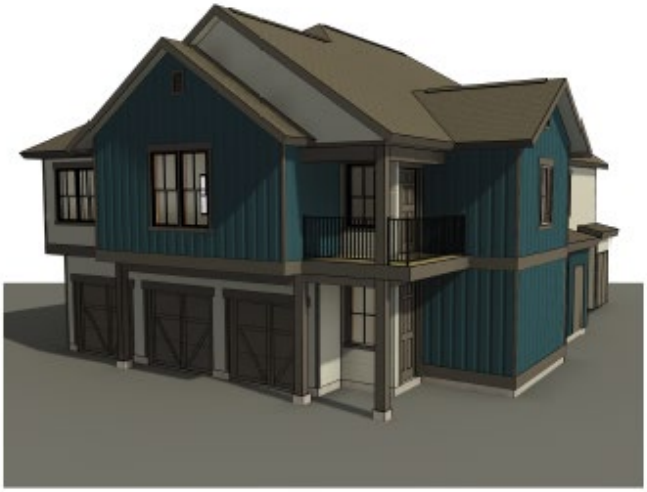
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The proposed design includes landscaping and green space around every building. The buildings and parking spaces are compact, so that exterior spaces are consolidated and usable by residents. A Condition of Approval has been added, requesting that the Applicant complete the landscaping requirements of the current and previous phases of the Copper Ranch Development.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*N/A – Little to no plant material exists onsite.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Site circulation has been designed to keep vehicular access to the private streets of Copper Ranch Lane and Wimbledon Court, which connect to the public street Woodside Boulevard and provide access to condominium driveways and parking. Pedestrian circulation is supported by the sidewalk along Woodside Boulevard, as well as the proposed internal pathways a) between the buildings and b) along the north and south sides of the property. The north pathway provides connections to Gravity Fitness.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building**

				adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			Staff Comments	*The proposed design does not include areas for loading, trash storage/pickup, nor utility boxes. Trash will be stored, then picked up in rollout trash cans. A Condition of Approval has been added, stating that utility boxes, including other ground and roof-mounted equipment shall be screened from view.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A – No alleys exist, nor are they proposed. That said, the private streets will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking areas are located along the existing and proposed private streets, which can be accessed via Woodside Boulevard and private streets within the previous phases of the development. The parking is screened from view of the Woodside Boulevard public street, and is further buffered by buildings, landscaping, and/or sidewalks. City Staff has requested that the Applicant consider a shared-parking plan with Gravity Fitness, to ensure that at least two-and-a-half (2.5) parking spaces per unit are provided. The parking plan for the entire subdivision will be considered by City Council as part of the PUD Agreement. Staff requests that the Commission consider the two-and-a-half (2.5) parking space per unit standard for/in the context of the Phase 6 design.* *Sufficient snow storage is planned adjacent to parking and pedestrian circulation areas, which will need to be plowed. All circulation areas shall be maintained year-round by the HOA. This has been made a Condition of Approval.*
☒	☐	☐	**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	*As it is proposed, the on-site parking for Phase 6 will predominantly be accessed via a single approach from the Woodside Boulevard public street. The single approach limits potential vehicle/pedestrian points of conflict, the proposed design complies with this standard.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*The Phase 6 site plan proposes approximately 24,250 square feet of hardscape for parking areas and pedestrian circulation. The required snow storage area for*

				Phase 6, twenty-five percent (25%) of the hardscape, equates to approximately 6,063 square feet. The Applicant proposes to meet this requirement using area from Phases 1-5, particularly a large area adjacent to Phase 6. Within Phase 6, 3,775 square feet of area is designated for snow storage, while Phases 1-5 include an excess of 4,125 square feet of designated snow storage. Overall, the subdivision supersedes its snow storage requirement, providing 26.3% of the hardscaped area in snow storage. *Pertinent to this hearing and the revised design for Phase 6, the site where Building 17 was previously planned is now planned for surface parking. The Applicant team collaborated with Staff to remove Building 17 not only to address the discrepancies in parking requirements since 2003, but also to provide access to an underutilized snow storage area. The largest snow storage area at the Copper Ranch Subdivision is located behind or east of Gravity Fitness and the tennis facility, however it has been unused. The construction of Building 17 would've hindered access to this significant snow storage area.*
☒	☐	☐	**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 the above standard, under Section 17.06.080(A)1i.*
☐	☒	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Sufficient area for snow storage is delineated on the site plan; however, some areas appear to have dimensions of less than ten feet (10'). The Applicant shall remedy all snow storage areas, where necessary, to meet this standard. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A – This site is not in downtown Hailey.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Snow is proposed to be stored in landscaped areas, not within vehicular access. However, some snow storage areas infringe on pedestrian circulation areas. The Applicant shall remedy the snow storage plan to accommodate pedestrian circulation. This has been made a Condition of Approval.*
☒	☐	☐	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*The proposed plant species appear to have a tolerance for road salt and heavy snow, as well as drought. This has been made a Condition of Approval.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The seven (7) buildings proposed in Phase 6 are of similar size to each other, as well as to the buildings of previous phases in the Copper Ranch Development. Compared to in-progress multi-family development at the Lido Apartment Homes to the north, the proposed buildings are smaller in size. The buildings of Copper Ranch Development incorporate gable roofs and overhangs of similar angles.*

☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A – The proposed project is not a standardized corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The trim, porches, and color schemes distinguish the entryways and encourage human activity around buildings.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*The proposed buildings incorporate three (3) or five (5) condominiums each. They are multi-family buildings of a similar style to plexes, which typically include multiple entrances on different sides of a shared building. As such, the proposed design incorporates multiple entrances on different sides of each building, as well as pedestrian pathways and landscaping that encourage pedestrian circulation and activity. Most of the buildings' sides include siding, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A – No plans for future additions or renovations are proposed.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.**
			Staff Comments	*The proposed design incorporates a variety of siding, textures, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces. The materials include fiber cement siding, asphalt shingle, stone veneer, steel railings, and vinyl windows. See the following rendering as an example:* 
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**

			Staff Comments	*The Applicant proposes four (4) color schemes of similar tones but distinct hues. The colors denote the natural environment— specifically corresponding the color schemes with river, lake, woods, and mountain palettes. As such, there will be variety and cohesion across Phase 6.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.**
			Staff Comments	*N/A – No flat-roofed buildings are proposed in the development.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant incorporated solar orientation, south facing windows with eave coverage, and windows with low emissivity glazing to conserve energy.*
☐	☒	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Roof overhangs are proposed over all entries, but not over pedestrian pathways. Snow clips, downspouts, and gutters are not included in the architectural plans. This has been made a Condition of Approval.*
☐	☒	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Landscape drywells are located in landscaped areas or parking areas that do not impede pedestrian circulation, a plat note plans to connect roof drains and downspouts to the drywells.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent**

				with the colors, material and architectural design used on the principal building(s).
			Staff Comments	*N/A*
☐	☐	☒	**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.**
			Staff Comments	*N/A – Signage is not included in the proposed design/plans.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A – The proposed design does not include accessory structures.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A – The proposed design does not include accessory structures.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A – The proposed design does not include walls nor fencing.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A – The proposed design does not include walls nor fencing.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A – The proposed design does not include roof projections.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A – The proposed design does not include alternate energy sources.*
☐	☐	☒	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*The proposed design does not include any ground-mounted equipment. A Condition of Approval has been added, requiring the Applicant to screen any utility boxes from view.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All utility service lines are proposed to be underground.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*The proposed design does not include any appurtenances on utility poles; none will be permitted.*

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

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

☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*The proposed landscaping and irrigation plan is drought tolerant. Please refer to the attached Landscape Plan for further details.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The proposed plant materials appear appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*The Landscape Plan addresses irrigation and appears to comply with this standard. The plan includes features that minimize water, such as an automated a "smart controller" and rain sensor.*
☐	☒	☐	**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	*Landscaping Plans are attached. To summarize, the Applicant proposes seven (7) tree species, five (5) shrub species, six (6) grass and perennial species, and one (1) native grass mix. All the specified tree species are within the required caliper size; however, at least one of the tree species supersedes the maximum apportionment (20%) by one tree. Staff requests that the Applicant amend their landscape plan to abide by the standard as it relates to the ratio of species. This has been made a Condition of Approval.* *Additional Conditions of Approval request that the Applicant complete all landscaping requirements from the five (5) previous phases of the Copper Ranch Development if they were left incomplete.*
☐	☐	☒	**17.06.080(A)4e**	**d. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A – The proposed project is located within the Limited Business (LB) Zoning District.*
☒	☐	☐	**17.06.080(A)4f**	**e. 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	*The proposed landscaping is varied, as shown in the Landscape Plans provided.*
☒	☐	☐	**17.06.080(A)4g**	**f. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*The plan set includes a Drainage Plan, showing that storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.*
☒	☐	☐	**17.06.080(A)4h**	**g. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**

			Staff Comments	*The landscape plan includes irrigation plans. The HOA will be responsible for maintaining the irrigation and healthy landscaping. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4i**	**h. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4j**	**i. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A – No retaining walls exist, nor are they proposed at this time.*
☐	☐	☒	**17.06.080(A)4k**	**j. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A – No retaining walls exist, nor are proposed at this time.*

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***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The locations of the proposed buildings were planned in an earlier phase of this development, as was the location of the existing private streets (Wimbledon Court and Copper Ranch Lane). The buildings have been configured on the site to best provide open areas for interaction and pedestrian circulation. Three (3) of the eight (8) buildings have been oriented towards Woodside Boulevard to best interface with the existing sidewalk and pedestrian circulation of the public street. The remaining buildings have been oriented towards common areas and internal pathways. Natural connection points to the recreational facilities at Gravity Fitness are also proposed.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*The site plan includes attractive and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. The site circulation design keeps vehicular access and parking to the private streets and public streets. New internal pathways are proposed around the perimeter of Phase 6, between the buildings, partially along Copper Ranch Lane, and connecting to the recreational facilities at Gravity Fitness.*

☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*The buildings have been organized to maximize efficient site circulation. The proposed internal pathways demonstrate the Applicant's awareness of pedestrian needs. Staff suggest improvements for pedestrian circulation by adding snow clips to the roofs. This has been made a Condition of Approval.*

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

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

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) The Design Review approval is contingent upon an approval of the Fifth Amendment to the Planned Unit Development Agreement.
b) All conditions of the Planned Unit Development Agreement shall be met.
    i. The Applicant shall supply City Staff with a parking diagram of the entire Copper Ranch subdivision, including all completed and planned development from/for Phases 1-6, to assess the Applicant's overall compliance with the PUD Agreement.
c) All applicable Fire Department and Building Department requirements shall be met.
d) 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.
e) 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 proposed buildings shall have a fire sprinkler system installed, pursuant Section 15.12.030.H 903.2.8.
    ii. The water meter vaults that have been hit by snow removal equipment over the years shall be repaired or replaced.
    iii. The frost-free hydrant shall be replaced with a fire hydrant at the north end of Wimbledon Court.
    iv. The lids on the existing vaults, which have an 18" diameter, shall be upgraded to meet the 24" diameter requirement with a metal ring.
    v. A heavy traffic rated lid shall be used for meter vaults located in the pavement.
    vi. The foam pads that are missing or deteriorating from vaults shall be replaced with a 4" thick foam pad.
    vii. Any meter vault that is not at the correct grade shall be raised or lowered according to City practices; adding a riser or cutting down the vaults to make grade is not desired.
    viii. Any unused service shall be abandoned.
    ix. The Applicant shall add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.

f) The private streets and internal pathways— located on private property, as well as in the interior and on the perimeter of the subdivision— shall be unobstructed and maintained year-round by the HOA.
g) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
k) 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 pathways or sidewalks.
    a. Snow clips shall be added to the architectural drawings and installed.
l) Snow storage areas shall be demonstrated to be compliant with the standards from Section 17.06.080.A.1.I-N:
    a. The Applicant shall improve the designated snow storage areas, so that all snow storage areas have dimensions that are larger than ten feet (10 ft) wide.
    b. The Applicant shall remedy the snow storage plan as to not impede on internal pathways and pedestrian circulation.
m) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance, including lumens output.
n) 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.
o) 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.
p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval (Findings of Fact dated_____).
q) The Applicant, prior to issuance of a Building Permit, shall submit a revised landscape plan so that no tree species supersedes 20% of the total number of trees in the plan.
r) The Applicant shall submit a Maintenance Plan for landscaping prior to issuance of a Building Permit.
s) If left incomplete, all landscaping requirements from the five (5) previous phases of the Copper Ranch Development shall be completed in Phase 6.
t) Utility boxes, including other ground and roof-mounted equipment, shall be screened from view.

Motion Language
Approval: Motion to approve the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-one (31) residential units, 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 Title 17, Title 18, and City Standards, provided conditions (a) through (t) are met.

Denial: Motion to deny the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-one (31) residential units, 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].

COPPER RANCH 38 APARTMENTS - DESIGN REVIEW SET

HAILEY, IDAHO

PIVOT NORTH PROJECT #: 20-031

DRAWING INDEX - DESIGN REVIEW

DR - COVER

DR0.00	COVER SHEET

DR -SITE

DR1.01	ARCHITECTURAL SITE PLAN

DR-BLDG TYPE A

DR2.00a	BLDG TYPE A - UNIT AREA PLANS
DR2.01a	BLDG TYPE A - LEVEL 1-FLOOR PLAN
DR2.02a	BLDG TYPE A- LEVEL 2-FLOOR PLAN
DR3.01a	BLDG TYPE A_SCHEME A1 - ELEVATIONS
DR3.02a	BLDG TYPE A_SCHEME A2 - ELEVATIONS

DR-BLDG TYPE B

DR2.00b	BLDG TYPE B - UNIT AREA PLANS
DR2.01b	BLDG TYPE B - LEVEL 1-FLOOR PLAN
DR2.02b	BLDG TYPE B- LEVEL 2-FLOOR PLAN
DR3.01b	BLDG TYPE B_SCHEME A3 - ELEVATIONS
DR3.02b	BLDG TYPE B_SCHEME A4 - ELEVATIONS

DR-BLDG TYPE C

DR2.00c	BLDG TYPE C - UNIT AREA PLANS
DR2.01c	BLDG TYPE C - LEVEL 1-FLOOR PLAN
DR2.02c	BLDG TYPE C - LEVEL 2-FLOOR PLAN
DR3.01c	BLDG TYPE C_SCHEME A1 - ELEVATIONS

DR-BLDG TYPE D & E

DR2.00d	BLDG TYPE D & E - UNIT AREA PLANS
DR2.01d	BLDG TYPE D & E - LEVEL 1-FLOOR PLAN
DR2.02d	BLDG TYPE D & E - LEVEL 2-FLOOR PLAN
DR3.01d	BLDG TYPE D_SCHEME A3 - ELEVATIONS
DR3.02d	BLDG TYPE E_SCHEME A2 - ELEVATIONS

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

COVER SHEET

SCALE:

DATE: 4.28.2023

DR0.00

UNIT MIX/AREA TABLE

UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE D		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE C		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

UNIT MIX DATA

7 BUILDINGS
- 5 5-PLEXES
- 2 3-PLEXES

2 BEDROOM UNITS = 17 TOTAL
- 1 ADA TYPE A

3 BEDROOM UNIT = 14 TOTAL

TOTAL = 31 UNITS

GENERAL NOTES

1. REFERENCE CIVIL DRAWINGS FOR ADDITIONAL SITE RELATED INFORMATION INCLUDING BUT NOT LIMITED PROJECT SCOPE, EASEMENTS, SETBACK, SITE MODIFICATIONS, UTILITIES, PARKING, AND PEDESTRIAN WALKWAYS.
2. REFERENCE INDIVIDUAL BUILDING DESIGN DOCUMENTS FOR ADDITIONAL INFORMATION INCLUDING BUILDING MATERIALS AND COLOR SCHEMES.

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 9130 - EVERGREEN FOG

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7551 - GREEK VILLA

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:
SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:
SHERWIN WILLIAMS 7046 - ANONYMOUS

TRIM AND FASCIA COLOR:
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:
SHERWIN WILLIAMS 7020 - BLACK FOX

ARCHITECTURAL SITE PLAN - BUILDING KEY

N

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

DATE: 4.20.2023

DR1.01

UNIT TABLE

- UNIT 2A
- UNIT 2B
- UNIT 2C
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG A

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG A

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		318 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	2 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

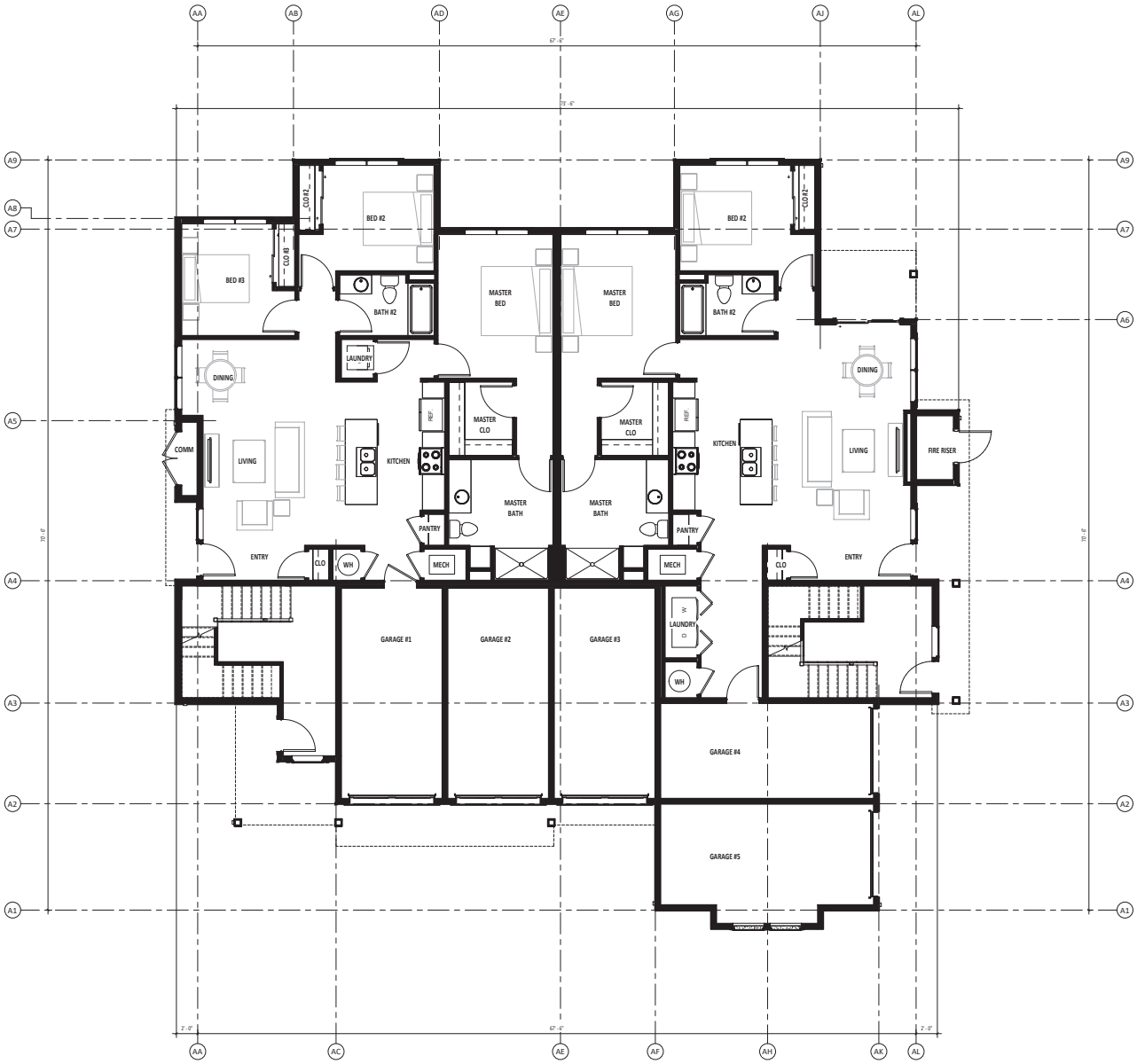
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE A - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 4.20.2023

DR2.00a



pivot north

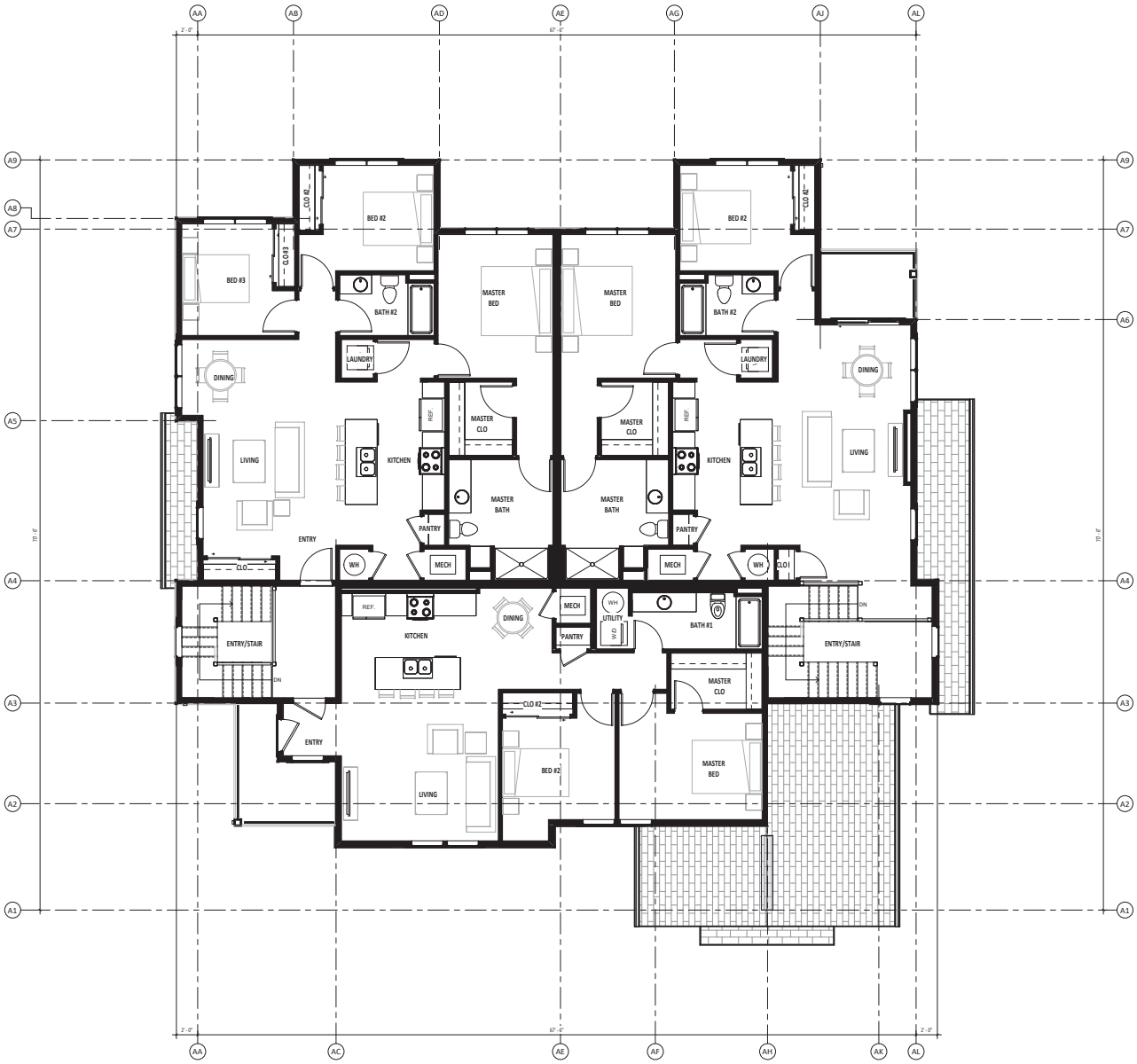
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE A - LEVEL 1-FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 4.28.2023

DR2.01a



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

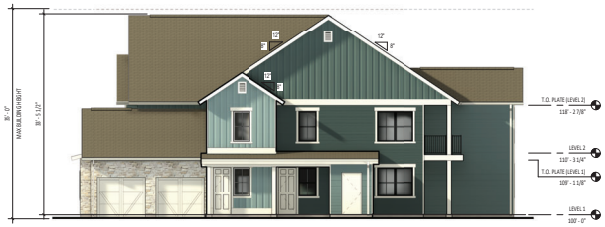
BLDG TYPE A- LEVEL 2-FLOOR PLAN

SCALE: 1/4" = 1'-0"

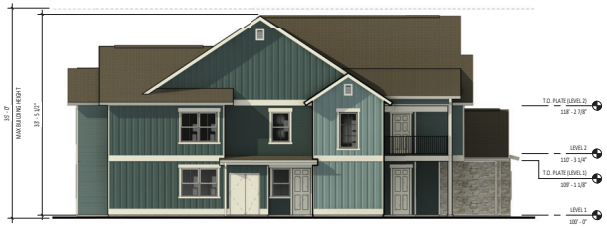
DATE: 4.28.2023

DR2.02a

REAR ELEVATION - BUILDING 25 - BLDG TYPE A_SCHEME A1



SIDE B ELEVATION - BUILDING 25 - BLDG TYPE A_SCHEME A1



SIDE A ELEVATION - BUILDING 25 - BLDG TYPE A_SCHEME A1

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:

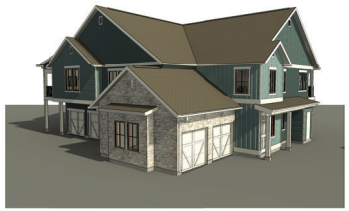
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:

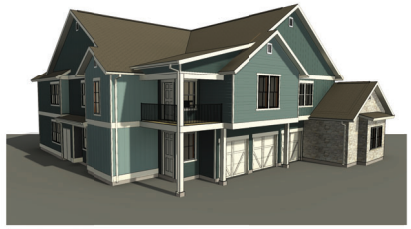
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:

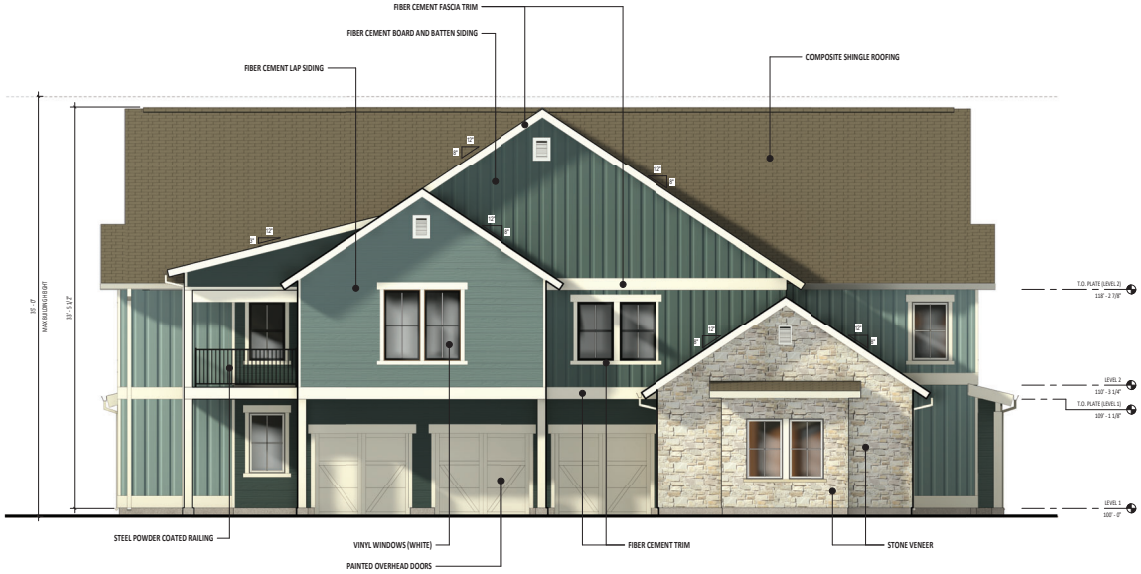
SHERWIN WILLIAMS 7551 - GREEK VILLA



BUILDING 25 - BLDG SCHEME A1_VIEW 1



BUILDING 25 - BLDG SCHEME A1_VIEW 2



FRONT ELEVATION - BUILDING 25 - BLDG TYPE A_SCHEME A1

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE A_SCHEME A1 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.01a

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:

SHERWIN WILLIAMS 6230 - RAINSTORM

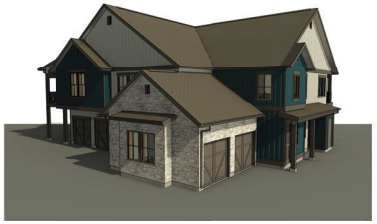
TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7020 - BLACK FOX

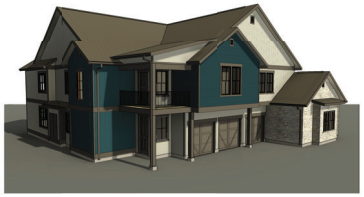
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7020 - BLACK FOX

REAR ELEVATION - BUILDING 22 - BLDG TYPE A_SCHEME A2



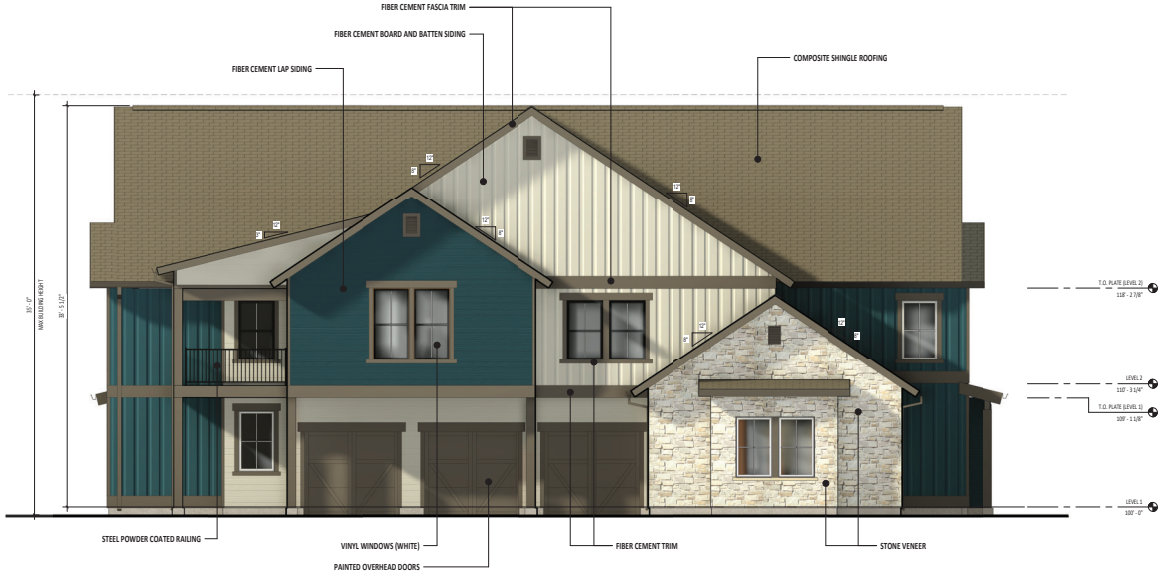
BUILDING 22 - BLDG SCHEME A2_VIEW 1



BUILDING 22 - BLDG SCHEME A2_VIEW 2

SIDE B ELEVATION - BUILDING 22 - BLDG TYPE A_SCHEME A2

SIDE A ELEVATION - BUILDING 22 - BLDG TYPE A_SCHEME A2



FRONT ELEVATION - BUILDING 22 - BLDG TYPE A_SCHEME A2

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE A_SCHEME A2 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.02a

UNIT TABLE

- UNIT 2A
- UNIT 2B
- UNIT 2C
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG B

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG B

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE D		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		205 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3B	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1334 SF

pivot north

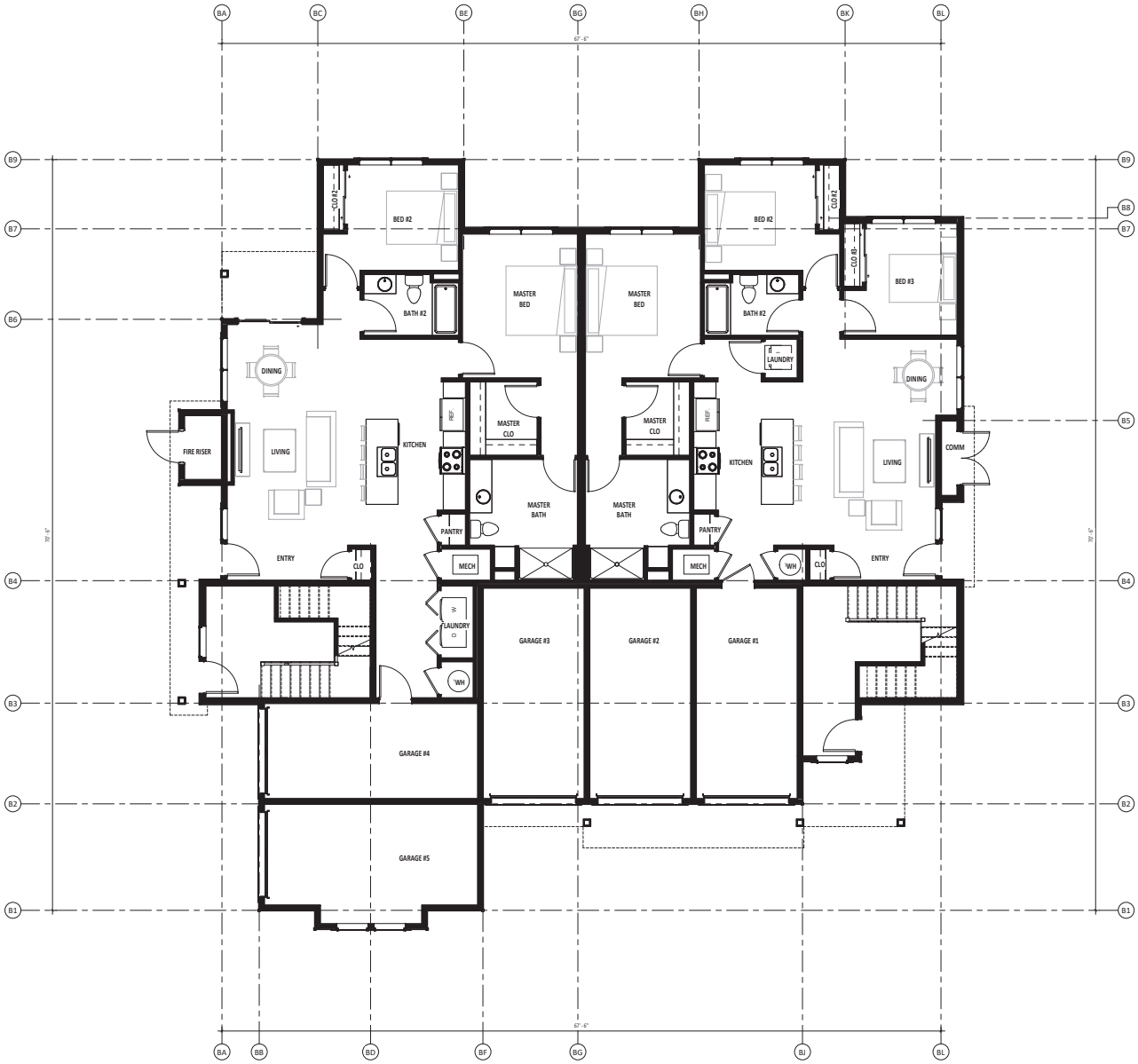
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE B - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 4.20.2023

DR2.00b



pivot north

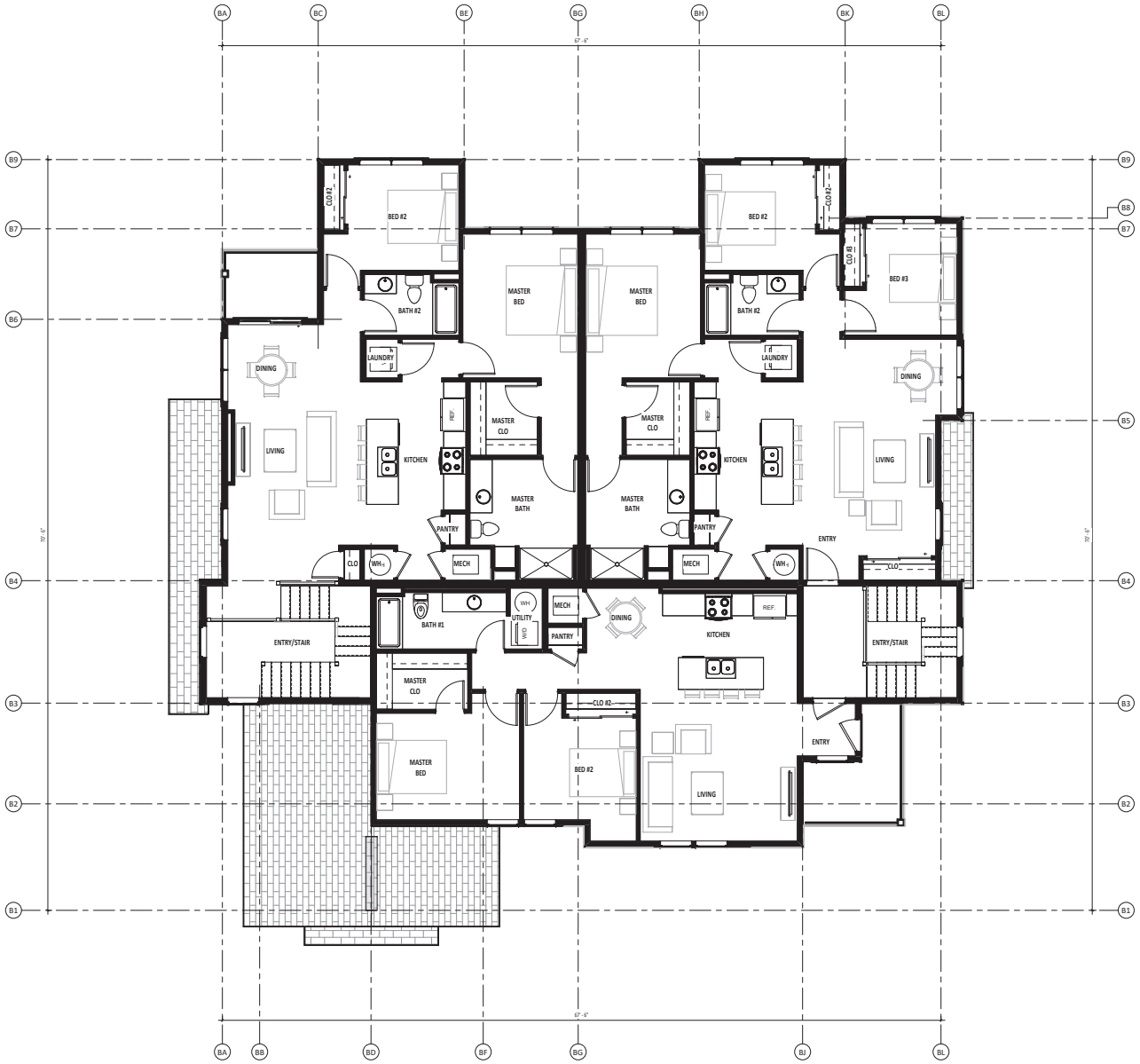
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE B - LEVEL 1-FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 4.20.2023

DR2.01b



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE B- LEVEL 2-FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 4.20.2023

DR2.02b

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:

SHERWIN WILLIAMS 9130 - EVERGREEN FOG

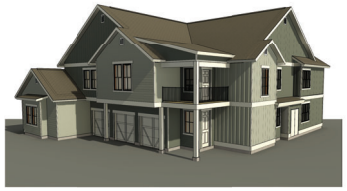
TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

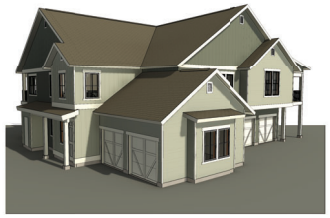
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7551 - GREEK VILLA

REAR ELEVATION - BUILDING 23 -- BLDG TYPE B_SCHEME A3



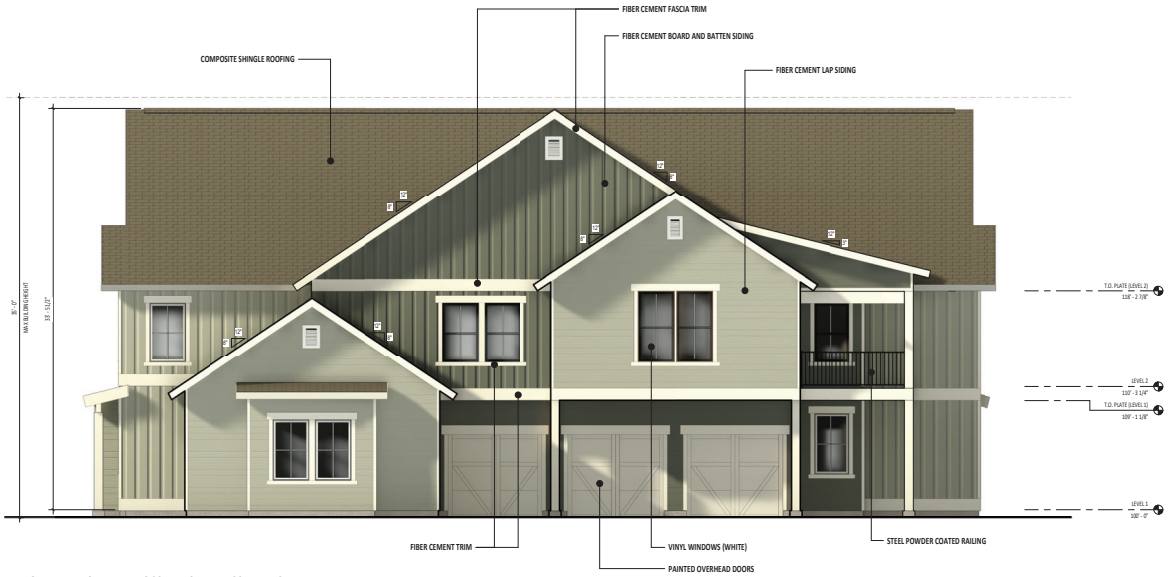
BUILDING 23 - BLDG SCHEME A3_VIEW 1



BUILDING 23 - BLDG SCHEME A3_VIEW 2

SIDE B ELEVATION - BUILDING 23 - BLDG TYPE B_SCHEME A3

SIDE A ELEVATION - BUILDING 23 - BLDG TYPE B_SCHEME A3



FRONT ELEVATION - BULDING 23 - BLDG TYPE B_SCHEME A3

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE B_SCHEME A3 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.01b

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A4 - MOUNTAIN PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

ACCENT SIDING COLOR:

SHERWIN WILLIAMS 7046 - ANONYMOUS

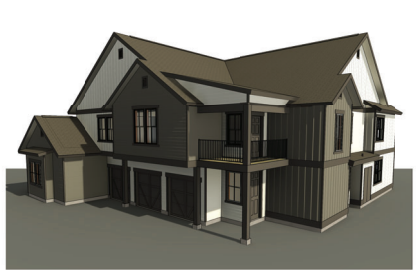
TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7020 - BLACK FOX

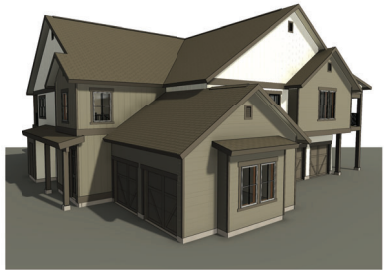
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7020 - BLACK FOX

REAR ELEVATION - BUILDING 24 - BLDG TYPE B_SCHEME A4



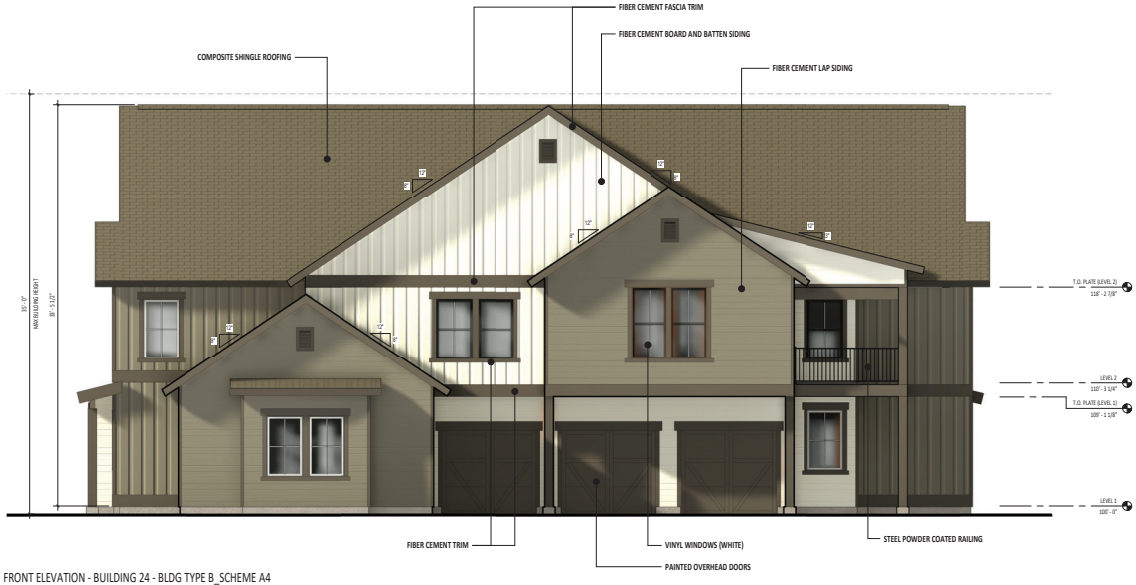
BUILDING 24 - BLDG SCHEME A4_VIEW 1



BUILDING 24 - BLDG SCHEME A4_VIEW 2

SIDE B ELEVATION - BUILDING 24 - BLDG TYPE B_SCHEME A4

SIDE A ELEVATION - BUILDING 24 - BLDG TYPE B_SCHEME A4



FRONT ELEVATION - BUILDING 24 - BLDG TYPE B_SCHEME A4

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE B_SCHEME A4 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.02b

UNIT TABLE

- UNIT 2A - TYPE A
- UNIT 2B
- UNIT 3A
- UNIT 3B

LEVEL 1 - BLDG C

UNIT TABLE

- UNIT 2B
- UNIT 2C
- UNIT 3B

LEVEL 2 - BLDG C

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		201 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	2 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

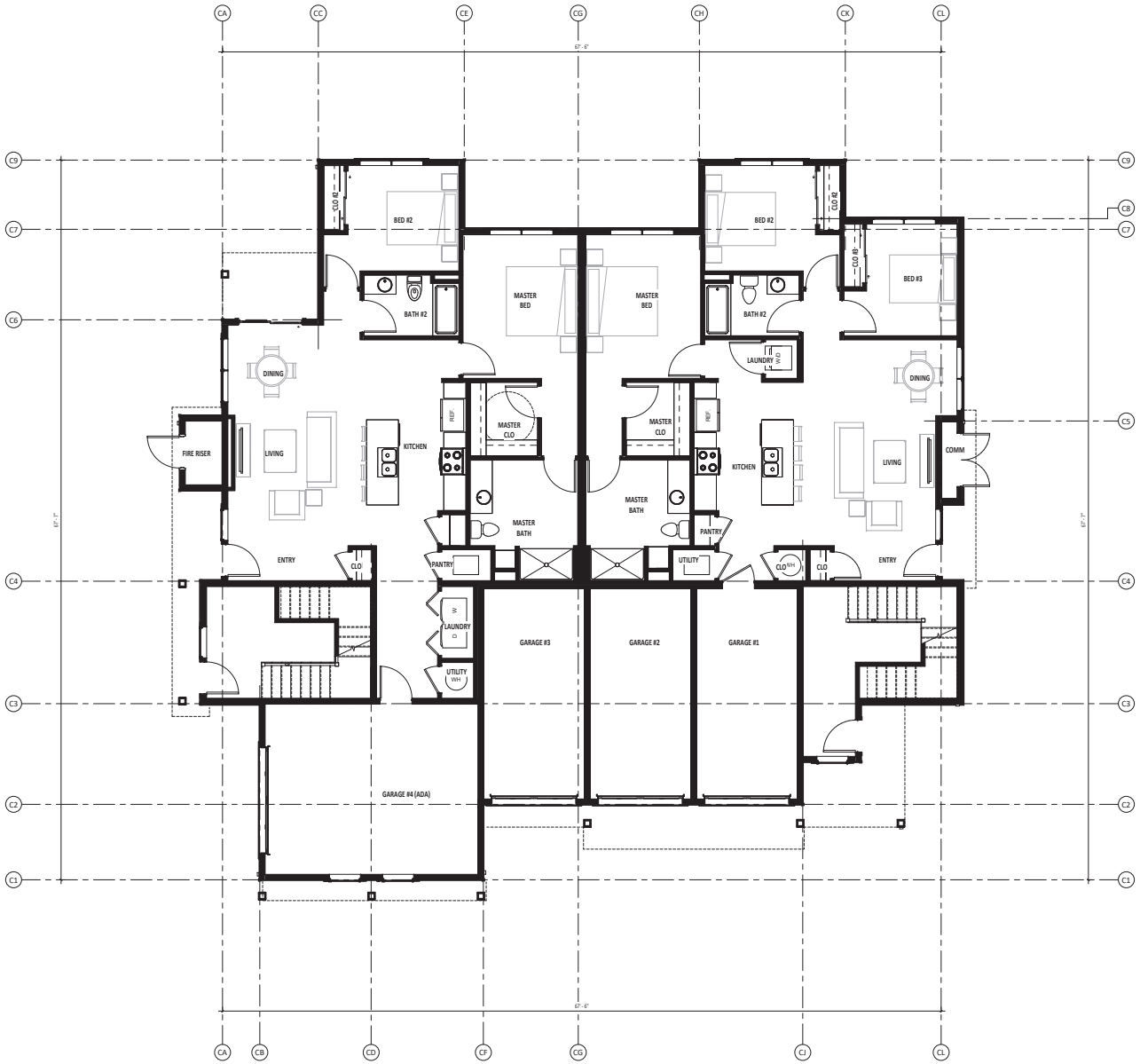
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE C - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 4.20.2023

DR2.00c



pivot north

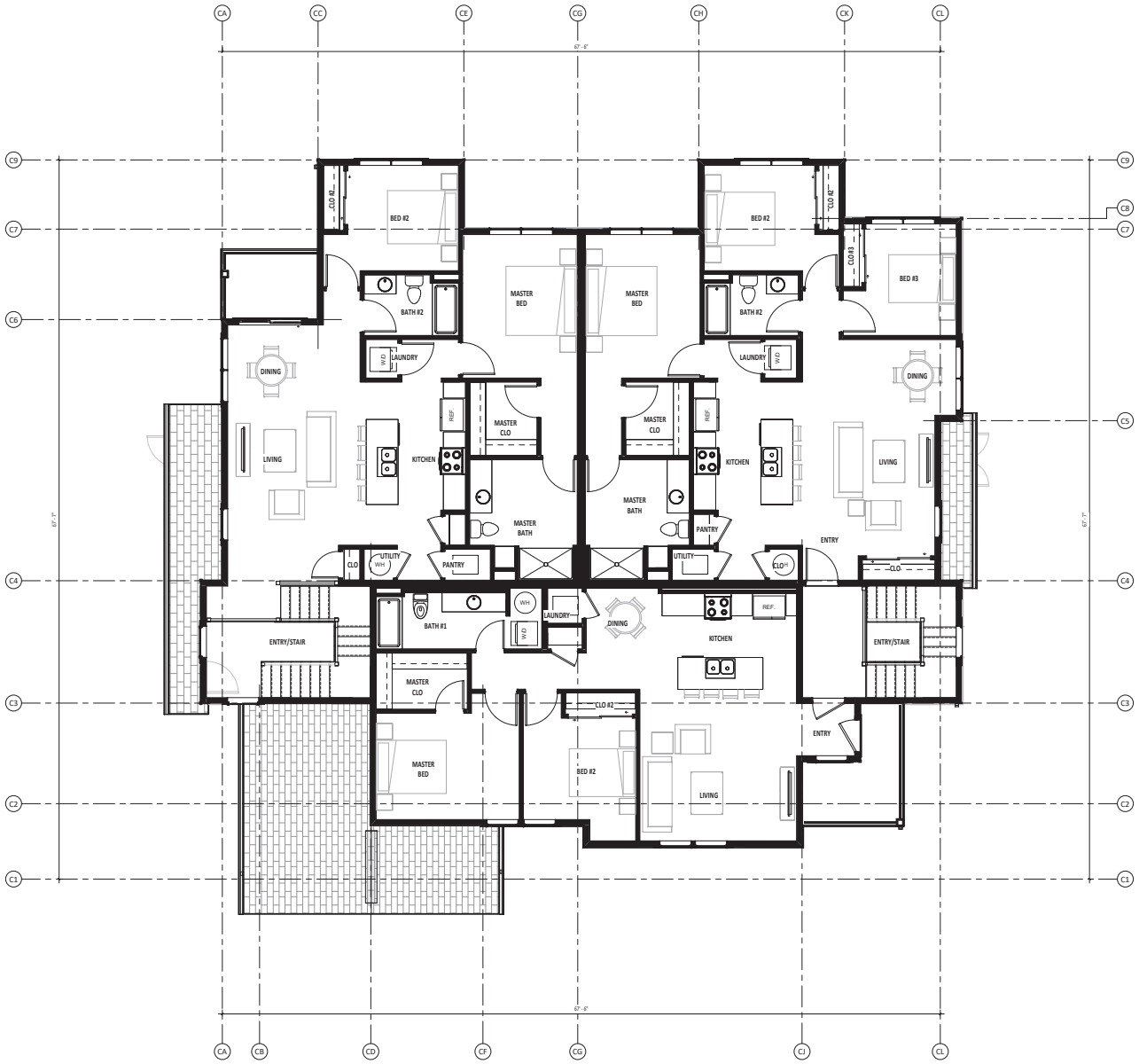
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE C - LEVEL 1-FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 4.28.2023

DR2.01c



pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

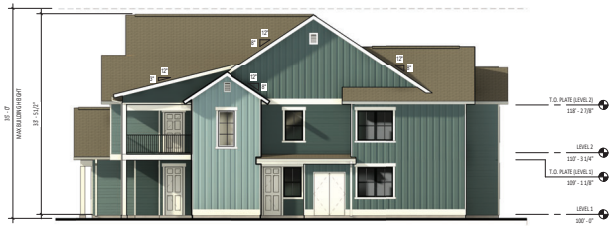
BLDG TYPE C - LEVEL 2-FLOOR PLAN

SCALE: 1/4" = 1'-0"

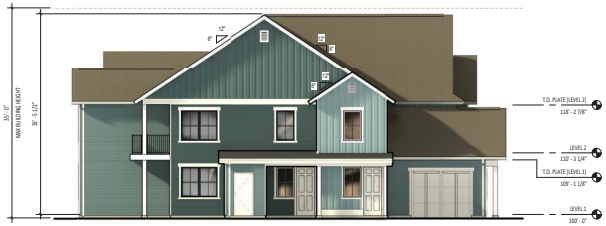
DATE: 4.28.2023

DR2.02c

REAR ELEVATION - BUILDING 21 - BLDG TYPE C (ADA UNIT)_SCHEME A1



SIDE B ELEVATION - BUILDING 21 - BLDG TYPE C (ADA UNIT)_SCHEME A1



SIDE A ELEVATION - BUILDING 21 - BLDG TYPE C (ADA UNIT)_SCHEME A1

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A1 - RIVER PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6223 - STILL WATER

ACCENT SIDING COLOR:

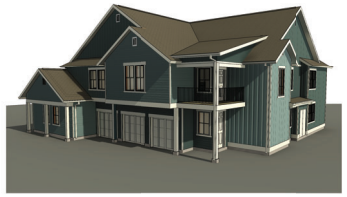
SHERWIN WILLIAMS 6222 - RIVERWAY

TRIM AND FASCIA COLOR:

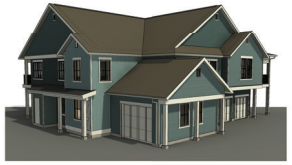
SHERWIN WILLIAMS 7551 - GREEK VILLA

ENTRY DOORS AND GARAGE DOORS:

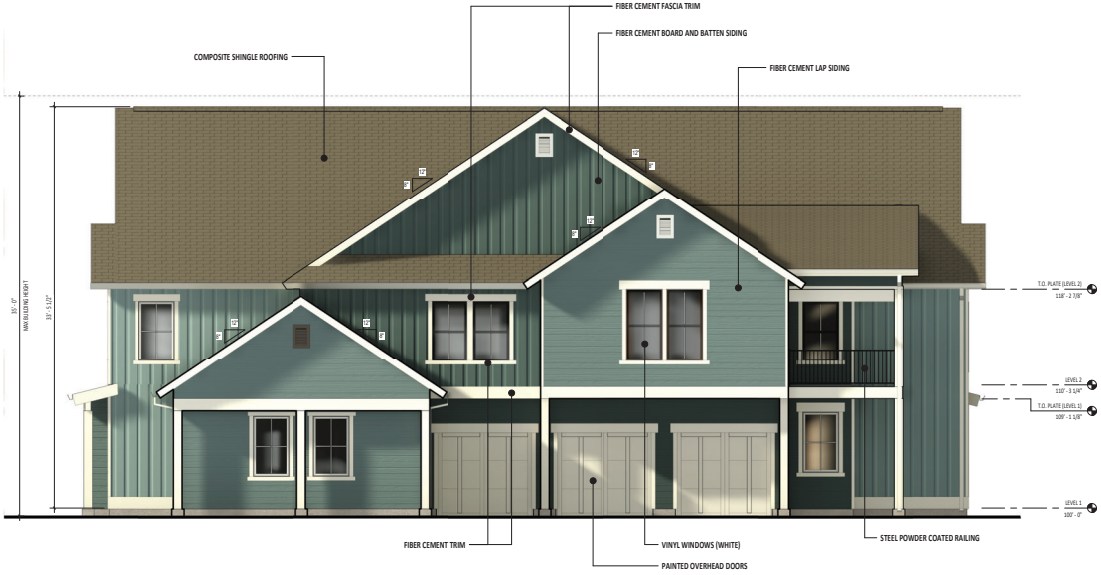
SHERWIN WILLIAMS 7551 - GREEK VILLA



BUILDING 21 - BLDG SCHEME A1_VIEW 1



BUILDING 21 - BLDG SCHEME A1_VIEW 2



FRONT ELEVATION - BUILDING 21 - BLDG TYPE C (ADA UNIT)_SCHEME A1

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE C_SCHEME A1 - ELEVATIONS

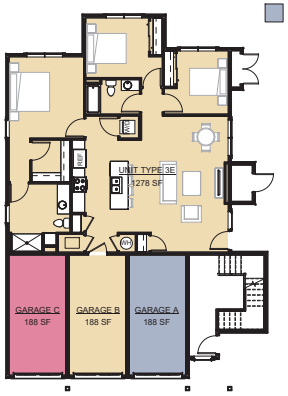
SCALE:

DATE: 4.20.2023

DR3.01c

UNIT TABLE

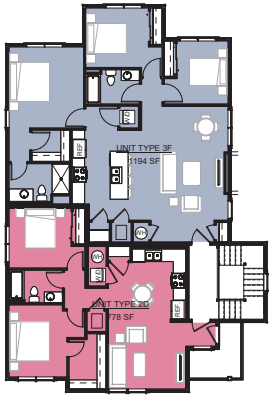
- UNIT 2D
- UNIT 3C
- UNIT 3D



LEVEL 1 - BLDG D & E

UNIT TABLE

- UNIT 2D
- UNIT 3D



LEVEL 2 - BLDG D & E

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 2A		
GARAGE B		178 SF
UNIT TYPE 2A	2 BED / 2 BATH	1175 SF
UNIT 2A - TYPE A		
GARAGE D (ADA)		319 SF
UNIT TYPE 2A-TYPE A	2 BED / 2 BATH	1175 SF
UNIT 2B		
GARAGE C		186 SF
GARAGE E		201 SF
STAIR 2B		161 SF
UNIT TYPE 2B	2 BED / 2 BATH	1104 SF
UNIT 2C		
GARAGE C		186 SF
UNIT TYPE 2C	2 BED / 1 BATH	924 SF
UNIT 2D		
GARAGE C		188 SF
UNIT TYPE 2D	2 BED / 1 BATH	778 SF

UNIT MIX/AREA TABLE		
UNIT TYPE	BED / BATH	NET AREA
UNIT 3A		
GARAGE A		186 SF
UNIT TYPE 3A	3 BED / 2 BATH	1195 SF
UNIT 3B		
GARAGE B		186 SF
UNIT TYPE 3B	3 BED / 2 BATH	1195 SF
UNIT 3C		
GARAGE B		188 SF
UNIT TYPE 3E	3 BED / 2 BATH	1278 SF
UNIT 3D		
GARAGE A		188 SF
UNIT TYPE 3F	3 BED / 2 BATH	1194 SF

pivot north

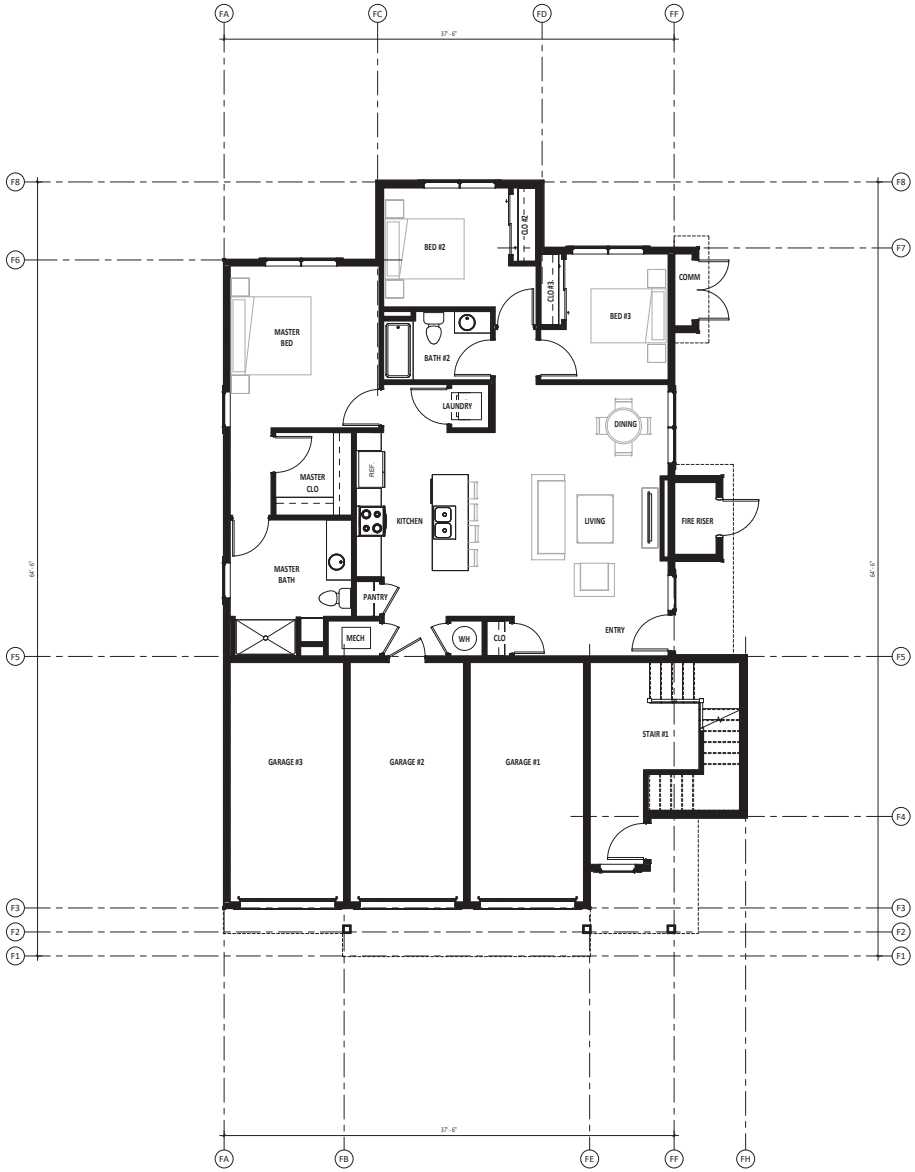
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE D & E - UNIT AREA PLANS

SCALE: 1/8" = 1'-0"

DATE: 4.20.2023

DR2.00d



pivot north

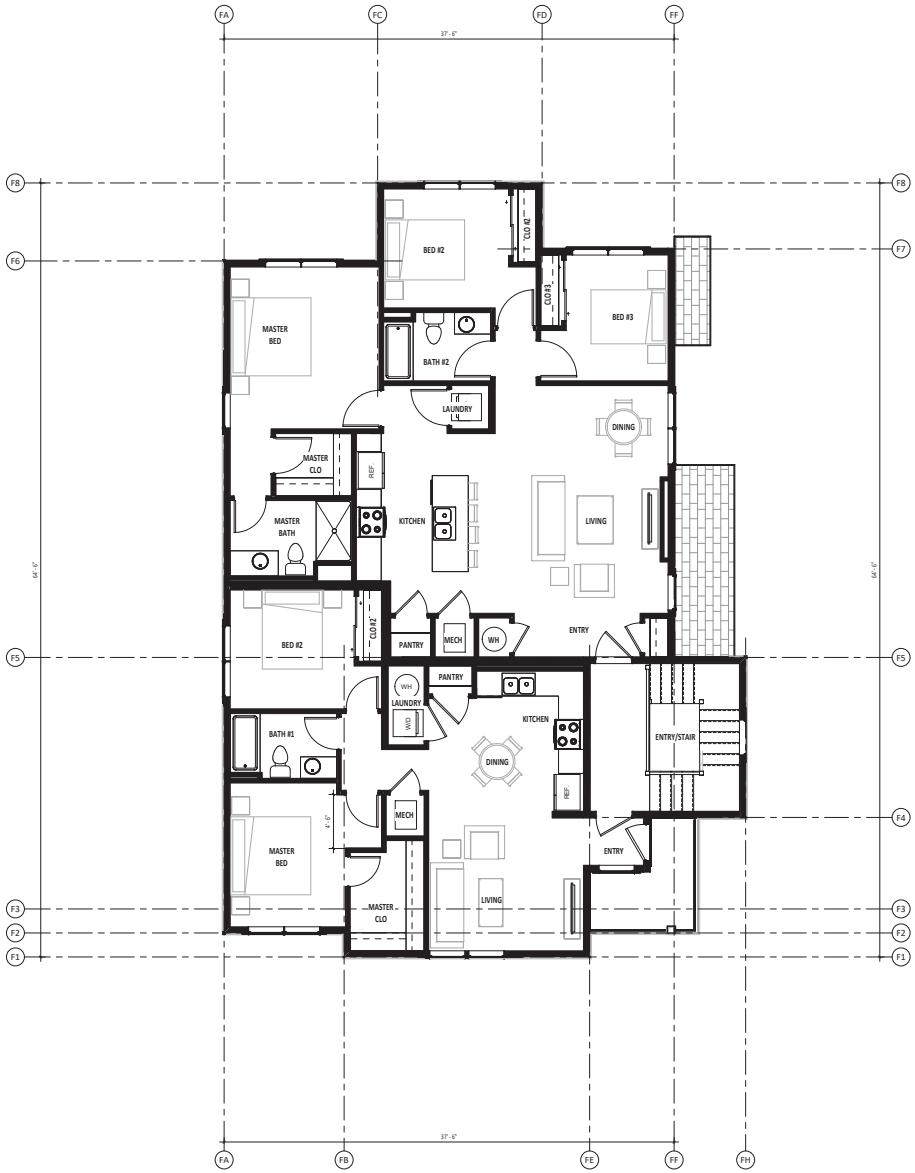
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE D & E - LEVEL 1-FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 4.20.2023

DR2.01d



pivot north

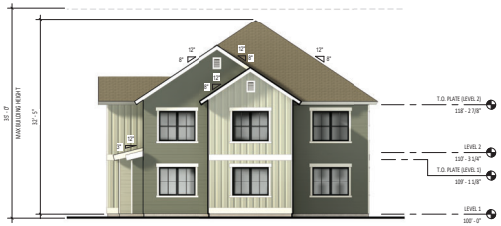
COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE D & E - LEVEL 2-FLOOR PLAN

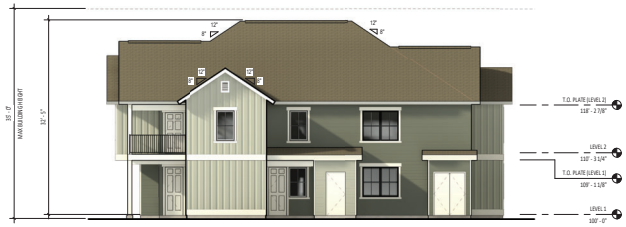
SCALE: 1/4" = 1'-0"

DATE: 4.20.2023

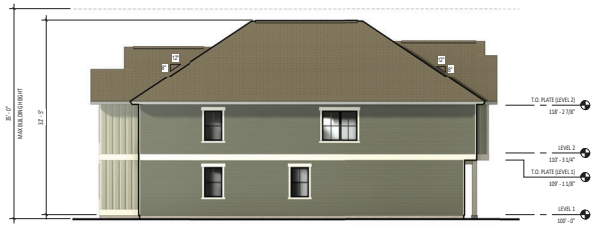
DR2.02d



REAR ELEVATION - BUILDING 26 - BLDG TYPE D_SCHEME A3



SIDE B ELEVATION - BUILDING 26 - BLDG TYPE D_SCHEME A3



SIDE A ELEVATION - BUILDING 26 - BLDG TYPE D_SCHEME A3

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A3 - WOODS PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 6208 - PEWTER GREEN

ACCENT SIDING COLOR:

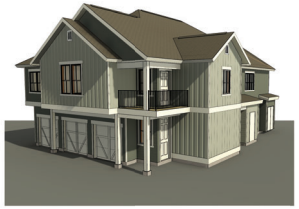
SHERWIN WILLIAMS 9130 - EVERGREEN FOG

TRIM AND FASCIA COLOR:

SHERWIN WILLIAMS 7551 - GREEK VILLA

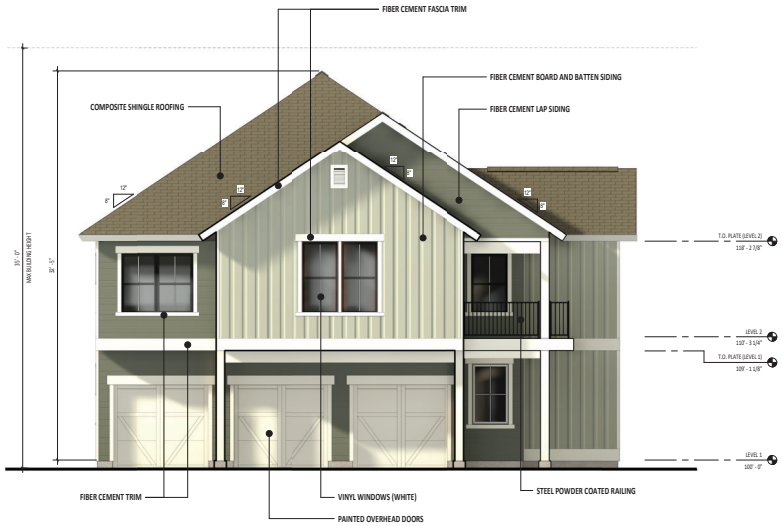
ENTRY DOORS AND GARAGE DOORS:

SHERWIN WILLIAMS 7551 - GREEK VILLA



BUILDING 26 - BLDG SCHEME A3_VIEW 1

BUILDING 26 - BLDG SCHEME A3_VIEW 2



FRONT ELEVATION - BUILDING 26 - BLDG TYPE D_SCHEME A3

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE D_SCHEME A3 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.01d

REAR ELEVATION - BUILDING 27 - BLDG TYPE E_SCHEME A2

SIDE B ELEVATION - BUILDING 27 - BLDG TYPE E_SCHEME A2

SIDE A ELEVATION - BUILDING 27 - BLG TYPE E_SCHEME A2

MATERIAL PALETTE

- FIBER CEMENT LAP SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

ASPHALT SHINGLE - BROWN

COLOR PER BUILDING TYPE, SEE ELEVATIONS.

VINYL WINDOWS - WHITE

- FIBER CEMENT BOARD & BATTEN SIDING - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

STONE VENEER: SELECT STONE - CHIEF CLIFF

STONE OCCURS AT SELECT BUILDINGS, SEE ELEVATIONS.

STEEL POWDER COATED RAILING - BLACK

- FIBER CEMENT TRIM & FASCIA - PAINTED
- COLOR PER BUILDING TYPE, SEE ELEVATIONS.

COLOR SCHEME A2 - LAKE PALETTE

BODY SIDING COLOR:

SHERWIN WILLIAMS 9165 - GOSAMER VEIL

ACCENT SIDING COLOR:

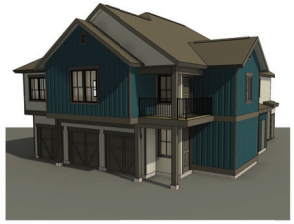
SHERWIN WILLIAMS 6230 - RAINSTORM

TRIM AND FASCIA COLOR:

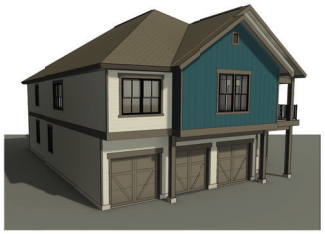
SHERWIN WILLIAMS 7020 - BLACK FOX

ENTRY DOORS AND GARAGE DOORS:

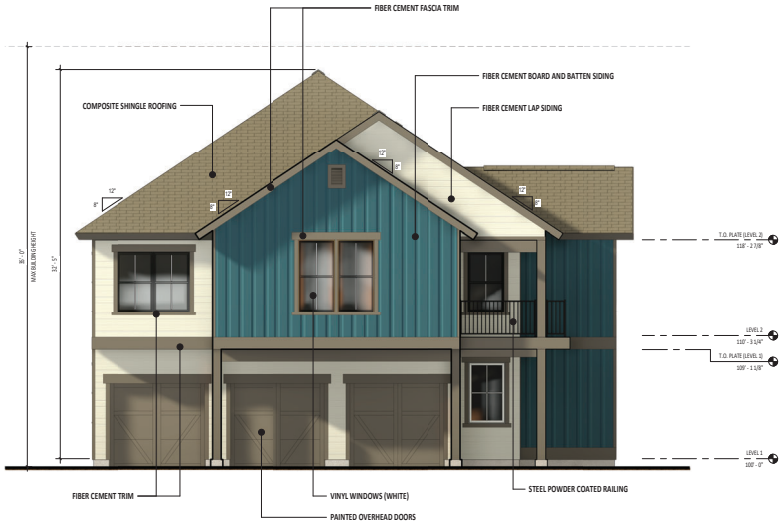
SHERWIN WILLIAMS 7020 - BLACK FOX



BUILDING 27 - BLDG SCHEME A2_VIEW 1



BUILDING 27 - BLDG SCHEME A2_VIEW 2



FRONT ELEVATION - BUILDING 27 - BLDG TYPE E_SCHEME A2

pivot north

COPPER RANCH 38 APARTMENTS - PHASE 6

BLDG TYPE E_SCHEME A2 - ELEVATIONS

SCALE:

DATE: 4.20.2023

DR3.02d

PLANT LEGEND

symbol	quan	description	planted size
	9	**Street Tree - Class II** (Per Street Tree List) Autumn Blaze Maple - *Acer x freemanii*	3" Cal.
	7	**Medium Sized Deciduous Trees** Washington Hawthorn - *Crataegus phaenopyrum*	2-1/2" Cal.
	4	**Evergreen Trees** Sub Alpine Fir - *Abies lasiocarpa* Austrian Pine - *Pinus nigra*	10' Height or 2-1/2" Cal.
	20	**Small Evergreen Trees** Rocky Mountain Juniper - *Juniperus scopulorum* Tannenbaum Pine - *Pinus Mugo 'Tannenbaum'* Bristlecone Pine - *Pinus contorta*	8' Height or 2-1/2" Cal.
	73	**Shrub Massing** PekingCotoneaster - *Cotoneaster licidus* Diablo Ninebark - *Physocarpus opulifolius 'Diablo'* Snowmound Spirea - *Spiraea x nipponica 'Snowmound'* Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'* Common Snowberry - *Symphoricarpos albus*	5 Gal.
	342	**Ornamental Grasses & Perennials** Reed Grass - *Calamagrostis x a. 'Karl Foerster'* Flame Grass - *Miscanthus sinensis* Blue Oat Grass - *Helictotrichon sempervirens* Black Eye Susan - *Rudbeckia hirta* Lavendar - *Lavandula* Salvia - *Salvia divinorum*	1 Gal.
	7,050 sq ft	**Low Maintenance Grasses** Native Grass Mix	Hydroseed
	10,400 sq ft	**Grass Space** Fescue Blend - Low Water Use	Sod

EXISTING TREE LEGEND

Existing Evergreen & Deciduous Trees
(To Remain)

Existing Evergreen & Deciduous Trees
(To Be Removed)

PLAN LEGEND

Property Line
(Per Survey)

Concrete
(See Civil Drawings)

Asphalt
(See Civil Drawings)

LANDSCAPE NOTES

1. **All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.**
2. **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.**
3. **Planting beds shall have 3" of bark or mulch.**

IRRIGATION NOTES

1. **Verify utility locations prior to starting irrigation.**
2. **Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.**
3. **Drip irrigation shall be installed in all planting beds and tree wells.**
4. **Low water use rotator nozzles to be used in green spaces.**
5. **Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.Irrigation supply connected to the domestic water system. The point of connection will include an approved backflow prevention device and water meter.**

PLANT MATERIAL PHOTO EXAMPLES

Autumn Blaze Maple

Sub Alpine Fir

Rocky Mountain Juniper

Perennials

Russian Hawthorne

Tannenbaum Pine

Ornamental Grasses

NS
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STATE OF IDAHO — NATHAN W. SCHUTTE — LA - 16798 — LICENSED LANDSCAPE ARCHITECT

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
COPPER RANCH - PHASE 6
Copper Ranch Condos
Hailey, Idaho

DOCUMENT DATE
December 20, 2022

DRAWN BY
Nathan Schutte

REVISION

No.	Date	Remark
	04/19/23	Revision

PRELIMINARY

LANDSCAPE PLAN

L1

NOTE:
PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WERE CONDUCTED. A TITLE SEARCH HAS NOT BEEN COMPLETED.

LEGEND

- APPROXIMATE ADJOINING PROPERTY LINE
- APPROXIMATE CENTERLINE OF ROAD
- APPROXIMATE EDGE OF ROAD EASEMENT
- PROPOSED GARAGE PARKING STALL
- PROPOSED PHASE 6 SURFACE PARKING STALL
- PROPOSED UNASSIGNED GUEST SURFACE PARKING STALL

PARKING SUMMARY

PHASE 6 CONDOMINIUMS

PROPOSED CONDOMINIUM UNITS = 31
REQUESTED PARKING REQUIREMENT = 2.5 SPACES/ CONDO UNIT
TOTAL NUMBER OF PARKING SPACES REQUIRED = 78

PROPOSED GARAGE PARKING STALLS =	30
PROPOSED ASSIGNED SURFACE PARKING STALLS =	32
PROPOSED UNASSIGNED GUEST SURFACE PARKING STALLS=	22
	84

opal
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PO BOX 2330, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (04/19/2023)

REVISION NO	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

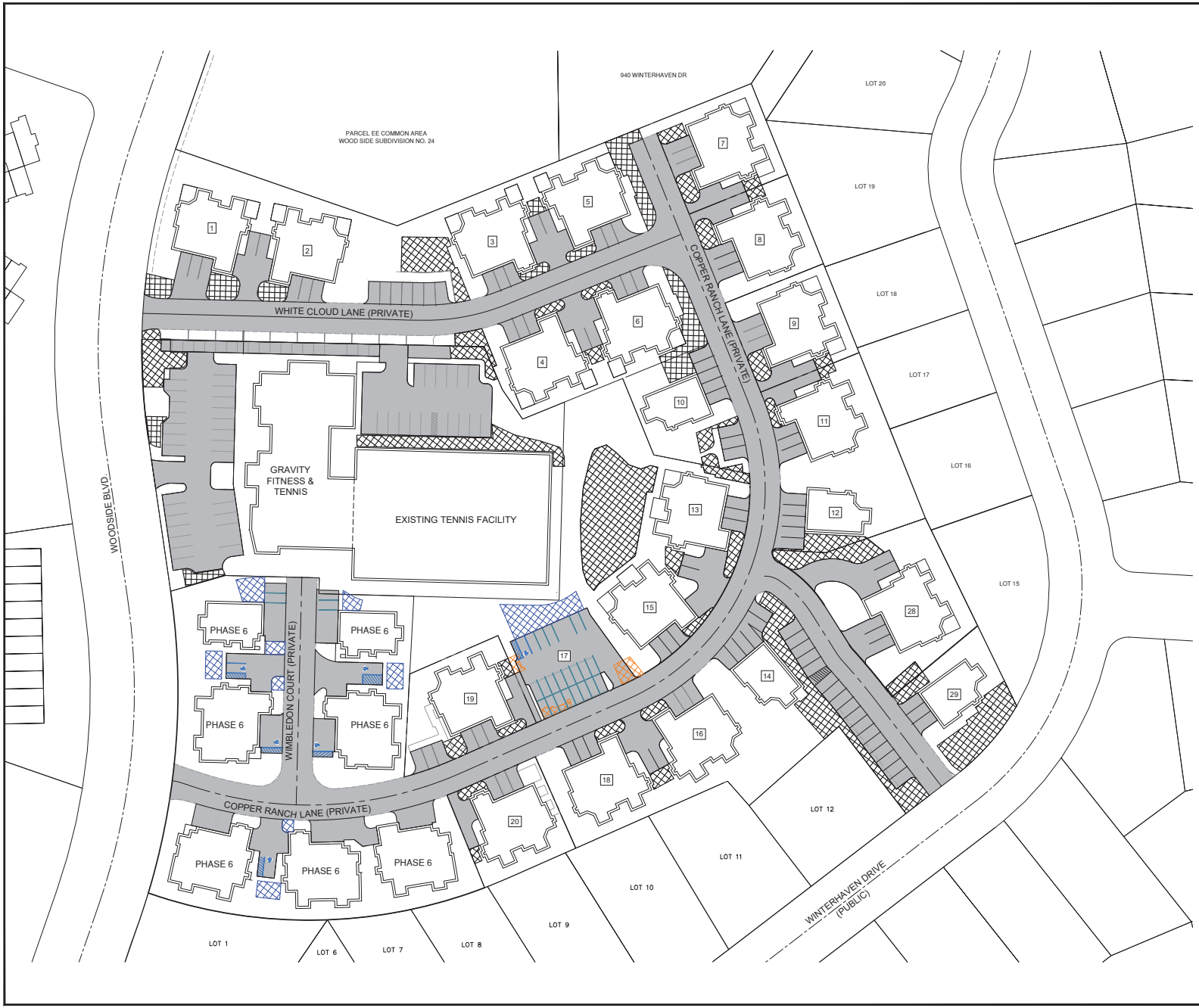
COPPER RANCH PHASE 6 PARKING EXHIBIT

COPPER RANCH PHASE 6
PREPARED FOR LEDO EQUITIES GROUP - IDAHO, LLC

22059
PROJECT NUMBER

PARK

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



NOTES:

1. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WERE CONDUCTED. A TITLE SEARCH HAS NOT BEEN COMPLETED.
2. SNOW STORAGE SHOWN HEREON ARE APPROXIMATE. REFER TO THE FOLLOWING DOCUMENTS:
   -COPPER RANCH IN HAILEY PHASE 1, INSTRUMENT NUMBER 509347
   -COPPER RANCH IN HAILEY PHASE 2, INSTRUMENT NUMBER 524364
   -COPPER RANCH IN HAILEY PHASE 4, INSTRUMENT NUMBER 532267
   -COPPER RANCH IN HAILEY PHASE 5, INSTRUMENT NUMBER 540813
   -A REPLAT OF A PORTION OF COPPER RANCH IN HAILEY PHASE 5, INSTRUMENT NUMBER 555081
3. SNOW REMOVAL AND STORAGE AREAS SHOWN HEREON WERE DETERMINED BY COMPUTER METHODS.
4. EXISTING PEDESTRIAN WALKWAYS ARE NOT INCLUDED IN THE BELOW SNOW REMOVAL AREA. SNOW STORAGE FOR EXCLUDED WALKWAYS IS ASSUMED TO BE LOCATED DIRECTLY ADJACENT TO THE RESPECTIVE WALKWAYS.

LEGEND

EXISTING ITEMS

- APPROXIMATE ADJOINING PROPERTY LINE
- APPROXIMATE CENTERLINE OF ROAD
- APPROXIMATE SNOW REMOVAL AREA
- APPROXIMATE PLATTED SNOW STORAGE AREA (PHASE 1- 5)
- PROPOSED SNOW STORAGE AREA (PHASE 6)
- APPROXIMATE PLATTED SNOW STORAGE AREA TO BE VACATED

SNOW STORAGE SUMMARY

COPPER RANCH PHASES 1-5
EXISTING SNOW REMOVAL AREA = ± 118,300 SF
EXISTING SNOW STORAGE AREA = ± 34,420 SF
EXISTING SNOW STORAGE AREA TO BE VACATED = ±720 SF
EXISTING SNOW STORAGE AREA TO REMAIN = ±33,700 SF

COPPER RANCH PHASE 6 (INCLUDING PROPOSED PARKING LOT)
PROPOSED SNOW REMOVAL AREA = ± 24,250 SF
PROPOSED SNOW STORAGE AREA = ± 3,775 SF

COPPER RANCH ALL PHASES
TOTAL SNOW REMOVAL AREA = ± 142,550 SF
TOTAL REQUIRED SNOW STORAGE AREA = ± 35,638 SF (25%)
TOTAL PROPOSED SNOW STORAGE AREA = ± 37,475 SF (26.3%)

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PURPOSE: ISSUE FOR DESIGN REVIEW (04/19/2023)

REVISION NO	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

COPPER RANCH SNOW STORAGE EXHIBIT

COPPER RANCH PHASE 5

PREPARED FOR LEDO EQUITIES GROUP - IDAHO, LLC

22059
PROJECT NUMBER

SNOW

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

COPPER RANCH PHASE 6

HAILEY, IDAHO

DECEMBER 2022

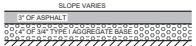
GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY 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 (ISPWC 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING DATED 11/14/22 AND 12/02/2022.

VICINITY MAP
N.T.S

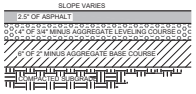
SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET AND DETAIL SHEET
C0.2	DETAIL SHEET
C1.0	OVERALL SITE AND RECORD GRADE PLAN
C2.1	SITE LAYOUT, GRADING, AND UTILITY PLAN: BUILDING 17
C2.2	SITE LAYOUT, GRADING, AND UTILITY PLAN: BUILDINGS 21-23
C2.3	SITE LAYOUT, GRADING, AND UTILITY PLAN: BUILDINGS 24-27



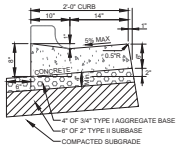
NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. CURBED STREET SECTION CONSTRUCTION SHALL CONFORM TO CITY OF HAILEY STANDARD DRAWING 18.14.012.F.1.

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



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

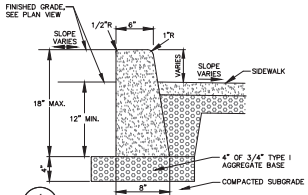
2 C0.1 TYPICAL PARKING LOT ASPHALT SECTION
N.T.S.



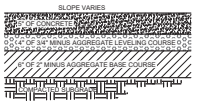
ZERO REVEAL CURB & GUTTER

NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).
6. CURB TRANSITION CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-707.

3 C0.1 TYPICAL ZERO REVEAL CURB AND GUTTER DETAIL
N.T.S.

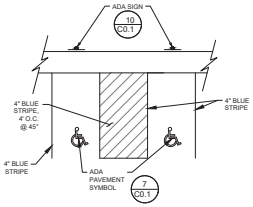


4 C0.1 6" CONCRETE VERTICAL CURB



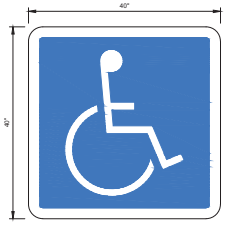
NOTES:
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ¼" WIDE, ¼" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

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



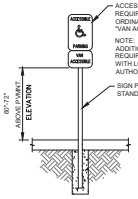
NOTE: 1. MAXIMUM GRADE IN ANY DIRECTION IS 2.0%.
2. ALL ROAD STRIPING SHALL BE 125mil THERMOPLASTIC.

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



NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER, PREMARK HANDICAP WITH VIZIGRIP, 90MIL THERMOPLASTIC OR APPROVED EQUAL.

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

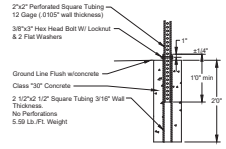


ACCESSIBLE PARKING SIGN AS REQUIRED BY LOCAL AND STATE ORDINANCES. INCLUDE ADDITIONAL "VAN ACCESSIBLE" SIGN PER PLANS.

NOTE:
ADDITIONAL SIGNAGE MAY BE REQUIRED (FINES, ETC.). CHECK WITH LOCAL GOVERNING AUTHORITIES

SIGN POST AND BASE PER CITY STANDARDS, SEE DETAIL 9 / C0.1

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



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

NOTES:
1. Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
2. All installations shall have 8" square concrete foundations or grouted into solid rock.

Extruded double blade sign with high intensity prismatic sheeting. The sign letter height shall be in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) Section 2D.43, Street Name Signs (D3-1 or D3-1a).
(06) For local roads with speed limits of 25 mph or less, the lettering on post-mounted Street Name signs may be composed of initial upper-case letters at least 4 inches in height and lower-case letters at least 3 inches in height.
Colors: Public Roads: White on Green
Private Roads: White on Blue

2"x2" Telspar Pole 12' Tall, 12 Gage Wall, 0.0105 Wall Thickness

ROAD SIGN DETAIL
N.T.S.

NOTES:
1. All Street Signs shall be in accordance with the most current edition of the MUTCD.
2. Sign placement shall be approved by the City of Hailey.

9 C0.1 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)
N.T.S.

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WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING
2	04/19/23	MIRROR BLDG 21, REMOVE BLDG 17

PROFESSIONAL ENGINEER LICENSED 17018 STATE OF IDAHO SAMANTHA STAHLHEFER 04/19/2023

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET AND DETAIL SHEET

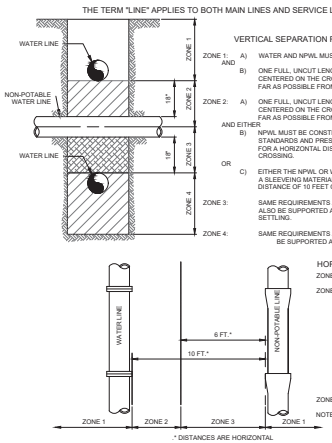
COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C0.1

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



1 C0.2 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION

N.T.S.

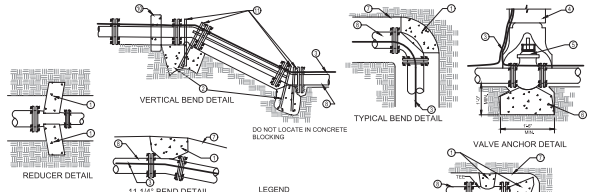


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE WORKING PRESSURE RATING SAFTEY FACTOR	= 2000 PSF = 150 PSI = 1.5			
	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.2	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.8	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

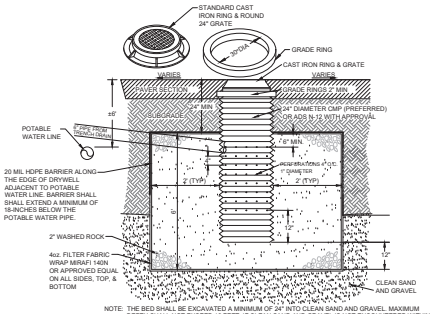
TEE AND PLUG DETAIL

NOTES:

A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

2 C0.2 THRUST BLOCK AND ANCHOR DETAILS

N.T.S.



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.

3 C0.2 DRYWELL DETAIL (6' Ø)

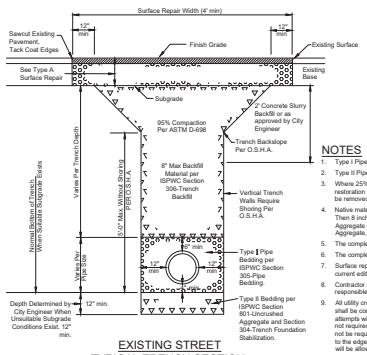
N.T.S.

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 DEQ APPROVAL STAMP AND A COPY OF THE DEQ APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). 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 150' 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 AASHTO T-99.
10. THE CONTRACTOR SHALL PRESSURE TEST ALL SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION".

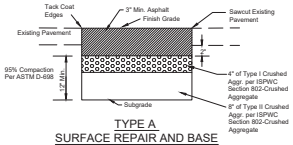
WATER CONSTRUCTION NOTES

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 PRESSURE 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/NSF STANDARD 60/61. ALL MATERIALS MUST BE COMPLIANT WITH THE LOW LEAD RULE (<0.25%Pb BY WEIGHT).
5. ALL TEES, PLUGS, CAPS AND BENDS SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING (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, "O" 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.
9. FIRE HYDRANTS SHALL CONFORM WITH THE CITY OF HAILEY STANDARDS.
10. ALL TAPPING SADDLES SHALL BE CONSTRUCTED FROM T-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.
11. ALL WATER MAINS SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C0.2). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
12. ALL WATER SERVICES SHALL BE IN COMPLIANCE WITH ISPWC SECTION 404 AND THE CITY OF HAILEY STANDARDS. A USC EC APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) SHALL BE INSTALLED ON PRIMARY 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".
13. THE CONTRACTOR SHALL KEEP THE EXISTING WATER DISTRIBUTION SYSTEM LIVE, 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, PRESSURE 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.
14. 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.
15. EXTRA FITTINGS MAY BE NECESSARY IN ADDITION TO THOSE SHOWN HEREON TO CONTROL ELEVATION AND AVOID UNDERGROUND CONFLICTS.



EXISTING STREET
TYPICAL TRENCH SECTION

N.T.S.



TYPE A
SURFACE REPAIR AND BASE

N.T.S.

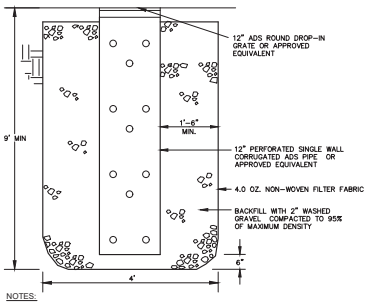
NOTES

1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Where 25% or more of any portion of the surface area of any pavement has been damaged within the project limits, full width restoration shall be required. Any strip of remaining pavement less than 2 feet in width along curb and gutter or pavement edge shall be removed and replaced.
4. Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unstable. Then 6 inch minus aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or crushed aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 802-Crushed Aggregate, will be required as backfill.
5. The completed patch shall not deviate from existing surface more than .02 ft/10 ft in any direction.
6. The completed patch shall not pond water in excess of .02 feet in depth.
7. Surface repair in gravel shoulder areas within 3 feet of pavement edge shall be 3 inch depth of Type I crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate.
8. Contractor shall be responsible for maintenance of street repair for one year after installation. PUC regulated utilities shall be responsible for a period of three years.
9. All utility crossings, including but not limited to power, telephone, cable TV, gas, and water services, which cross existing paved roads shall be constructed by horizontal boring. Open cuts across paved roadways will only be allowed after a minimum of three failed attempts with approved boring tools. When utility mains are located under existing pavement, open cuts will be allowed and boring is not required. If in the judgment of the City Engineer, boring may be detrimental to the health, safety, or welfare of the public, boring will not be required and trenching will be allowed. A six foot trench, two feet deeper than the proposed utility shall be excavated adjacent to the edge of pavement for evaluation of soil conditions by the City Engineer to determine if boring shall be attempted or if trenching will be allowed.
10. All trenches shall be repaved within 72 hours of starting the work unless prior approval to delay repaving has been provided by the City Engineer.
11. Concrete Slurry Mix Design

Coarse Aggregate (3/8" minus)	2,600 lbs
Sand	800 lbs
Cement	94 lbs (max)
Water	11 galls (max)

4 C0.2 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)

N.T.S.



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.

5 C0.2 LANDSCAPE DRYWELL

N.T.S.

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PURPOSE: ISSUE FOR DESIGN REVIEW (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING
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PROFESSIONAL ENGINEER
LICENSED
17018
04/19/2023
SAMANTHA STAHLHEFER
STATE OF IDAHO

PRELIMINARY NOT FOR CONSTRUCTION

DETAIL SHEET

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C0.2

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

GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

PARKING SUMMARY

PARKING REQUIREMENT
PROPOSED NUMBER OF UNITS = 31
REQUESTED PARKING REQUIREMENT = 2.5 SPACES/ UNIT
TOTAL = 78 SPACES

PARKING PROPOSED

GARAGE SPACES =	30
ASSIGNED SURFACE SPACES =	32
UNASSIGNED SURFACE SPACES =	22
TOTAL=	84

SNOW STORAGE SUMMARY

COPPER RANCH PHASES 1-5
EXISTING SNOW REMOVAL AREA = ± 118,300 SF
EXISTING SNOW STORAGE AREA = ± 34,420 SF
EXISTING SNOW STORAGE AREA TO BE VACATED = ±720 SF
EXISTING SNOW STORAGE AREA TO REMAIN = ±33,700 SF

COPPER RANCH PHASE 6 (INCLUDING PROPOSED PARKING LOT)
PROPOSED SNOW REMOVAL AREA = ± 24,250 SF
PROPOSED SNOW STORAGE AREA = ± 3,775 SF

COPPER RANCH ALL PHASES
TOTAL SNOW REMOVAL AREA = ± 142,550 SF
TOTAL REQUIRED SNOW STORAGE AREA = ± 35,638 SF (25%)
TOTAL PROPOSED SNOW STORAGE AREA = ± 37,475 SF (26.3%)

LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement
- Phase Boundary
- FD12 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- GMKR = Gas Marker
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- Buried Phone Line
- Buried Telephone Line
- Buried Power Line
- PBOX = Power Box
- PMTR = Power Meter
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Flow Line
- Drywell
- Snow Storage Area
- Sign

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PURPOSE: ISSUE FOR DESIGN REVIEW (12/22/2022)

REVISION NO	DATE	DESCRIPTION
1	02/02/23	ADD SEWER MANHOLES, SHIFT ACCESSIBLE PARKING
2	04/19/23	MIRROR BLDG 21, REMOVE BLDG 17

PROFESSIONAL ENGINEER
LICENSED
17618
04/19/2023
STATE OF IDAHO
SAMANTHA STAHLHEFER

PRELIMINARY
NOT FOR
CONSTRUCTION

OVERALL SITE AND RECORD GRADE PLAN

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C1.0

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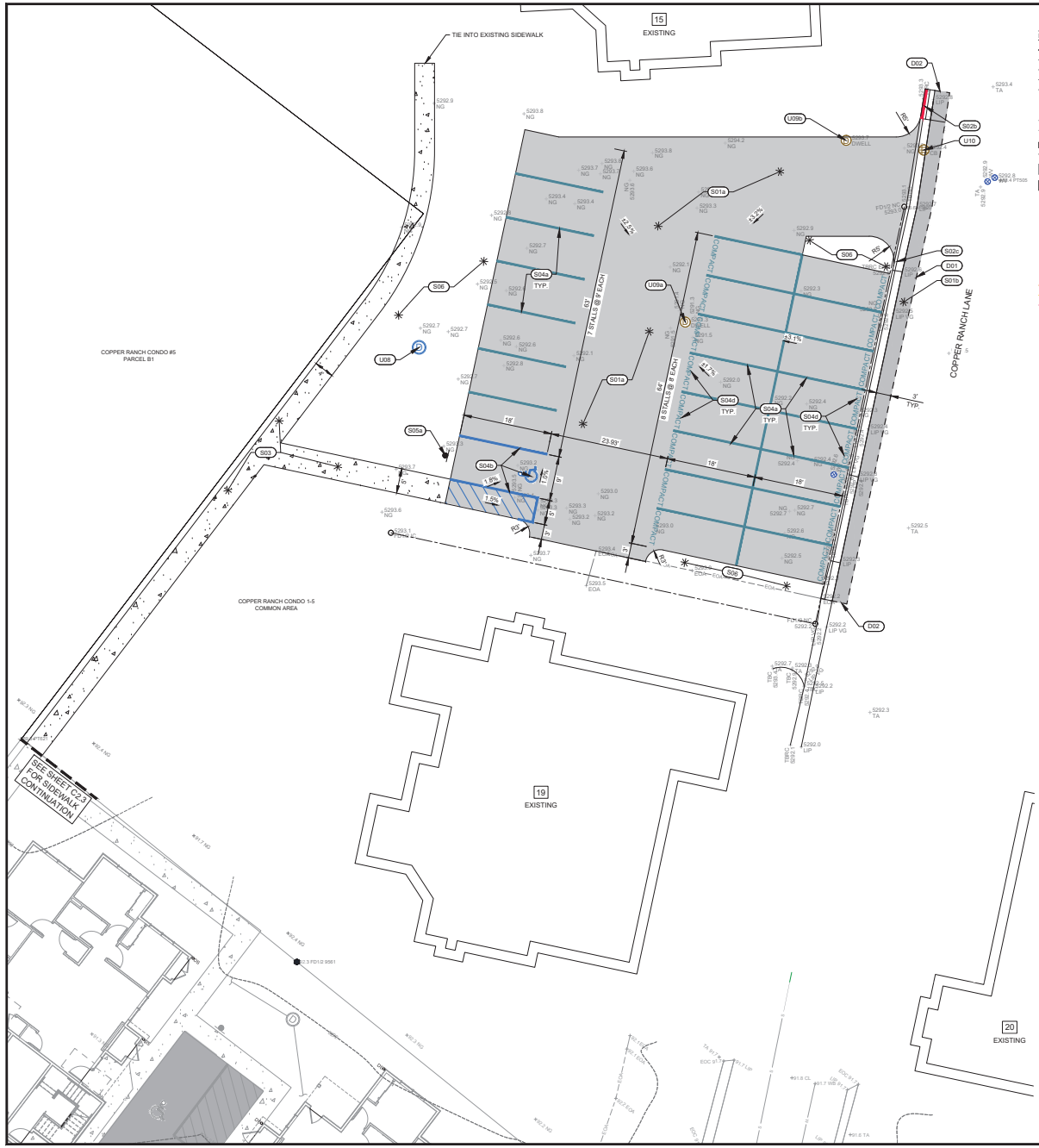
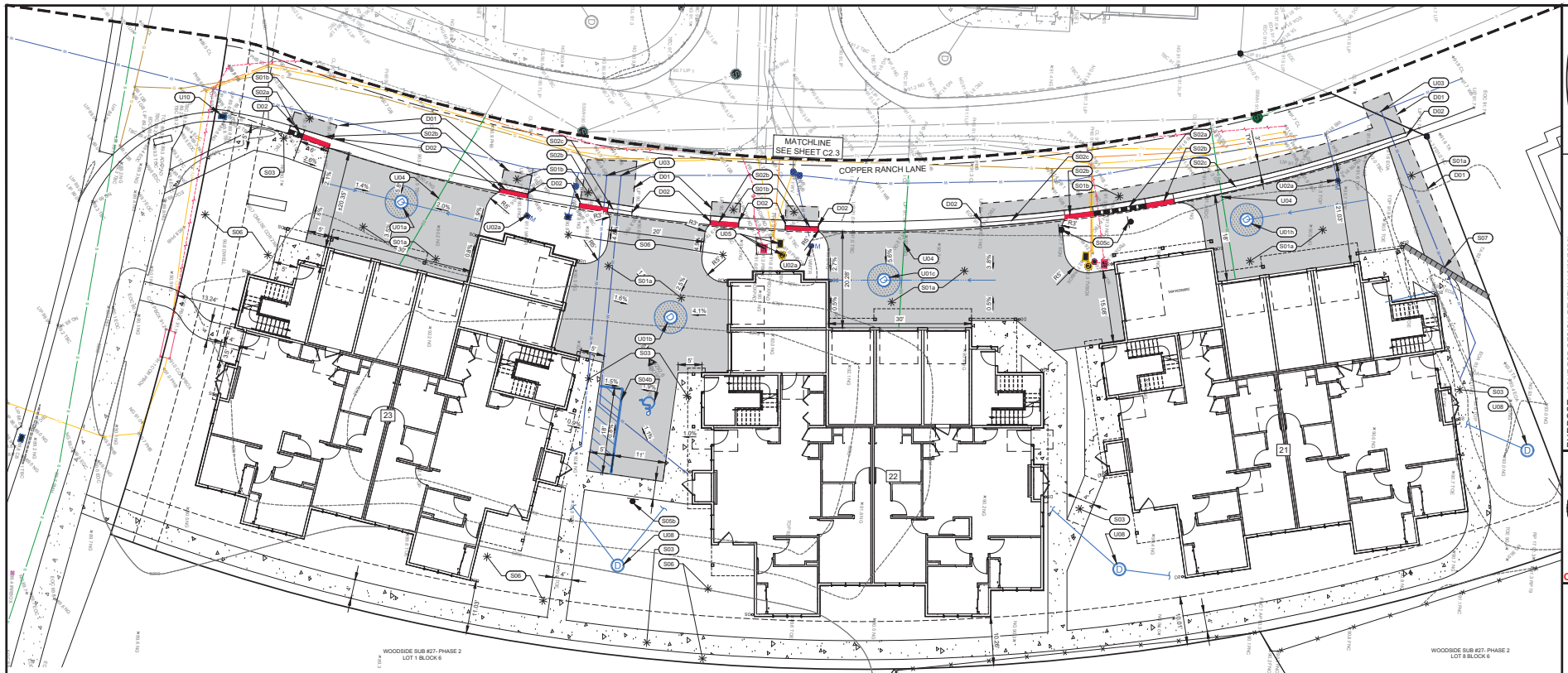

TIE INTO EXISTING SIDEWALK
15
EXISTING
COPPER RANCH CONDO #5
PARCEL B1
COPPER RANCH CONDO 1-5
COMMON AREA
COPPER RANCH LANE
19
EXISTING
20
EXISTING
SEE SHEET C2.3
FOR SIDEWALK
CONTINUATION
COMPACT
COMPACT
COMPACT



GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

DEMOLITION KEY NOTES

D01 SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.

D02 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT FOR CLEAN VERTICAL EDGE.

SITE IMPROVEMENT KEY NOTES

S01 ASPHALT:
- a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1.
- b. CONSTRUCT ASPHALT ROAD SEE DETAIL 2 / C0.1

S02 CONSTRUCT CONCRETE ITEM
- a. 6" MOUNTABLE TRUCK APRON CURB AND GUTTER PER ISPWC SD-701B.
- b. CURB TRANSITION, LENGTH AS SHOWN HEREON.
- c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C0.1.
- d. *NOT USED*

S03 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5 / C0.1, WIDTH AS SHOWN HEREON.

S04 INSTALL ROAD STRIPING / PAINT
- a. *NOT USED*
- b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL, SEE DETAILS 6 & 7 / C0.1.
- c. *NOT USED*
- d. *NOT USED*

S05 SIGNS:
- a. *NOT USED*
- b. INSTALL ADA STANDARD "ACCESSIBLE PARKING" OVER "VAN ACCESSIBLE" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. SEE DETAIL 8 / C0.1.
- c. RELOCATE, RETAIN AND REUSE EXISTING SIGN(S).

S06 LANDSCAPE: INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

S07 CONSTRUCT DRYSTACK RETAINING WALL PER MANUFACTURERS RECOMMENDATIONS.

UTILITY KEY NOTES

U01 DRYWELL: SEE DETAIL 3 / C0.2.
- a. *RIM ELEV = 5290.01*
- b. *RIM ELEV = 5290.10*
- c. *RIM ELEV = 5290.33*
- d. *RIM ELEV = 5290.80*
- e. *RIM ELEV = 5291.12*
  IE IN = 5287.12
- f. *SEE SHEET C2.3*
- g. *SEE SHEET C2.3*
- h. *RIM ELEV = XX*

U02 UTILIZE EXISTING 2" WATER SERVICE. EXTEND SERVICE TO PROPOSED BUILDING. TRAFFIC RATED LIDS SHALL BE INSTALLED WHERE INDICATED BY "TRAFFIC" PER PLAN. ALL VAULTS SHALL HAVE NEW 24"Ø LIDS WITH A METAL RING AND NEW 4" INSULATION PAD. SEE CITY OF HAILEY STANDARD DRAWING NO. 18.14.010.B.3.
- a. REPLACE EXISTING WATER METER VAULT TO ALLOW FOR ADEQUATE CLEARANCE TO 2" METER.
- b. *NOT USED*

U03 HOT TAP NEW 6" FIRE WATER SERVICE WITH THRUST BLOCK AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD; CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER FOR FIRE SUPPRESSION. SEE DETAIL 2 / C0.2 FOR TRENCHING.

U04 UTILIZE EXISTING SEWER SERVICE, EXTEND SERVICE TO PROPOSED BUILDING AND INSTALL CLEANOUT AS REQUIRED BY THE UNIFORM PLUMBING CODE.

U05 ADJUST EXISTING UTILITY STRUCTURE TO PROPOSED FINISH GRADE, COORDINATE WITH UTILITY PROVIDER.

U06 INSTALL NDS DURA SLOPE TRAFFIC RATED TRENCH DRAIN WITH HEAT TAPE IN TRENCH DRAIN TO DRYWELL.

U07 INSTALL 6 LF OF 6"Ø D3034 PVC STORM DRAIN PIPE @ SLOPE = 2.0% MIN. WITH 3' COVER MIN.

U08 LANDSCAPE DRYWELL, SEE DETAIL 5 / C0.2. CONNECT ROOF DRAINS AND DOWNSPOUTS PER ARCHITECT. ALL DOWNSPOUTS SHALL HAVE HEAT TAPE UNTIL 3' OF COVER IS ACHIEVED.

U09 *NOT USED*

U10 RETAIN AND PROTECT EXISTING CATCH BASIN.

LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement
- Phase Boundary
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Asphalt
- Concrete Sidewalk
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- GMKR = Gas Marker
- TVBOX = Cable TV Riser
- PHBOX = Telephone Riser
- Buried Phone Line
- Buried Telephone Line
- Buried Power Line
- PBOX = Power Box
- PMTR = Power Meter
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Drywell
- Landscape Drywell
- Flow Line
- Sign
- Retaining Wall

0 10 20 Feet

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3		
4		
5		

PROFESSIONAL ENGINEER
LICENSED
17618
04/19/2023
STATE OF IDAHO
SAMANTHA STAHLHEFER

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE LAYOUT, GRADING, AND UTILITY PLAN
BUILDINGS 21-23

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C2.2

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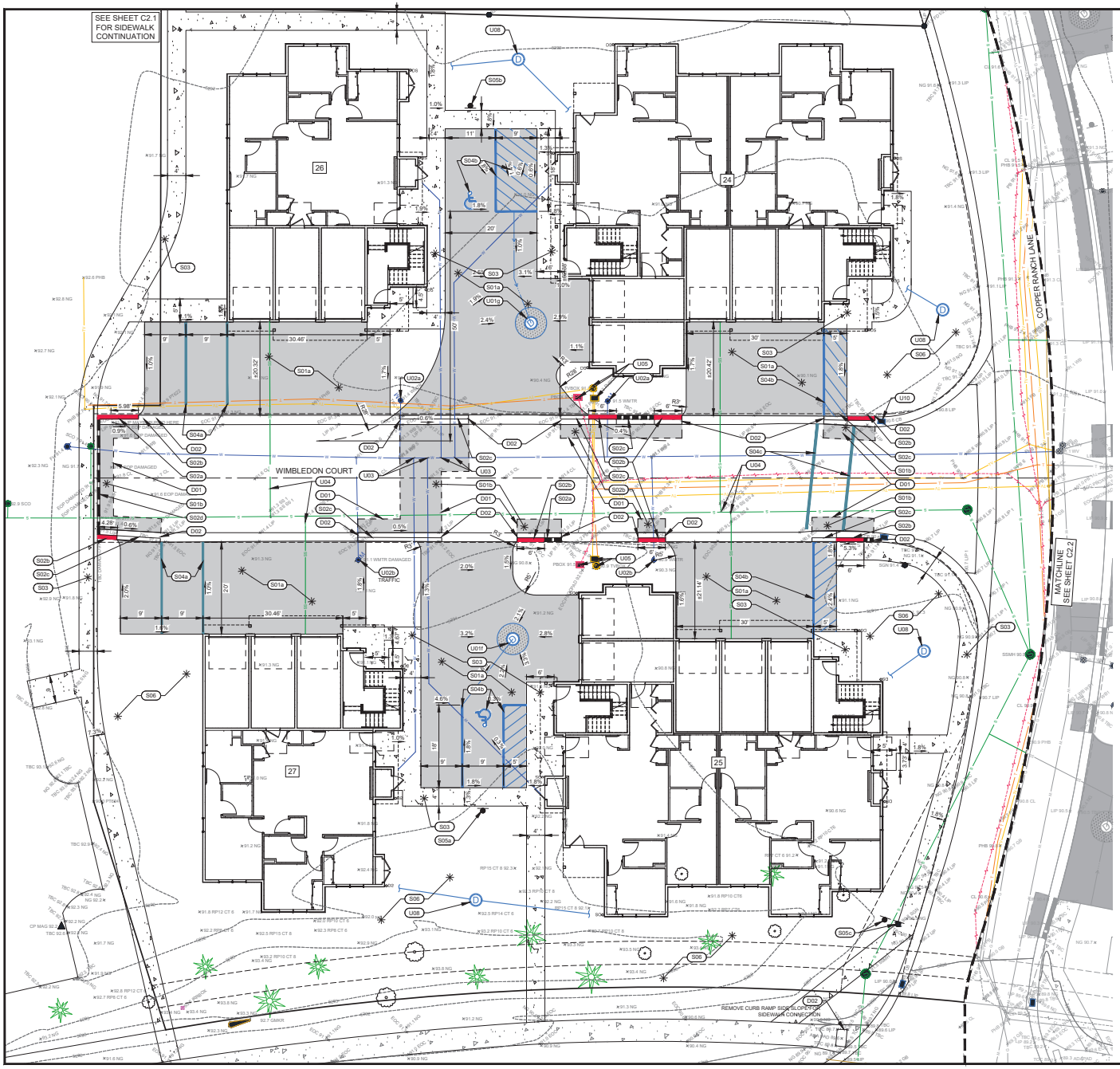

LEGEND

EXISTING ITEMS

- Property Line
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- FD1/2 = Found 1/2" Rebar
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- CB = Catch Basin
- DWELL = Dry Well
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- VB = Valve Box

PROPOSED ITEMS

- Asphalt
- Sawcut
- Concrete Sidewalk
- Concrete Vertical Curb and Gutter
- Concrete Vertical Curb
- Concrete Curb Transition
- Zero Reveal Concrete Curb and Gutter
- Road Paint
- ADA Paint and Symbol
- 4" Sewer Service
- Sewer Cleanout
- Water Service
- Drywell
- Landscape Drywell
- Flow Line
- Sign

0 10 20 Feet

GENERAL NOTE

See Sheet C0.1 for General Construction Notes.

DEMOLITION KEY NOTES

D01 SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.

D02 SAWCUT AND REMOVE EXISTING CONCRETE TO NEXT NEAREST JOINT FOR CLEAN VERTICAL EDGE.

SITE IMPROVEMENT KEY NOTES

S01 ASPHALT:
- a. CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 1 / C0.1.
- b. CONSTRUCT ASPHALT ROAD SEE DETAIL 2 / C0.1

S02 CONSTRUCT CONCRETE ITEM
- a. 6" MOUNTABLE TRUCK APRON CURB AND GUTTER PER ISPWC SD-701B.
- b. CURB TRANSITION, LENGTH AS SHOWN HEREON.
- c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C0.1.
- d. 6" VERTICAL CURB PER DETAIL 4 / C0.1.

S03 CONSTRUCT CONCRETE SIDEWALK PER DETAIL 5 / C0.1, WIDTH AS SHOWN HEREON.

S04 INSTALL ROAD STRIPING / PAINT
- a. WHITE ASPHALT PARKING STRIPING (4" WIDE).
- b. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL, SEE DETAILS 6 & 7 / C0.1.
- c. 12" WIDE WHITE CROSSWALK STRIPING.
- d. *NOT USE*

S05 SIGNS, SEE DETAIL 8 / C0.1:
- a. INSTALL ADA STANDARD "ACCESSIBLE PARKING" SIGN. SIGN SHALL BE PLACED AT LEAST 60" ABOVE SURFACE.
- b. INSTALL ADA STANDARD "RESERVED PARKING" OVER "VAN ACCESSIBLE" SIGN. SIGNS SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE.
- c. RELOCATE, RETAIN AND REUSE EXISTING SIGN(S).

S06 LANDSCAPE:
INSTALL LANDSCAPE AREA. REFER TO ARCHITECTURAL PLANS.

UTILITY KEY NOTES

U01 DRYWELL: SEE DETAIL 3 / C0.2.
- a. *SEE SHEET C2.2*
- b. *SEE SHEET C2.2*
- c. *SEE SHEET C2.2*
- d. *SEE SHEET C2.2*
- e. *SEE SHEET C2.2*
- f. *RIM ELEV = 5290.75*
- g. *RIM ELEV = 5290.79*

U02 UTILIZE EXISTING 2" WATER SERVICE. EXTEND SERVICE TO PROPOSED BUILDING. TRAFFIC RATED LIDS SHALL BE INSTALLED WHERE INDICATED BY "TRAFFIC" PER PLAN. ALL VAULTS SHALL HAVE NEW 24"Ø LIDS WITH A METAL RING AND NEW 4" INSULATION PAD. SEE CITY OF HAILEY STANDARD DRAWING NO. 18.14.010.B.3.
- a. REPLACE EXISTING WATER METER VAULT TO ALLOW FOR ADEQUATE CLEARANCE TO 2" METER.
- b. UTILIZE EXISTING WATER METER VAULT UNLESS DAMAGED. IF EXISTING VAULT IS DAMAGED, REPLACE. IF VAULT IS NOT DAMAGED, RAISE RIM ELEVATION TO FINISH GRADE ELEVATION.

U03 HOT TAP NEW 6" FIRE WATER SERVICE WITH THRUST BLOCK AND CITY APPROVED CORP STOP AT MAIN LINE. COVER SERVICE WITH 2" DOW BOARD; CONTRACTOR SHALL VERIFY REQUIRED WATER SERVICE SIZE WITH PLUMBING ENGINEER FOR FIRE SUPPRESSION. SEE DETAIL 2 / C0.2 FOR TRENCHING.

U04 UTILIZE EXISTING SEWER SERVICE, EXTEND SERVICE TO PROPOSED BUILDING AND INSTALL CLEANOUT AS REQUIRED BY THE UNIFORM PLUMBING CODE.

U05 ADJUST EXISTING UTILITY TO PROPOSED FINISH GRADE; COORDINATE WITH UTILITY PROVIDER.

U06 *NOT USED*

U07 *NOT USED*

U08 LANDSCAPE DRYWELL, SEE DETAIL 5 / C0.2 CONNECT ROOF DRAINS AND DOWNSPOUTS PER ARCHITECT. ALL DOWNSPOUTS SHALL HAVE HEAT TAPE UNTIL 3' OF COVER IS ACHIEVED.

U09 *NOT USED*

U10 RETAIN AND PROTECT EXISTING CATCH BASIN.

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PO BOX 2330, HAILEY, ID 83333
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PURPOSE: ISSUE FOR DESIGN REVIEW (12/22/2022)

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PROFESSIONAL ENGINEER
LICENSED
17018
04/19/2023
STATE OF IDAHO
SAMANTHA STAHLHEBER

PRELIMINARY NOT FOR CONSTRUCTION

SITE LAYOUT AND UTILITY PLAN BUILDINGS 24-27

COPPER RANCH PHASE 6

PREPARED FOR LUDO EQUITIES GROUP, IDAHO, LLC

22059
PROJECT NUMBER

C2.3

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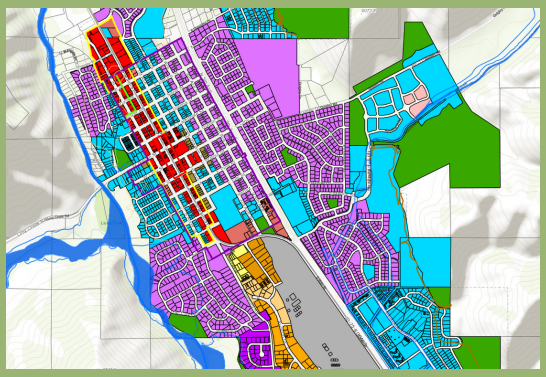
Return to Agenda



CITY OF HAILEY

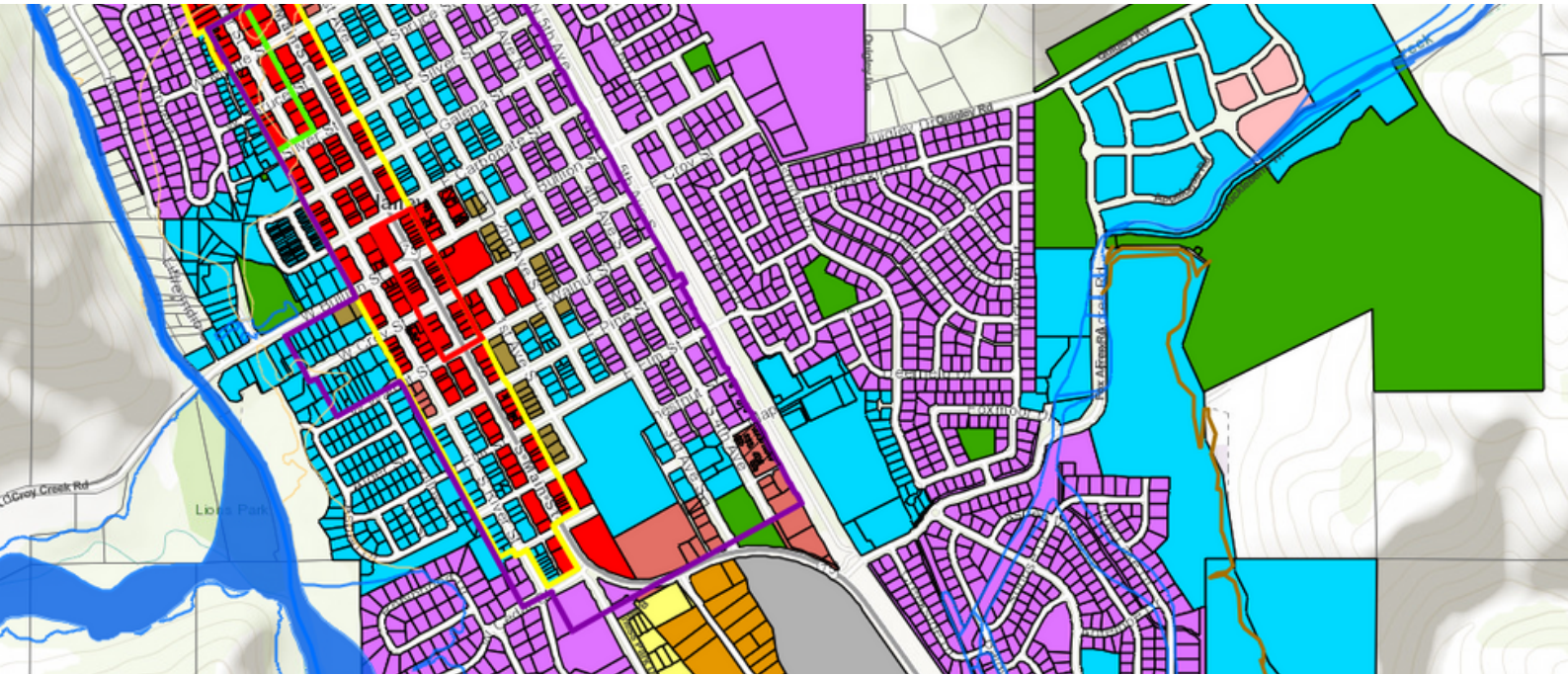
COMMUNITY DEVELOPMENT ANNUAL REPORT

2022

WHAT WE DO

The Community Development Department provides professional and technical advice to elected officials, appointed commissions, city departments, and citizens to assist in their understanding of City planning and zoning ordinances, building and safety codes and permitting, standards and policies. The department handles all applications for land use development within the City of Hailey.

- Planning and Zoning
- Building Permitting
- Floodplain Permitting
- Long Range Urban Planning
- Business Licensing
- Community Development
- Housing Support
- Resiliency - in partnership with other City Departments, local agencies, and other stakeholders
- Urban Renewal
- Development Impact Fee Advisory Committee
- Arts and Historic Preservation Commission



NEW RESIDENTIAL PROJECTS

36 New Single Family Permits Issued

Amatopia	2	Northridge	10	Sunbeam	3
Carbonate	1	Old Cutters	8	Townsite	4
Cedar Bend	1	Quigley Farms	3		
Colorado Gulch	1	Sawmill	1		
Deerfield	1	Sherwood Forest	1		

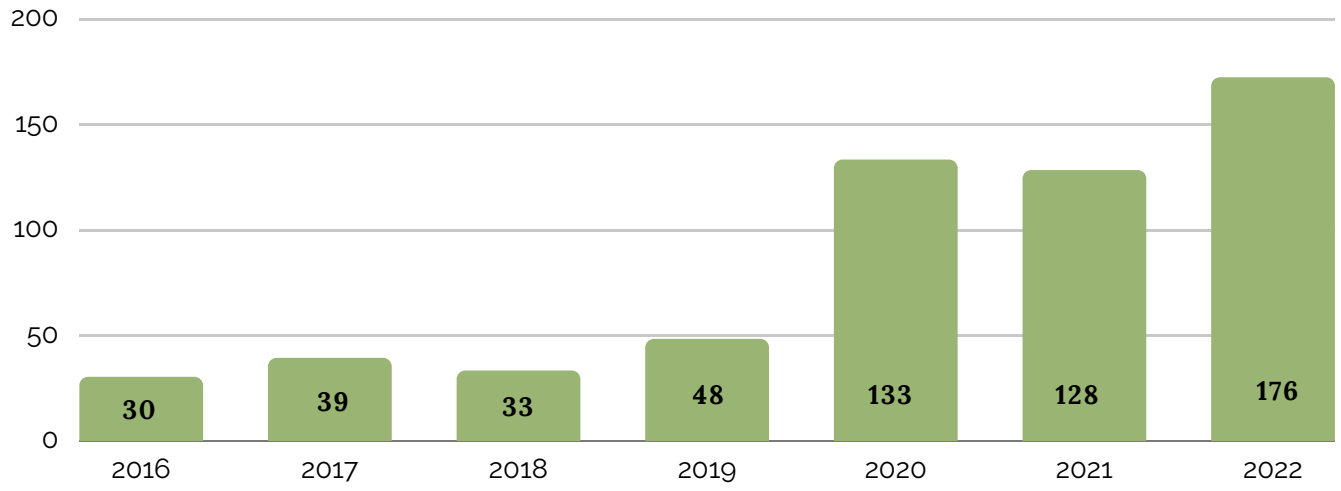
132 New Multifamily Units

Old Cutters Duplex	2	4DK, LLC	2
Lido Apartments	104	F & G Idaho, LLC	3
River Street Townhomes	12	Pioneer LLC	1
Tanner Investments	4		
Spruce Street Duplexes	4		

8 ADU Permits Issued

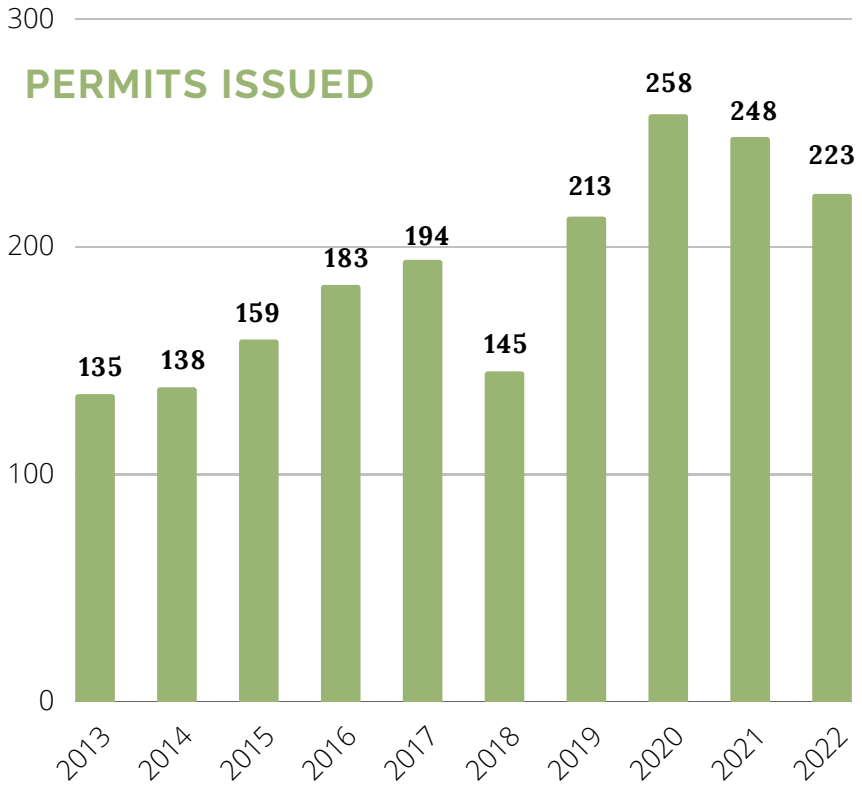
Hailey Townsite	4
Amatopia	2
Della View	2

Total Residential Units 176



10 YEAR OVERVIEW

PERMITS ISSUED



2022

Total Estimated Value:
$59,282,031

Total Permits Issued:
223

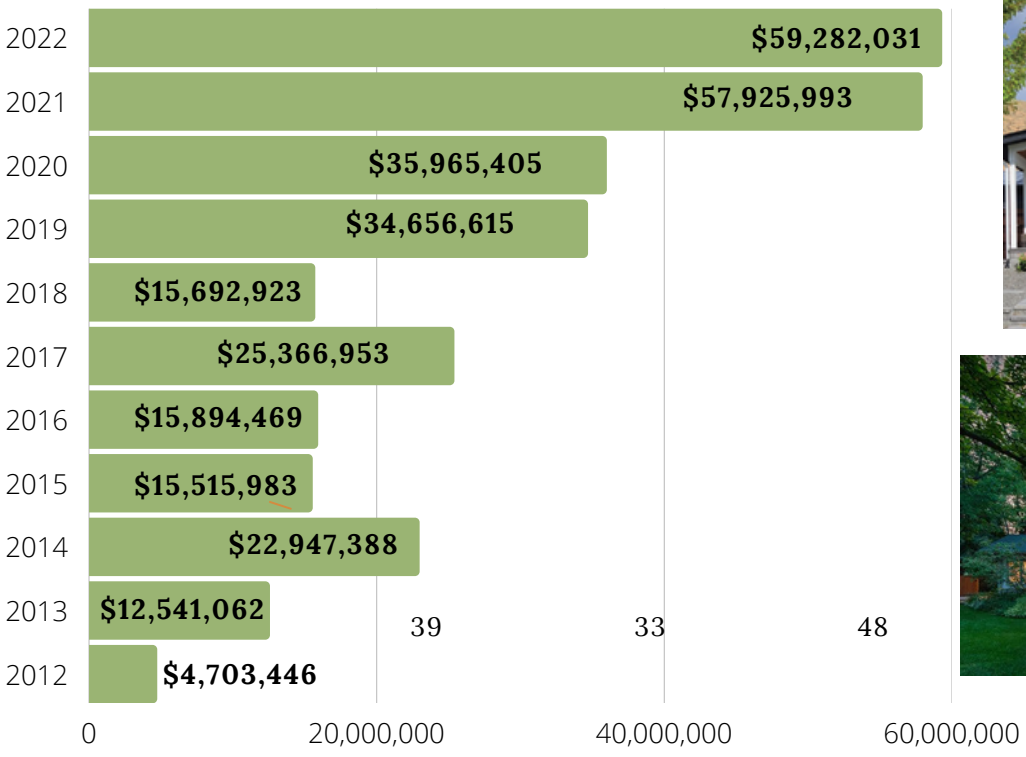
Lowest year

2012: 115 Permits, $4,703,466

Highest year

2020: 258 Permits, $35,965,405

ESTIMATED VALUATION



2022 NEW COMMERCIAL, MIXED USE, MULTI FAMILY, AND SUBDIVISION PROJECTS

The Hailey Planning and Zoning Commission held **24** meetings and discussed **72** public hearing items

Breakdown: Public Hearing Items

25 Design Review Applications
21 Text Amendments
8 Preliminary Plats
7 Design Review Preapplications
3 Conditional Use Permits
3 Planned Unit Developments
1 Reconsideration
1 Other

Projects that Received Approval in 2022

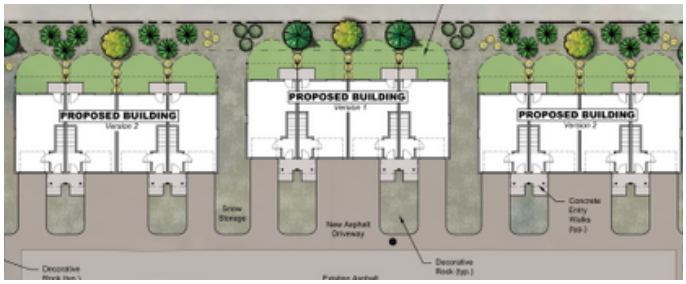
IDAHO EQUIPMENT

A new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District.

RIVER LANE

New construction of a fifty-one (51) residential unit, multifamily building, comprising of: forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units. This project is proposed to be located at 403, 417, and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

ARCH SHENANDOAH - PHASE III



New construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of twenty (20) residential units. The project will be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District.

40 MCKERCHER

New construction of a new 44-unit apartment building, to be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X). This parcel is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning District.

SADDLE LOFTS

New construction of three (3) multifamily residential buildings, which includes a total of twenty-seven (27) units, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts.

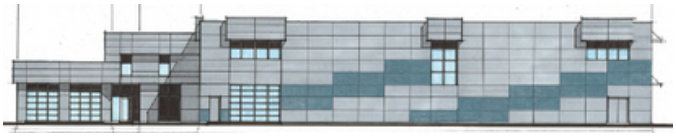
SWEETWATER BLOCK 2 PHASE II

New construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet.

1551 AVIATION

New construction of a two-story self-storage facility containing a café, retail area, and office demised into three (3) principal buildings, and three (3) residential units. The proposed project will be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District.

SUN VALLEY LUXURY CAR RENTAL



New construction of a new 18,849 square foot commercial space to be used for Sun Valley Luxury Car Rental, and to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street), within the Light Industrial (LI) Zoning District.

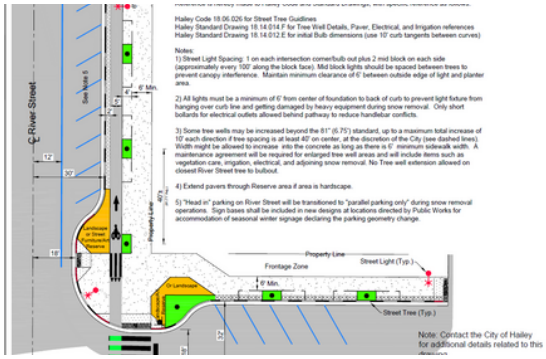
SPRUCE STREET DUPLEXES

New construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts.

CODE AMENDMENTS & ADOPTIONS

In 2022, the Community Development Department amended Hailey's Municipal Code to encourage energy-smart building, provide for increased electric vehicle charging and solar collection; accommodate seasonal RV living; allow for year-round living in tiny homes on wheels; expand employee housing; incentivize community housing and deed-restricted amenities within Planned Unit Development Agreements; implement the River Street Multi-Modal Plan; and plan for increased density within the Downtown Residential Overlay (DRO) District.

RIVER STREET DESIGN



This amendment officially adopted the River Street Design Concept into the City Standard Drawings, though the City had adopted this concept into several policy documents and plans. The River Street Design Concept has been a long term project of the City's focusing on the development of River Street, including pedestrian access.

SOLAR AMENDMENTS

Amends the maximum height requirements for solar systems and to allow for freestanding solar in all zoning districts, except the Recreational Green Belt (RGB).

CODE AMENDMENTS & ADOPTIONS

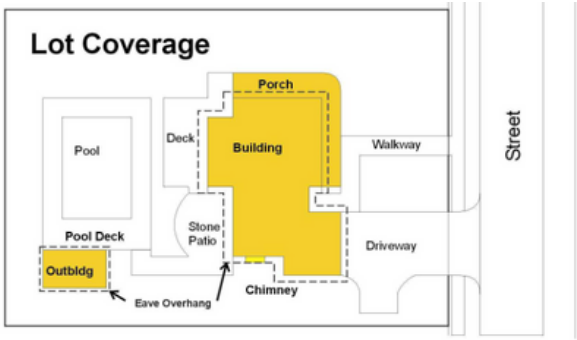
DRO EXPANSION

This amendment expanded the Downtown Residential Overlay (DRO) to include opportunity parcels along North First Avenue.

TINY HOMES ON WHEELS

City Staff initiated a text amendment in November 2022 with the goal of incorporating and developing standards to allow Tiny Homes on Wheels within the City. This amendment would allow THOW within all residential zoning districts and will provide for diverse housing opportunities in Hailey. These unique structures can be woven into the existing built environment and character of Hailey without detracting from Hailey's charm. Hailey City Council approved the proposed amendment in March 2023.

LOT COVERAGE INCREASES

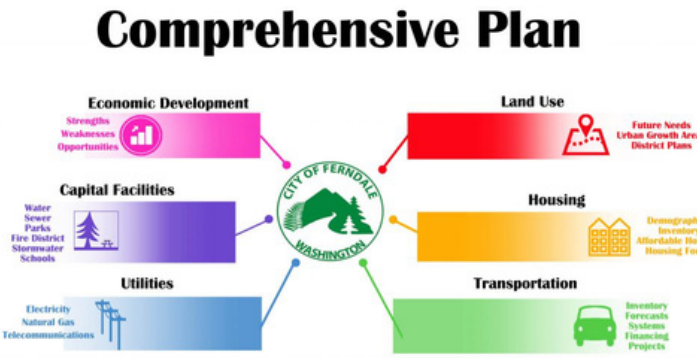


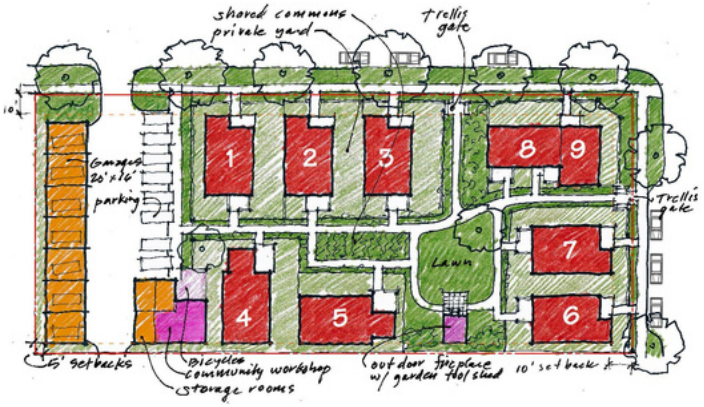
This amendment increased the lot coverage percentages for those parcels of 4,500 square feet in size and smaller, and located within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts, to 40%. The specific objective of the amendment is to allow homeowners the opportunity to have proportionally-sized building footprints on lots that are substandard in size for their district.

RV OCCUPANCY

The cost of living in the Wood River Valley has reached a level where regionally, it is referred to as a crisis. Residents and families are leaving the valley because they cannot secure housing, short-term or long-term. This amendment allows property owners, trade-specific contractors, and/or construction trade employees the opportunity to reside in a licensed, operational RV on private property during construction when such property is operating under a valid Building Permit.

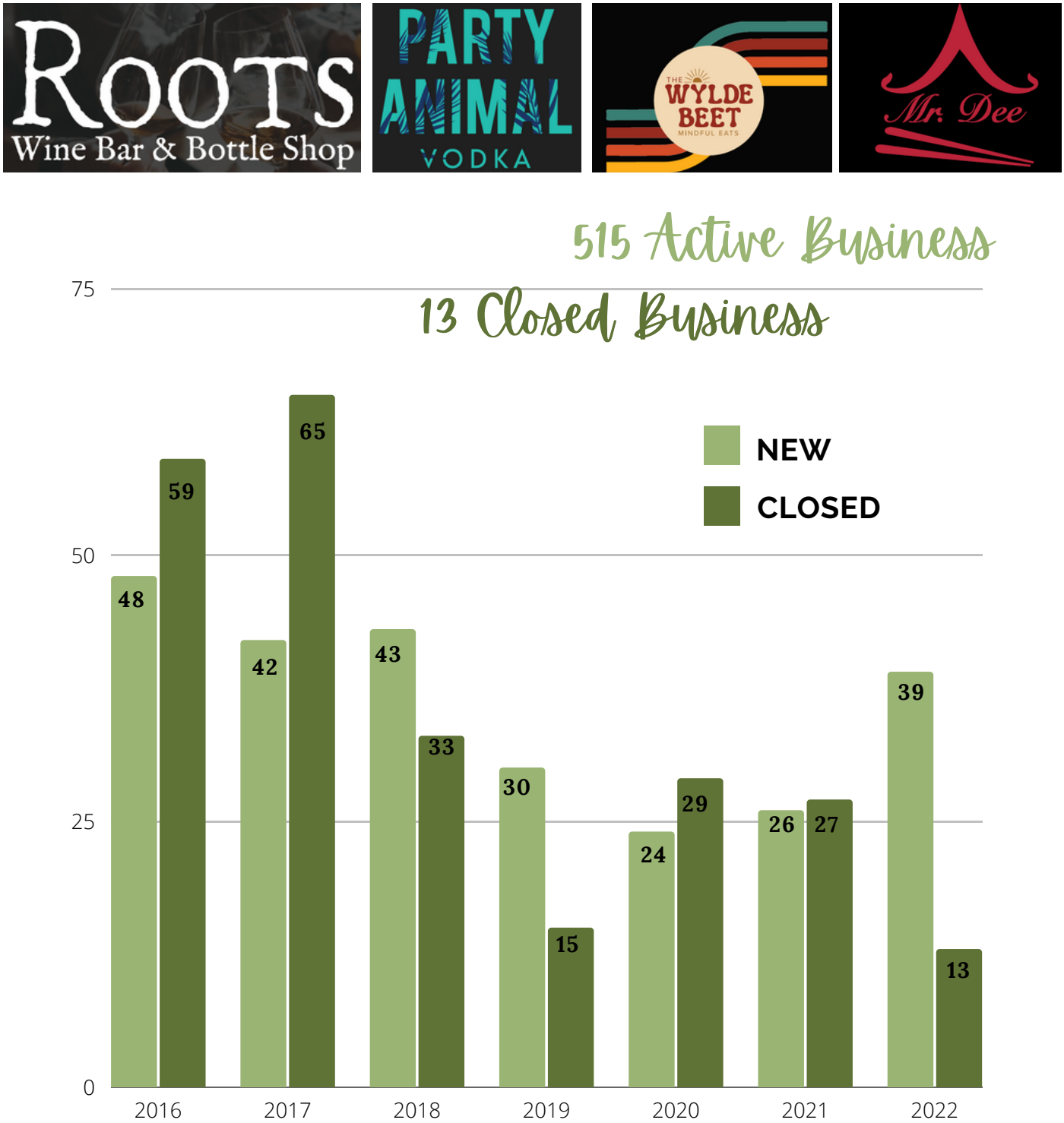
LONG-RANGE CITY PROJECTS





- **Flower Project**
  - Expand the Flower Project
    - Ground Flower Beds at:
      - Croy Street and Main Street
      - Pine Street and Main Street
    - Hanging Baskets
      - Town Center West
      - New Irrigation System/Repairs
    - Adopt-a-Barrel
      - New businesses on Croy, Bullion, and Carbonate Streets
- **Comprehensive Plan Updates**
  - Firm selected: Jacobs/GGLO Team
  - Initial planning and preparation phases - process to begin May 2023
  - Housing, DEI, Sustainability, and more
- **Housing Initiatives**
  - ADU Expansion to include THOW
  - THOW Communities
  - Exploring housing opportunities on every development proposal
  - Co-Living Dwelling (final approval 2023)
  - Employee Housing in Light Industrial (LI) District
  - Cottage and Townhouse Standards
- **Sustainability**
  - Encouraging sustainable development and design on every development proposal
  - Developer Incentives for Green Buildings
  - Additional Water Conservation Measures across new development projects, including single-family

BUSINESS ACTIVITY



HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

Accomplishments

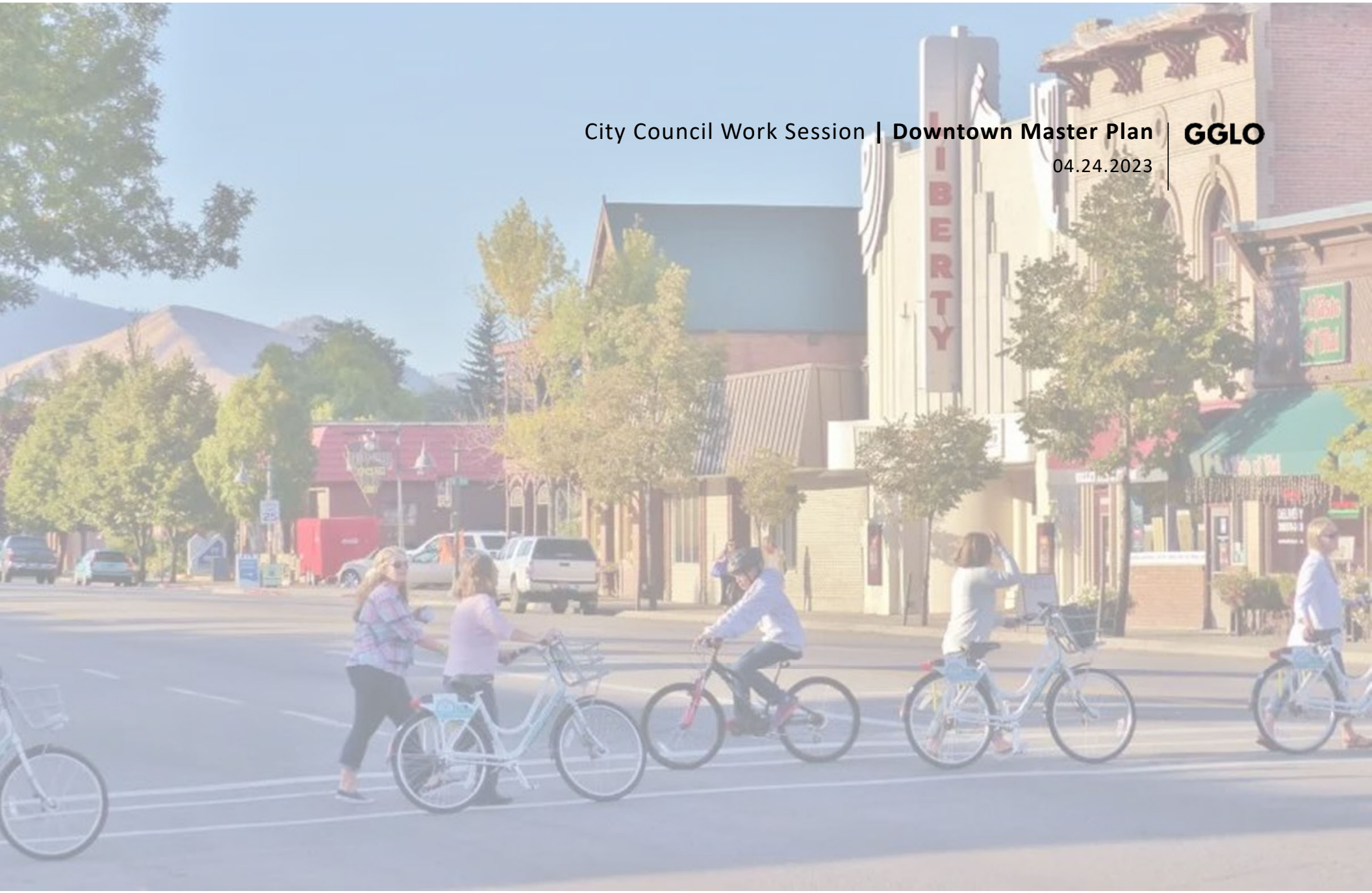
- Coordinated a mural on the Hop Porter Park bathroom building that adds to the vitality of the children's park, while
  - showcasing native wildlife,
  - honoring the Hispanic/LatinX Day of the Dead traditions, and
  - hosting an expert muralist to educate and engage with local artists in the professional and student communities.

Upcoming Projects

- "Our Differences Make a Difference" collage on the utility box at Main & Bullion will showcase diversity in Hailey's history and community.
- Revitalizing and traveling through time with the phone booths: the phone booths at Main & Elm have been painted red. New exterior panels, which will showcase collages of Hailey's school children through the ages, as well as an interactive phone will be installed in 2023. The interactive phone will play recordings about Hailey's history, the target audience is Hailey's elementary school children.

THE SAGE SCHOOL MURAL DESIGN FOR A RESTROOM BUILDING AT KEEFER PARK. PAINTING SCHEDULED FOR JUNE 2023

Return to Agenda



City Council Work Session | **Downtown Master Plan**

04.24.2023

GGLO

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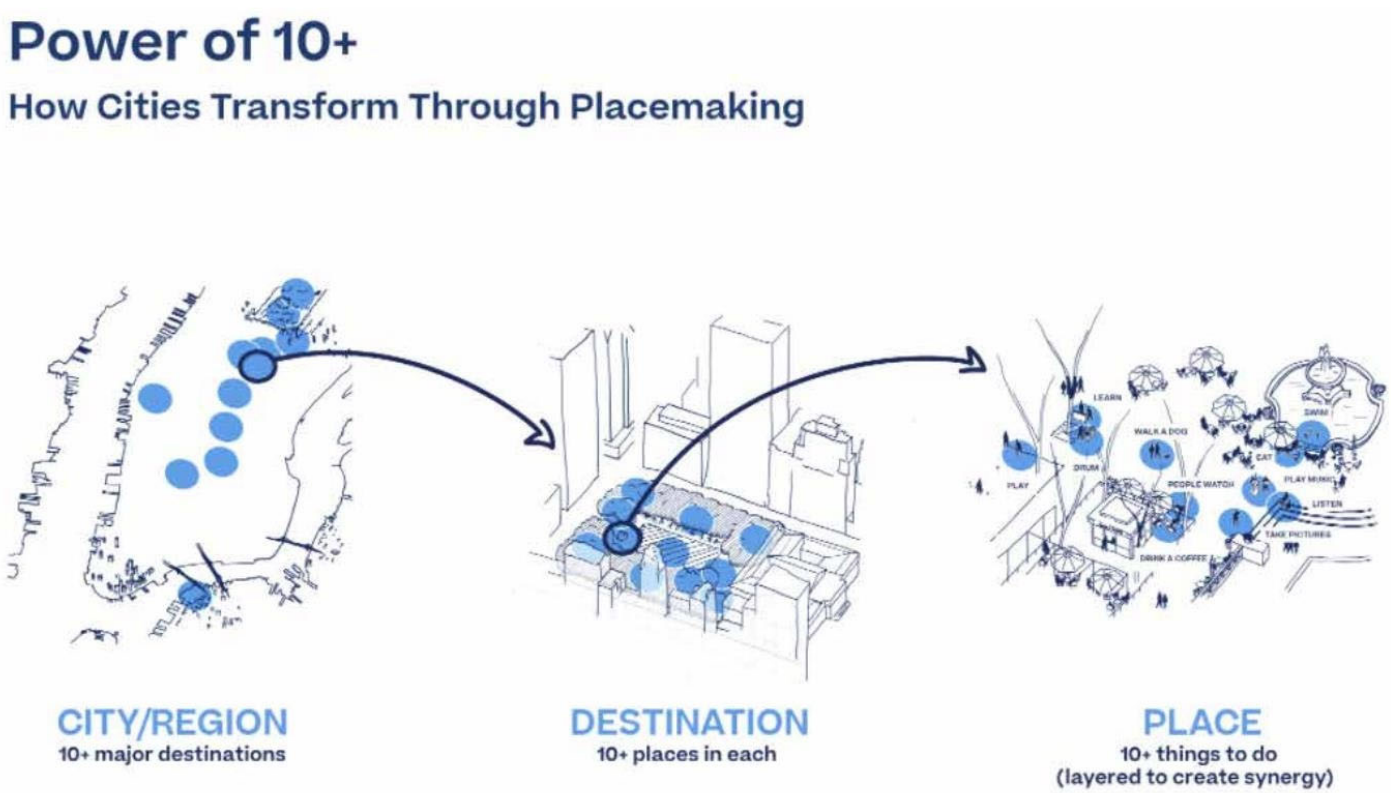
THE POWER OF 10+

The Power of 10+ is a concept Project for Public Spaces developed to evaluate and facilitate Placemaking at multiple city scales. It is a powerful tool for generating constructive conversations to identify targeted Placemaking efforts. Cities succeed or fail at the human scale—the place scale—and this scale is often overlooked. The Power of 10+ shows how paying attention to the human experience when building a city's destinations and districts can have immediate and widespread impacts.

The idea behind this concept is that places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. Local residents who use this space most regularly will be the best source of ideas for which uses will work best.

Further, when cities contain at least 10 of these destinations or districts, their public perception begins to shift amongst both locals and tourists, and urban centers can become better equipped for generating resilience and innovation.

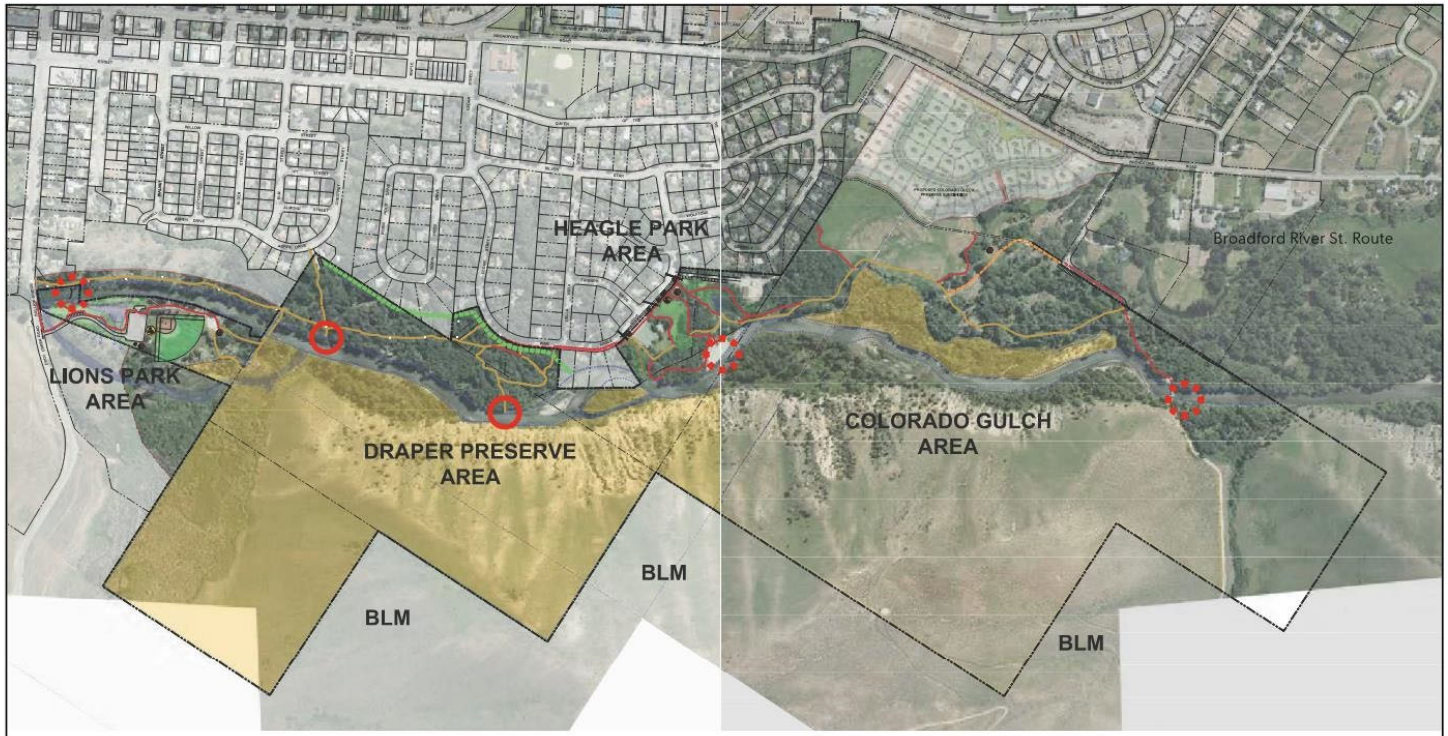


Project for Public Spaces

BIG WOOD RIVER
HAILEY GREENWAY MASTER PLAN

LEGEND

- Existing River Access Point
- Proposed River Access Point



HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

300' 150' 0 300' 600'
SCALE: 1" = 300'
(24" X 36" SHEET)

HAILEY GREENWAY MASTER PLAN
OVERALL PLAN

BIG WOOD RIVER
RECOMMENDED ZONES & ACCESS POINTS

Building on the proposals in the Hailey Greenway Master Plan, these recommendations provide a clear strategy to balance ecological preservation and public access along the Big Wood River. Along this stretch of river, we recommend three different types of access:

1. Family-Friendly Access
   - Accessible trail to river and accompanying improvements: boardwalks, beaches, side channels and crossings, nature-based play areas
2. Nature Access
   - Trail to river and minimal improvements: mulched trail, stone beaches, shoreline stabilization
3. Wilderness Access
   - Trail to river and minimal improvements: dirt trail, shoreline stabilization

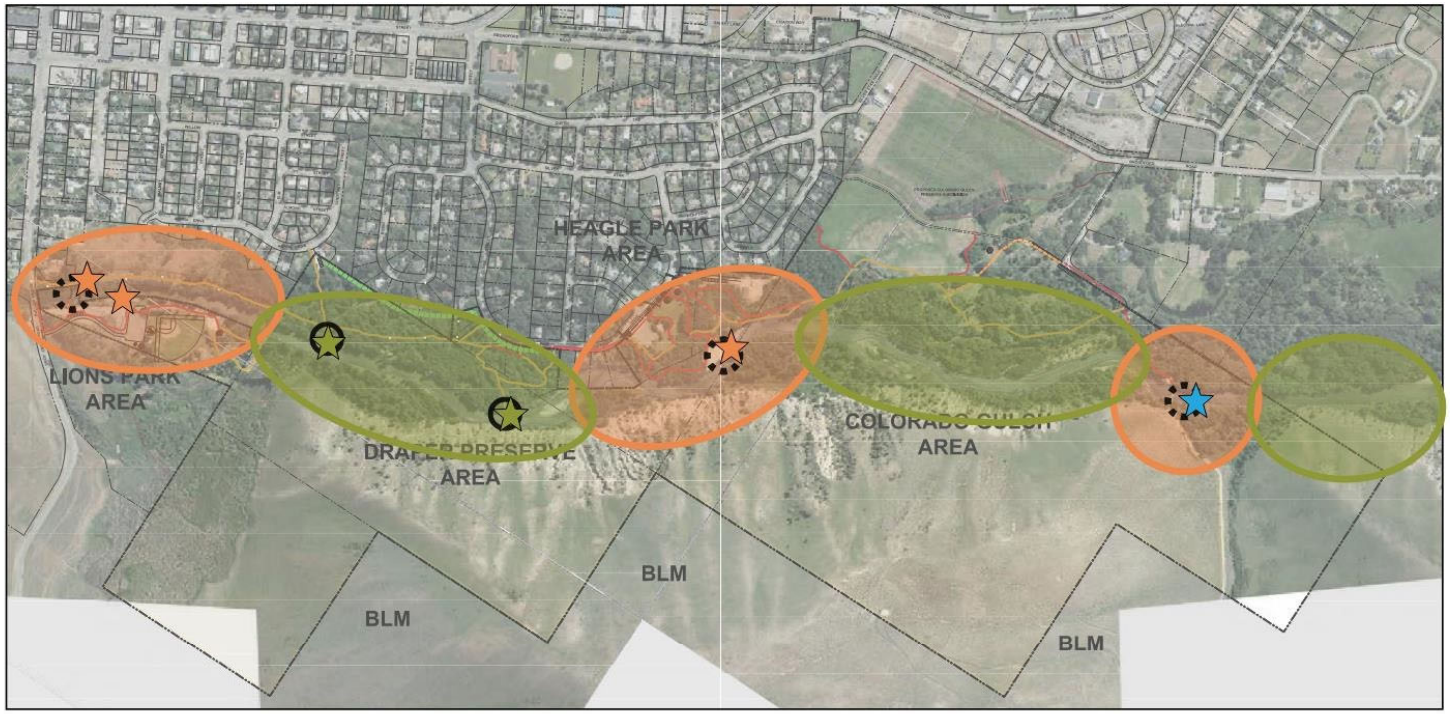
LEGEND

Hailey Greenway Master Plan

- Existing River Access Point
- Proposed River Access Point

Additional Recommendations

- Family-Friendly Access Point
- Nature Access Point
- Wilderness Acess Point
- Family Recreation Zone
- Wilderness Recreation Zone



FAMILY-FRIENDLY ACCESS

NATURE ACCESS

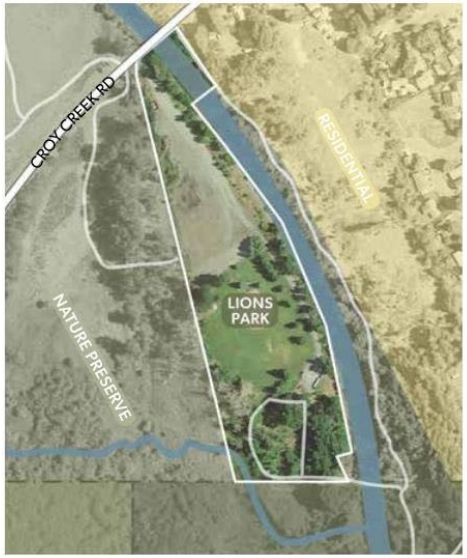
WILDERNESS ACCESS

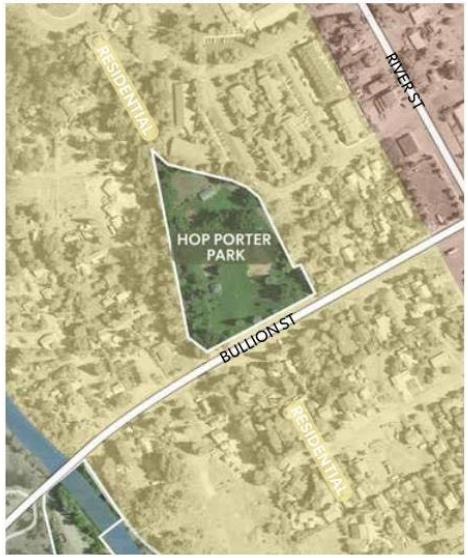
DOWNTOWN PARKS
SITE RELATIONSHIPS

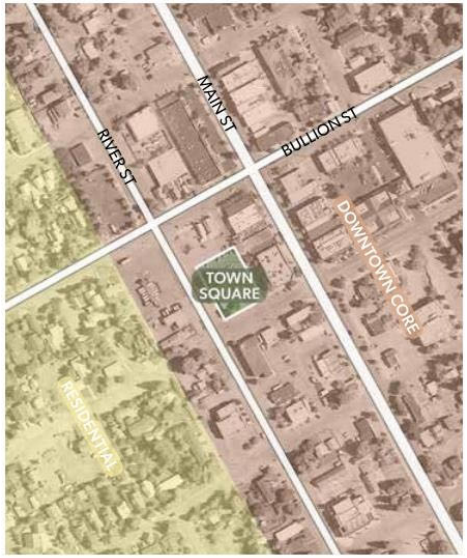
LEGEND

- Proposed Street Improvements
- Broadford River St. Route
- Hiking Trail

DOWNTOWN PARKS
CHARACTER STUDY







URBAN OASIS

Lions Park is located on the edge of Hailey's downtown, just 0.3 miles from the town center. Despite its urban proximity, the park is surrounded by nature preserves and sits on the banks of the scenic Big Woods River. This setting provides a unique opportunity to create a natural oasis steps away from the bustle of Main Street.

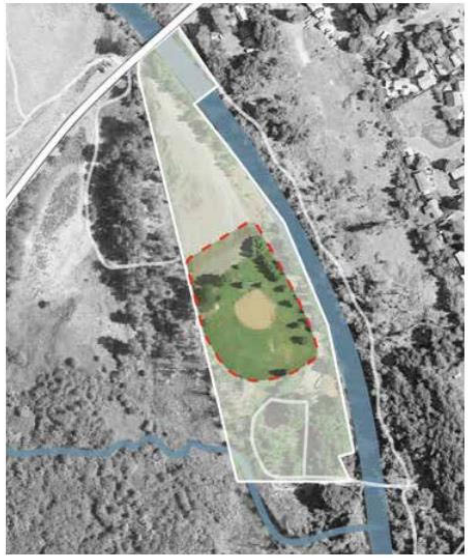
URBAN PARK

Hop Porter Park sits in the middle of a residential neighborhood just three blocks off Main Street. Occupying over a full block, Hop Porter provides valuable recreational space in close proximity to area residents and Downtown visitors. This park functions as both a neighborhood park and a regional attraction.

URBAN PLAZA

A future Town Square off Bullion and River Streets would create a civic gathering space in the center of Downtown. Programmed as a plaza, this hardscaped space could provide places to sit, play, and socialize Downtown while also being capable of hosting special events right off Main Street.

DOWNTOWN PARKS
CAPACITY STUDY



LIONS PARK
TOTAL SITE AREA: 446,120 SF (9.81 ACRES)
ASSEMBLY AREA: 145,000 SF (3.33 ACRES)

Standing Event Capacity (9 SF per person)
16,100 people

Seated Event Capacity (25 SF per person)
5,800 people

Dispersed Event Capacity (64 SF per person)
2,250 people

HOP PORTER PARK
TOTAL SITE AREA: 181,230 SF (4.24 ACRES)
ASSEMBLY AREA: 92,550 SF (2.12 ACRES)

Standing Event Capacity (9 SF per person)
10,280 people

Seated Event Capacity (25 SF per person)
3,700 people

Dispersed Event Capacity (64 SF per person)
1,450 people

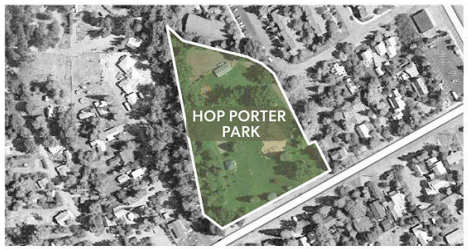
TOWN SQUARE
TOTAL SITE AREA: 21,600 SF (0.49 ACRES)
ASSEMBLY AREA: 11,250 SF (0.26 ACRES)

Standing Event Capacity (9 SF per person)
1250 people

Seated Event Capacity (25 SF per person)
450 people

Dispersed Event Capacity (64 SF per person)
175 people

DOWNTOWN PARKS
PROPOSED PROGRAMS



LIONS PARK

- SUP/Kayak/PFD Launch
- Host Events: Music, Arts, Food
- Bioretention/Snow Storage
- Sporting Events
- Nature Trails
- Dog Area
- Active Lawn Area
- Interactive Water Feature
- Outdoor Education Elements
- Shade Trees
- Fly Fishing
- Outdoor Amphitheater
- Sculpture Garden
- Pollinator Meadow
- Wedding/Event Venue

HOP PORTER PARK

- Play Area
- Event Venue
- Pavilion
- Stage
- Flexible Lawn Area
- Restrooms
- Pollinator Meadow
- Bioretention/Habitat Area
- Event Plaza
- Amphitheater
- Parking
- Promenade
- Public Art

TOWN SQUARE

- Event Plaza
- Fixed and Movable Seating
- Market Stalls
- Food Truck Plaza
- Shade Trees
- Fire Pits
- Interactive Water Feature
- Public Art

POTENTIAL SITE AMENITIES

River Access Point

Outdoor Amphitheater

Food Truck Plaza`

Fire Feature

Active Lawn Area

Open Plaza

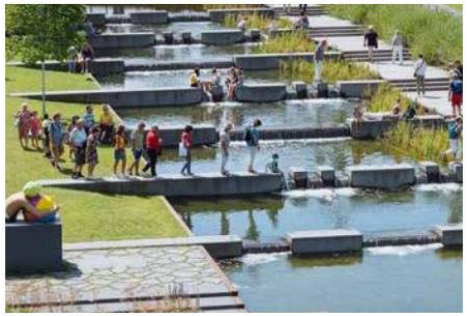
Craft Fair & Farmers Market

Public Art

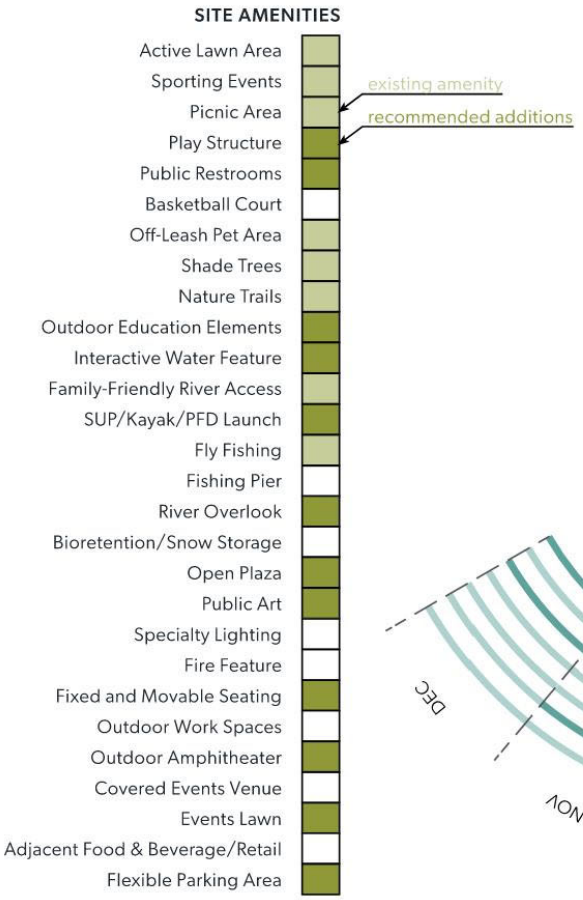
Covered Stage/ Performance Area

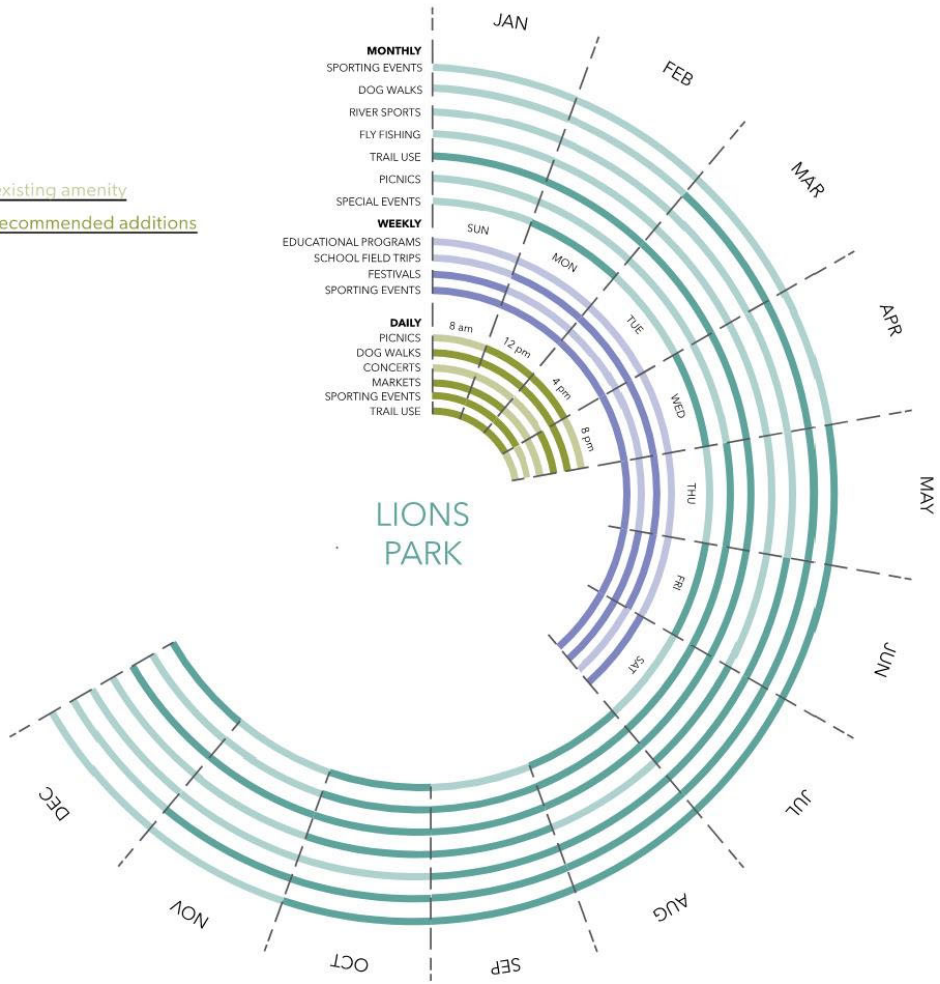
Music Festival

Bouldering Wall


Stormwater Feature

LIONS PARK
PROGRAM ASSESSMENT





Summer's End Music Festival

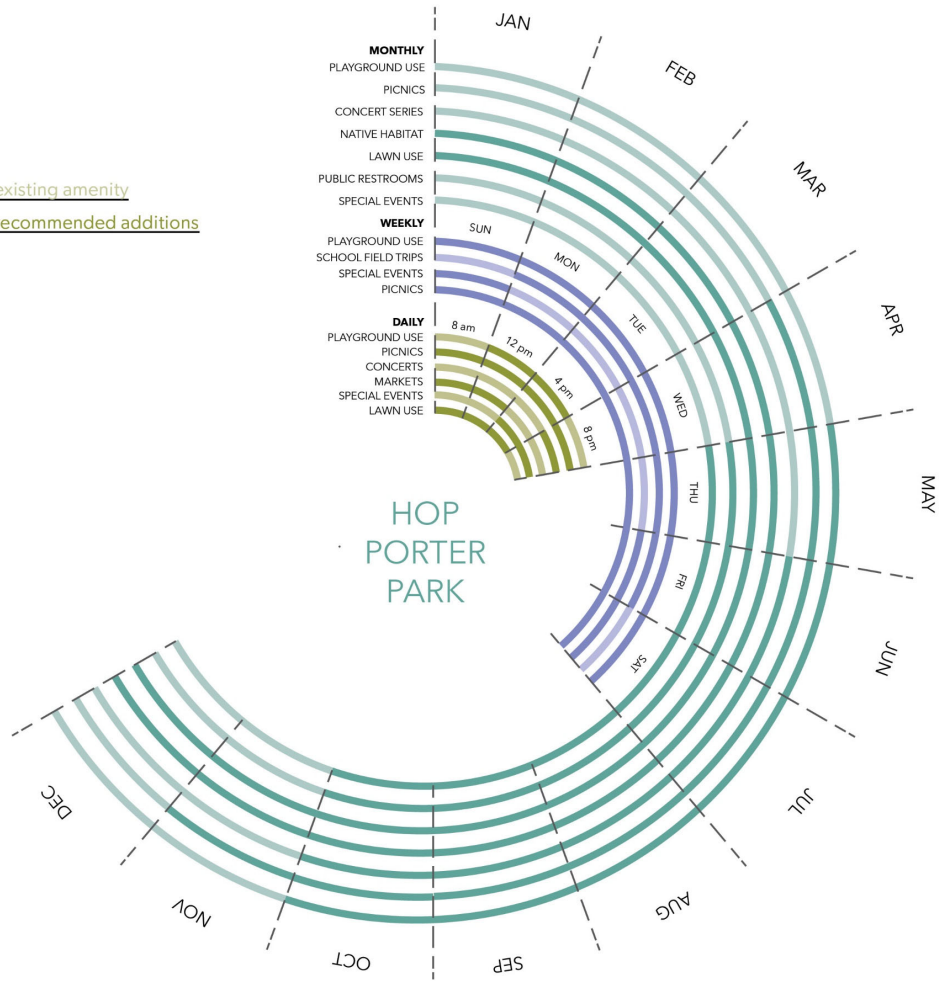
Fly Fishing in Big Wood River

Summer Trail Use

HOP PORTER PARK
PROGRAM ASSESSMENT

SITE AMENITIES

Active Lawn Area	
Sporting Events	
Picnic Area	existing amenity
Play Structure	recommended additions
Public Restrooms	
Basketball Court	
Off-Leash Pet Area	
Shade Trees	
Nature Trails	
Outdoor Education Elements	
Interactive Water Feature	
Family-Friendly River Access	
SUP/Kayak/PFD Launch	
Fly Fishing	
Fishing Pier	
River Overlook	
Bioretention/Snow Storage	
Open Plaza	
Public Art	
Specialty Lighting	
Fire Feature	
Fixed and Movable Seating	
Outdoor Work Spaces	
Outdoor Amphitheater	
Covered Events Venue	
Events Lawn	
Adjacent Food & Beverage/Retail	
Flexible Parking Area	



Playground

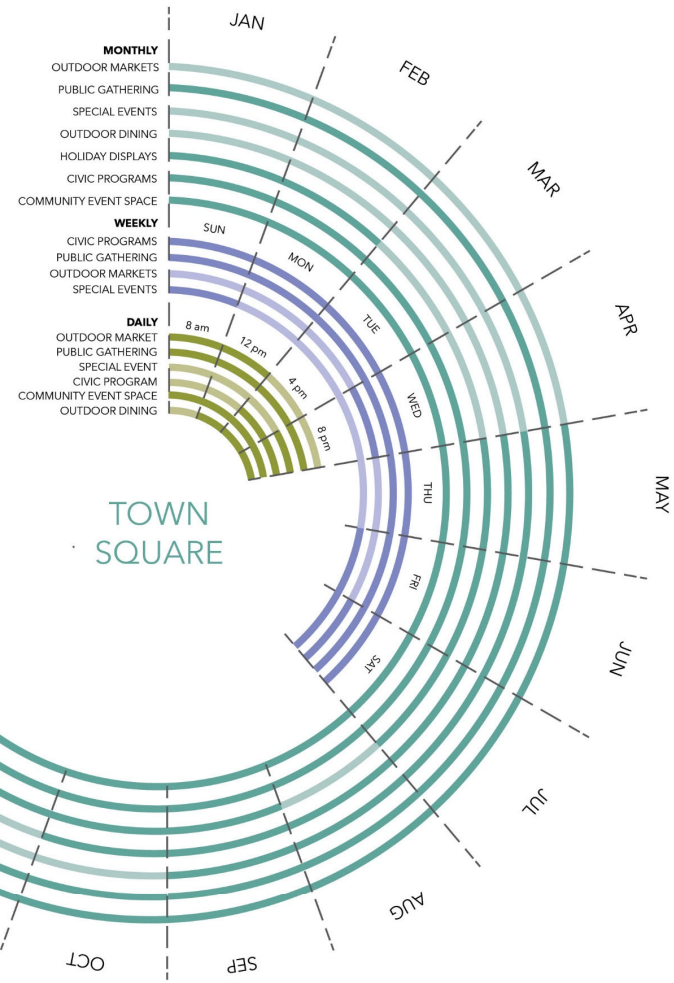
Summer Music Series

Picnic Pavilion

TOWN SQUARE
PROGRAM ASSESSMENT

SITE AMENITIES

- Active Lawn Area
- Sporting Events
- Picnic Area ← recommended amenities
- Play Structure
- Public Restrooms
- Basketball Court
- Off-Leash Pet Area
- Shade Trees
- Nature Trails
- Outdoor Education Elements
- Interactive Water Feature
- Family-Friendly River Access
- SUP/Kayak/PFD Launch
- Fly Fishing
- Fishing Pier
- River Overlook
- Bioretention/Snow Storage
- Open Plaza
- Public Art
- Specialty Lighting
- Fire Feature
- Fixed and Movable Seating
- Outdoor Work Spaces
- Outdoor Amphitheater
- Covered Events Venue
- Events Lawn
- Adjacent Food & Beverage/Retail
- Flexible Parking Area



Public Gathering Space

Indoor/Outdoor Community Space

Year-Round Use

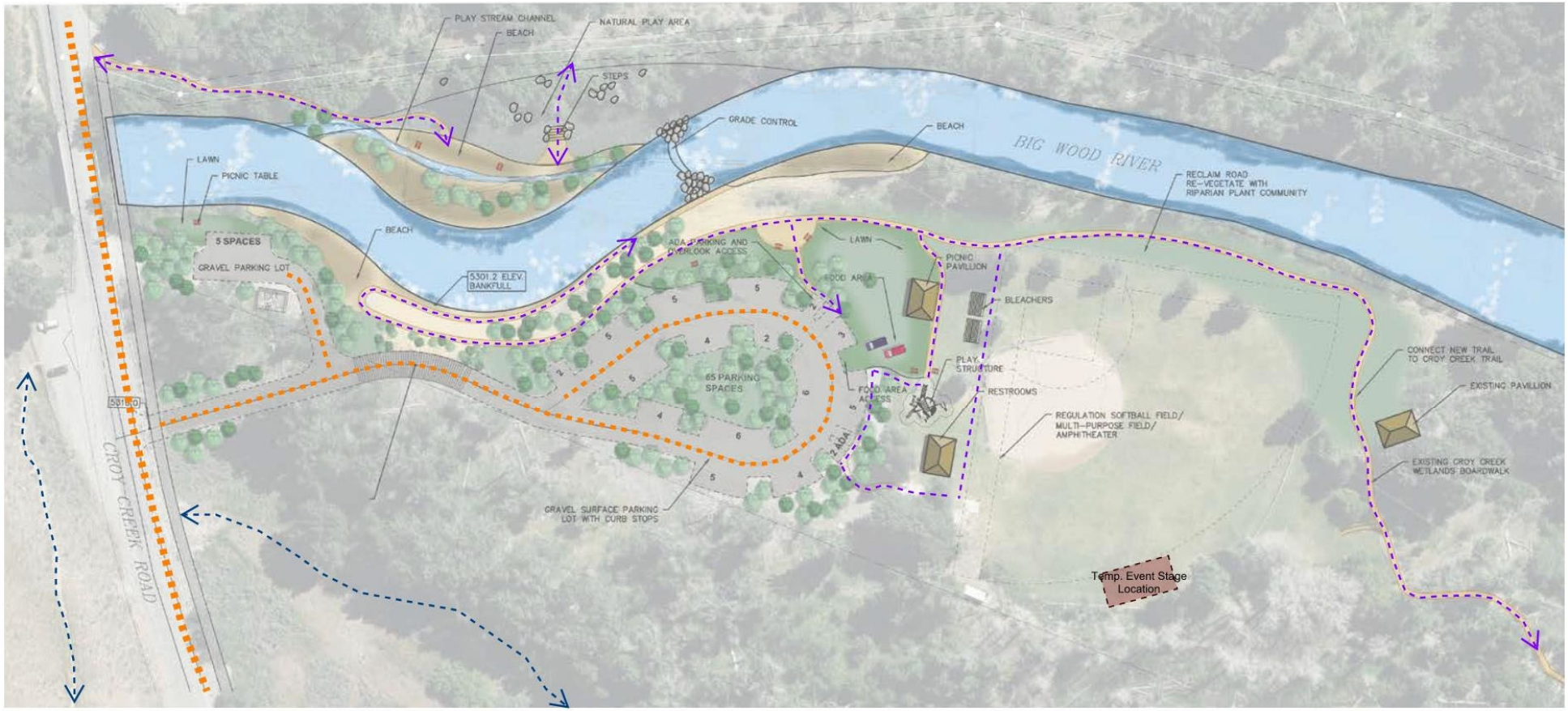
LIONS PARK
CURRENT PLAN ASSESSMENT

LEGEND

- Vehicular Access
- Trail

TAKEAWAYS

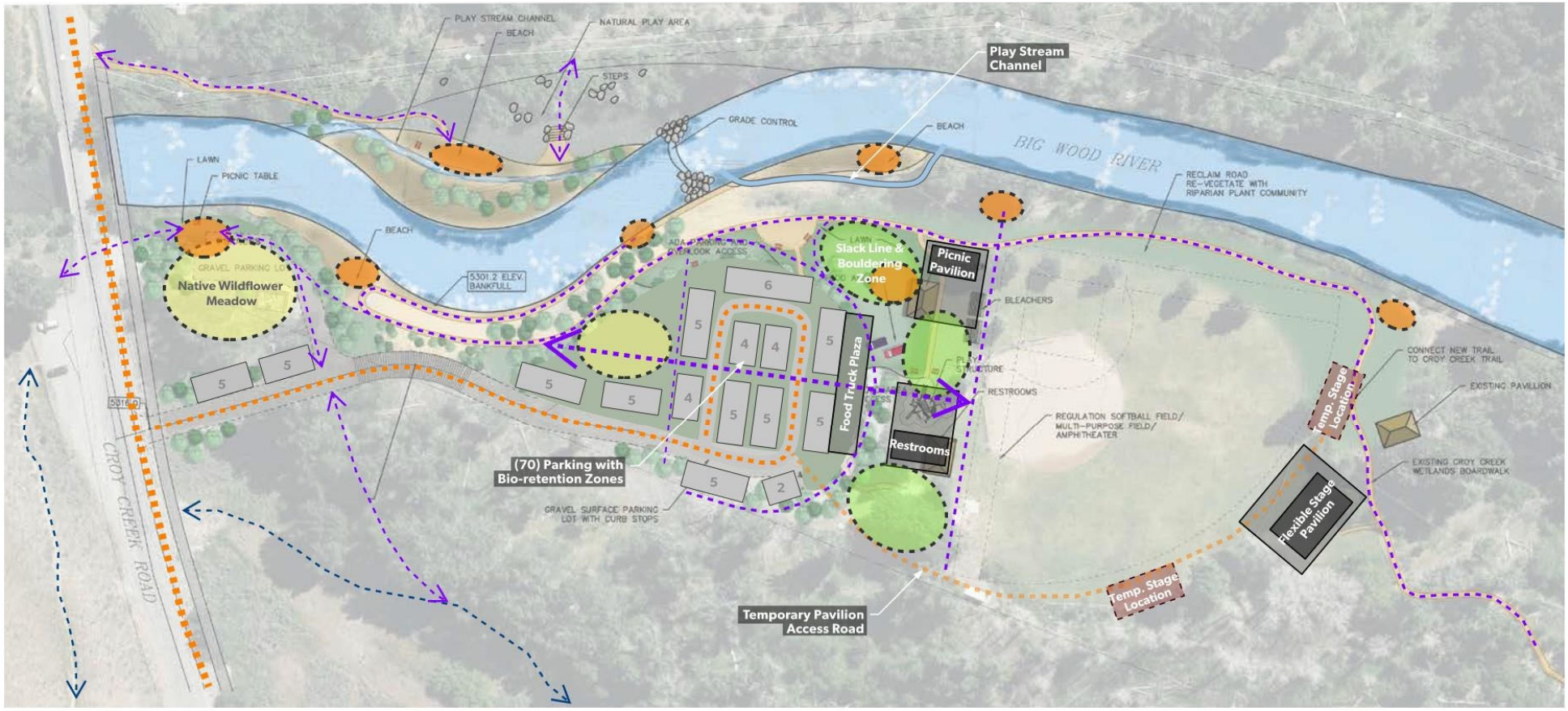
- Vehicular-dominated design
- Generic park lawn (lawn, picnic, and play area)
- Not local or regionally specific
- Limited access to event area
- Unorganized program layout



LIONS PARK
RECOMMENDED PROGRAMS
Option 1

LEGEND

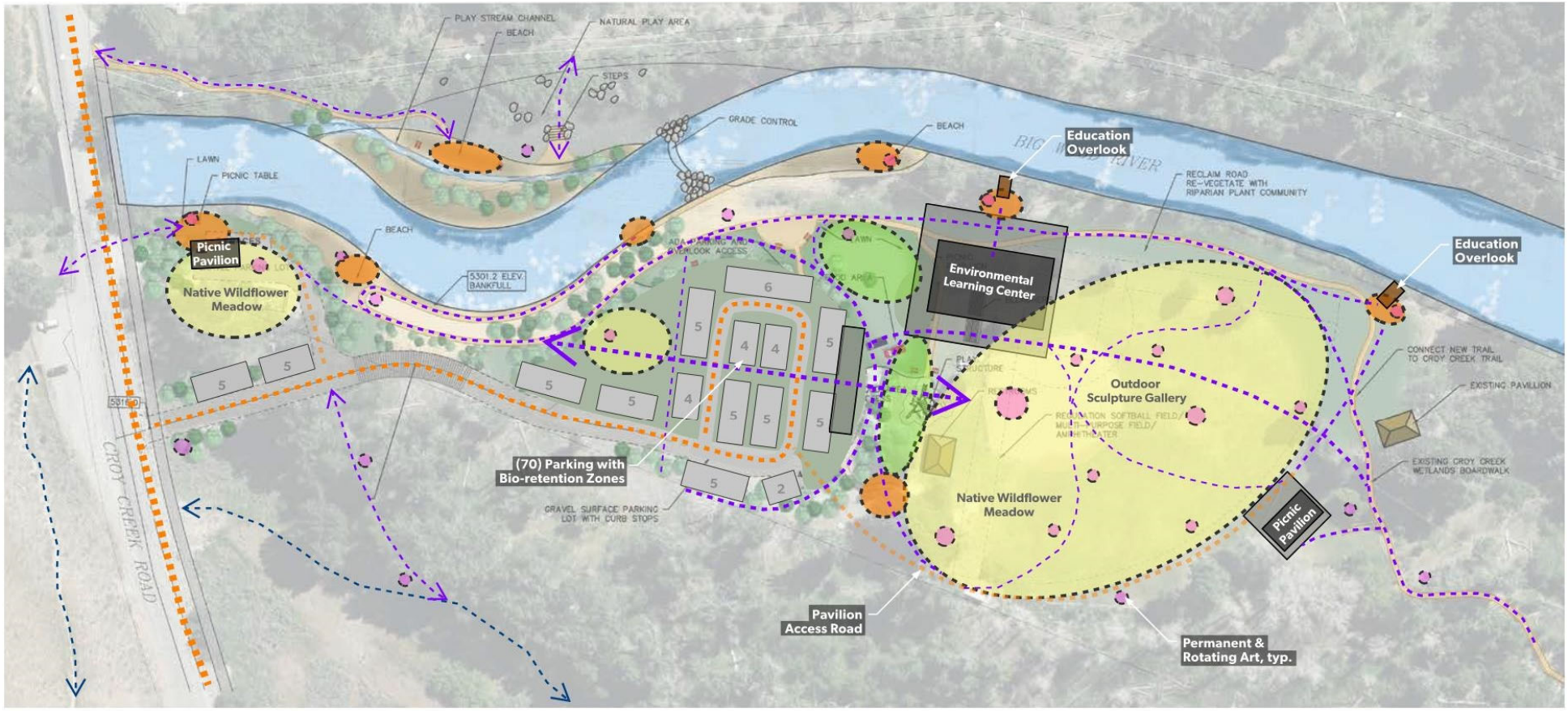
- Activity Area
- Native Meadow
- Lawn Area
- Parking Spaces
- Plaza Space
- Structure
- Vehicular Access
- Trail



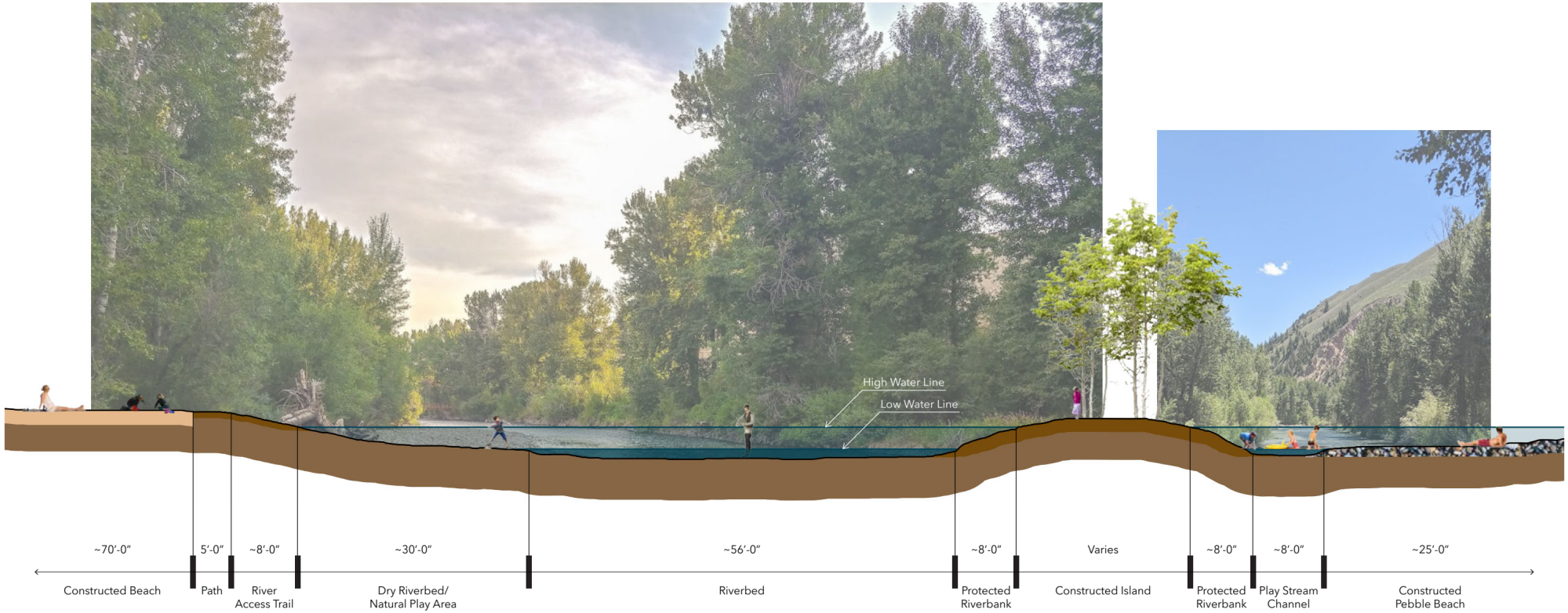
LIONS PARK
RECOMMENDED PROGRAMS
Option 2

LEGEND

- Activity Area
- Native Meadow
- Lawn Area
- Parking Spaces
- Plaza Space
- Temporary Structure
- Vehicular Access
- Trail
- Art Piece



LIONS PARK
RIVERFRONT STUDY
Constructed Channel



GGLO

HOP PORTER PARK
RECOMMENDED PROGRAMS

LEGEND

- Activity Area
- Native Meadow
- Lawn Area
- Parking Spaces
- Plaza Space
- Structure
- Vehicular Access
- Pedestrian Access

Entry Plaza

Structured Play Area

Event Lawn

GGLO

BULLION – CROY CREEK
CORRIDOR STUDY

LEGEND

- Parcel Boundary
- Proposed Universal Access Trail
- Proposed Promenade

GGLO

BULLION ST. PROMENADE
CONCEPT DESIGN

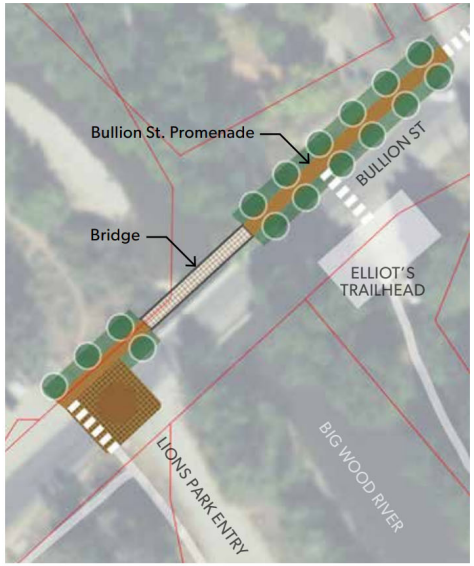
Tree-lined Pedestrian Promenade

LEGEND

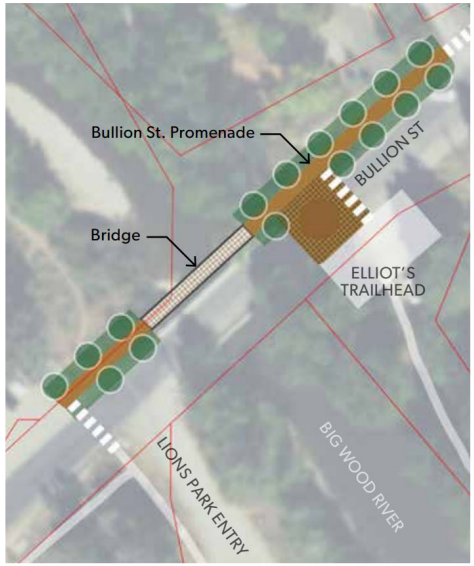
- Parcel Boundary
- Vehicular Access
- Pedestrian Access

GGLO

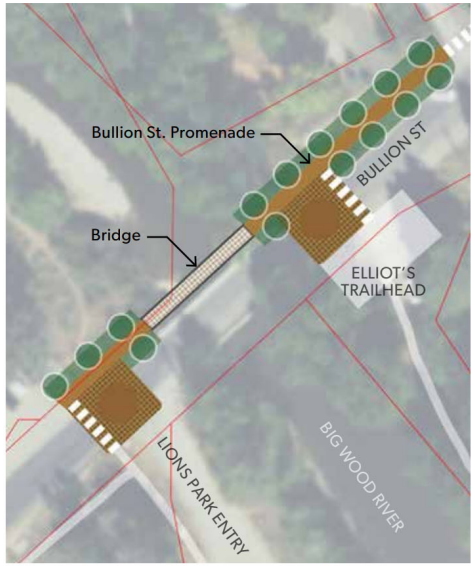
BULLION ST. BRIDGE
CROSSING STUDY



WEST PLAZA CROSSING



EAST PLAZA CROSSING



WEST + EAST PLAZA CROSSINGS

*Bridge Crossing most likely to be new, structurally independent pedestrian bridge

0' 500' 1000' 2000'

DOWNTOWN NETWORK PLAN

The Downtown Network Plan identifies key sites and routes for the further development of Downtown.

- Downtown Park
- Potential Development Site
- Critical Pedestrian Crossing
- Main Ave Historic Retail Street
- River St Mixed Use Street
- East-West Canyon Route
- N 1st Ave Plaza
- Primary Side Street
- Secondary Side Street
- BCRD Wood River Trail
- Bicycle Facility
- Urban Renewal District boundary

KEY TAKEAWAYS

- Most businesses Downtown are open M-F from 9-5; there is not a lot open late or on weekends.
- Business owners identify Hailey as a hardworking mountain town.
- Entertainment, workforce housing, and youth activities are missing from Downtown.
- Driving access, local residents, foot traffic, street visibility, and parking are important for business owners.
- The streetscapes are generally loud and generic.
- Slower traffic and more attractive streetscapes are needed.

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Qasn jfi£ flflv¡ t fl

M}a¡ ‡nffl¼s}£» nffl v¡ Q · ~ ~ nfi

Avtu‡flv¡ Z v¡ ‡nfi

Q‡finn ‡Sfinnfl

Z vln fiQvln» a}|fl

GGLO

Authentically Hailey Downtown

Town Square as Downtown Destination

Vibrant & Distinct Downtown Core

Connected Shops, Parks & Amenities

Safe & Convenient Crossings

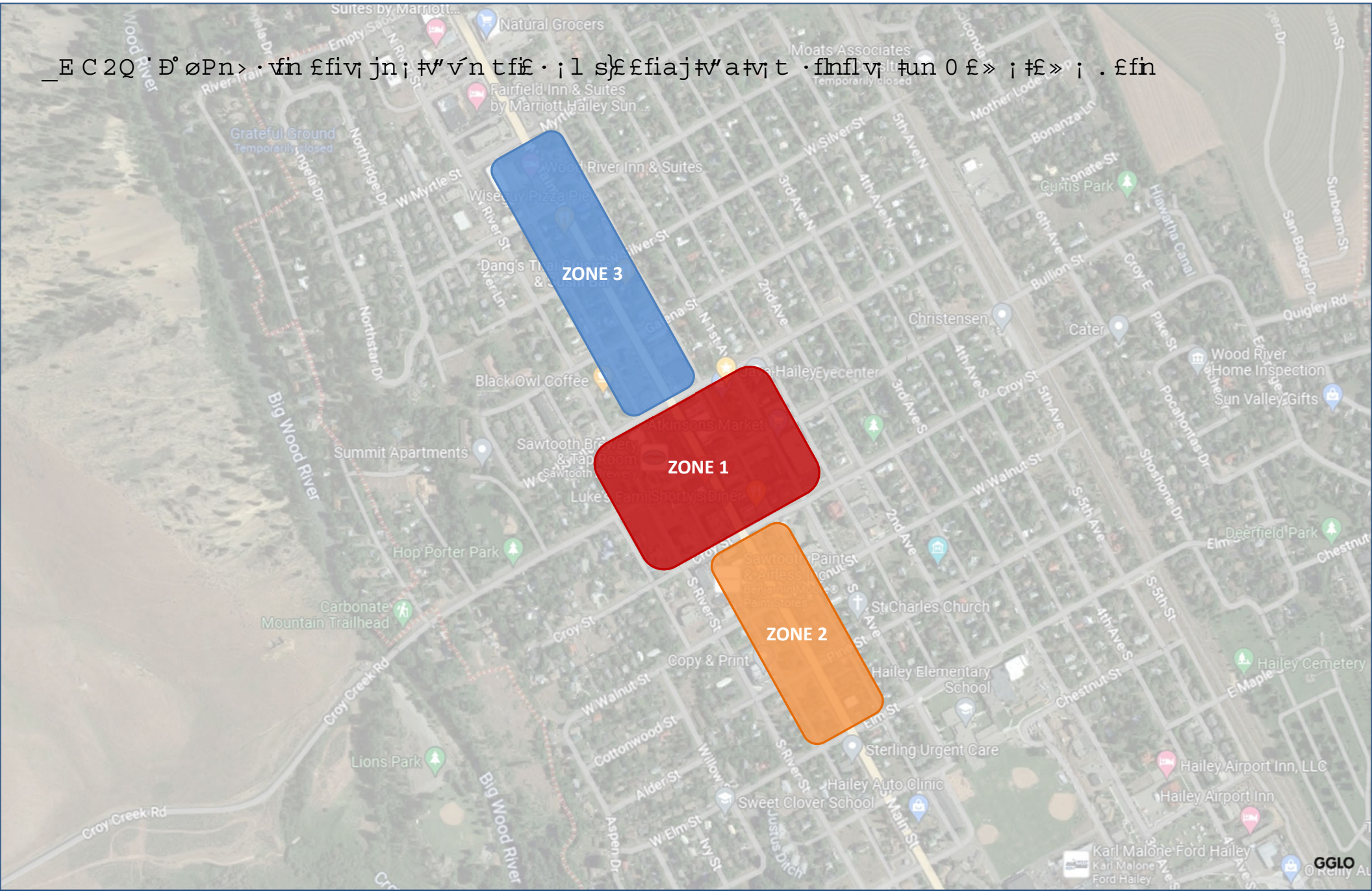
Maintain On-Street Parking Capacity

ZONE 1 (2 BLOCKS): CROY TO CARBONATE

ZONE 2 (3 BLOCKS): ELM TO CROY

ZONE 3 (4 BLOCKS): CARBONATE TO MYRTLE

_E C 2Q ˙ Ð˚øPn›·vfin £fiv¡jn¡‡v”v´n tfi£·¡l s}£ £fiaj‡v”a‡v¡t ·flnflv¡ ‡un 0 £» ¡ ‡£» ¡ . £fin



0 E Z C SE Z C . E P2 _E C 2Q

_E C 2 ˙

Muafln ˙

Z vln¡ Qvln» a}|fl

Aafitn Q#finn‡Sfinnfl˚ ˝ðE . v¡ n…«a¡lnl s·fi¡vfluv¡t ´£¡n

E fi¡a~ n¡ ‡a}Mnlnfl#fiva¡ Avtu#fl» v‡u 7}£» nfiv¡t -afl|n#fla¡l Z v¡ ‡nfiAvtu#fl˘˘ðE ı. ı

Q#finn‡7·fi¡v‡·fin

Z a‰sv¡lv¡t

M·i}vj%fi#

2¡ua¡jnl .fi£flflv¡tfl

7·‡·fin flvln» a}| n…«a¡flv£¡ s£fi£·‡l£ £fijasofln a‡v¡t

_E C 2Q ¨â˚

Muaflnfl¨â˚

Z vln¡ Qvln» a}|fl

Aafitn Q#finn‡Sfinnfl˚ ˝ðE . v¡ n…«a¡lnl s·fi¡vfluv¡t ´£¡n

E fi¡a~ n¡ ‡a}Mnlnfl#fiva¡ Avtu#fl» v‡u 7}£» nfiv¡t -afl|n#fla¡l Z v¡ ‡nfiAvtu#fl˘˘ðE ı. ı

GGLO

B % :C QSP22S

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2¡ua¡jnl jfi£flfl» a}|fl

Z a}| a}}» a‰fl

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Aafitn Q‡finn‡Sfinnflv¡ Qv}"a .n}}fl ° ˝ðE ı. ı Ë‰ jj£}aln 2}~ £fiflv~ ½

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9 a¡tv¡t 7}£» nfi-afl|n‡flËQ·~ ~ nfi½

B £·¡‡nl 9 £}vla‰ Avtu‡flËZ v¡‡nfi½

0 nj£fia‡v"n Ma"n~ n¡‡ËMa"nfi½

-v|n Paj|fl‡-n¡junfl

GGLO

idaho

perch

DoWnTowN
BOZEMAN

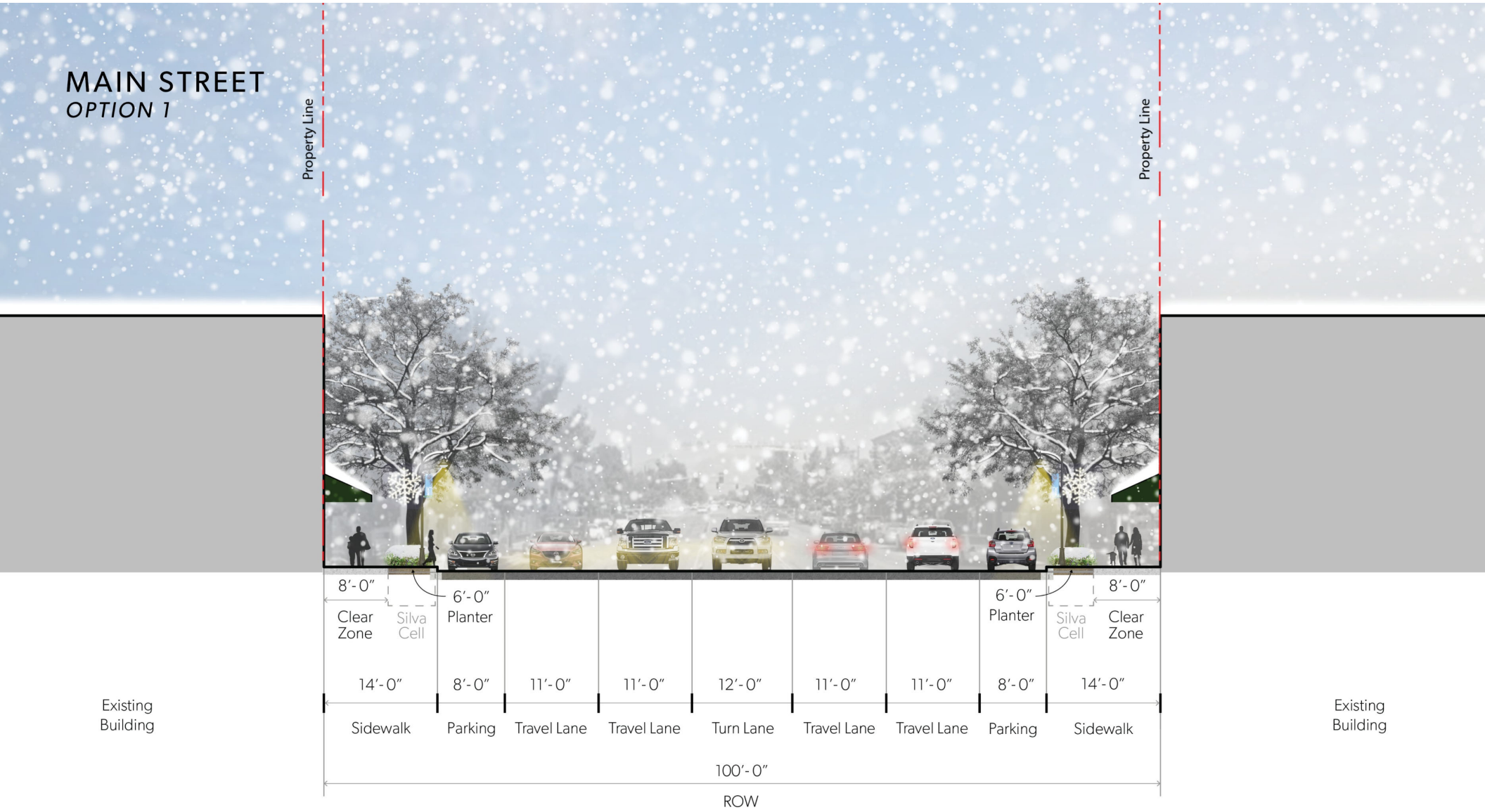
market garage
glass alley
SUMMER
Please enjoy
our fountains
of youth

GGLO

MAIN STREET
EXISTING

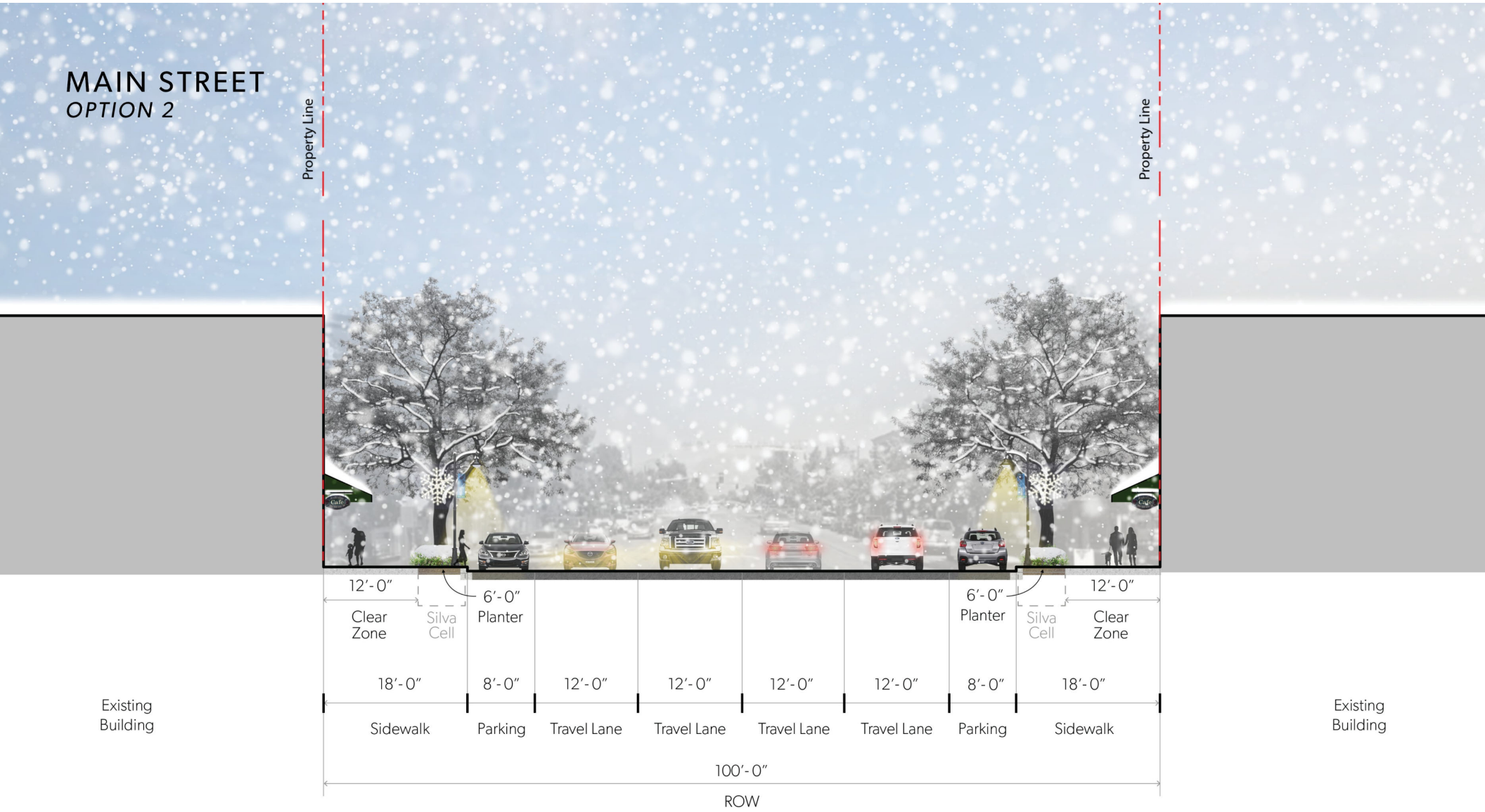
MAIN STREET
OPTION 1

MAIN STREET
OPTION 1

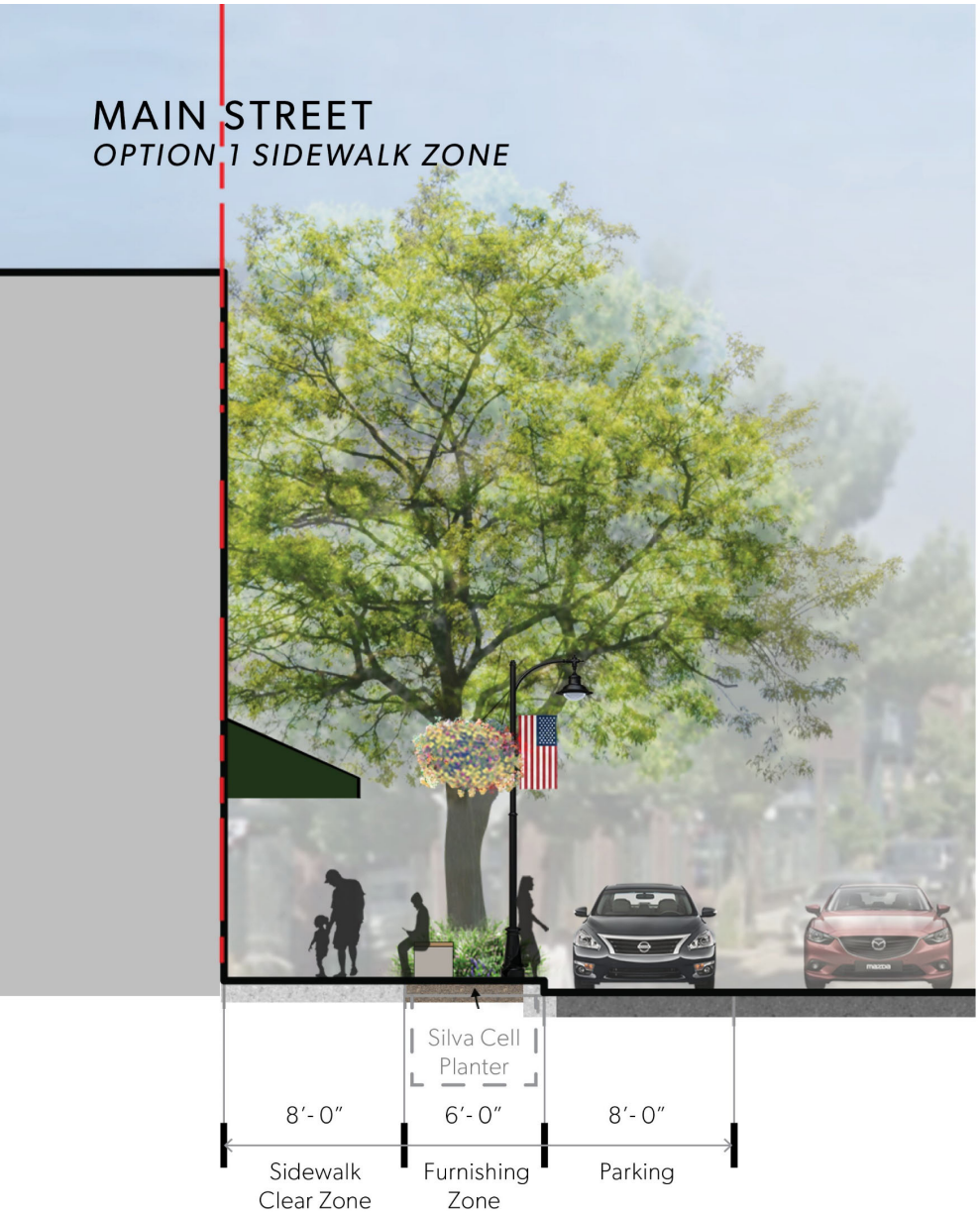


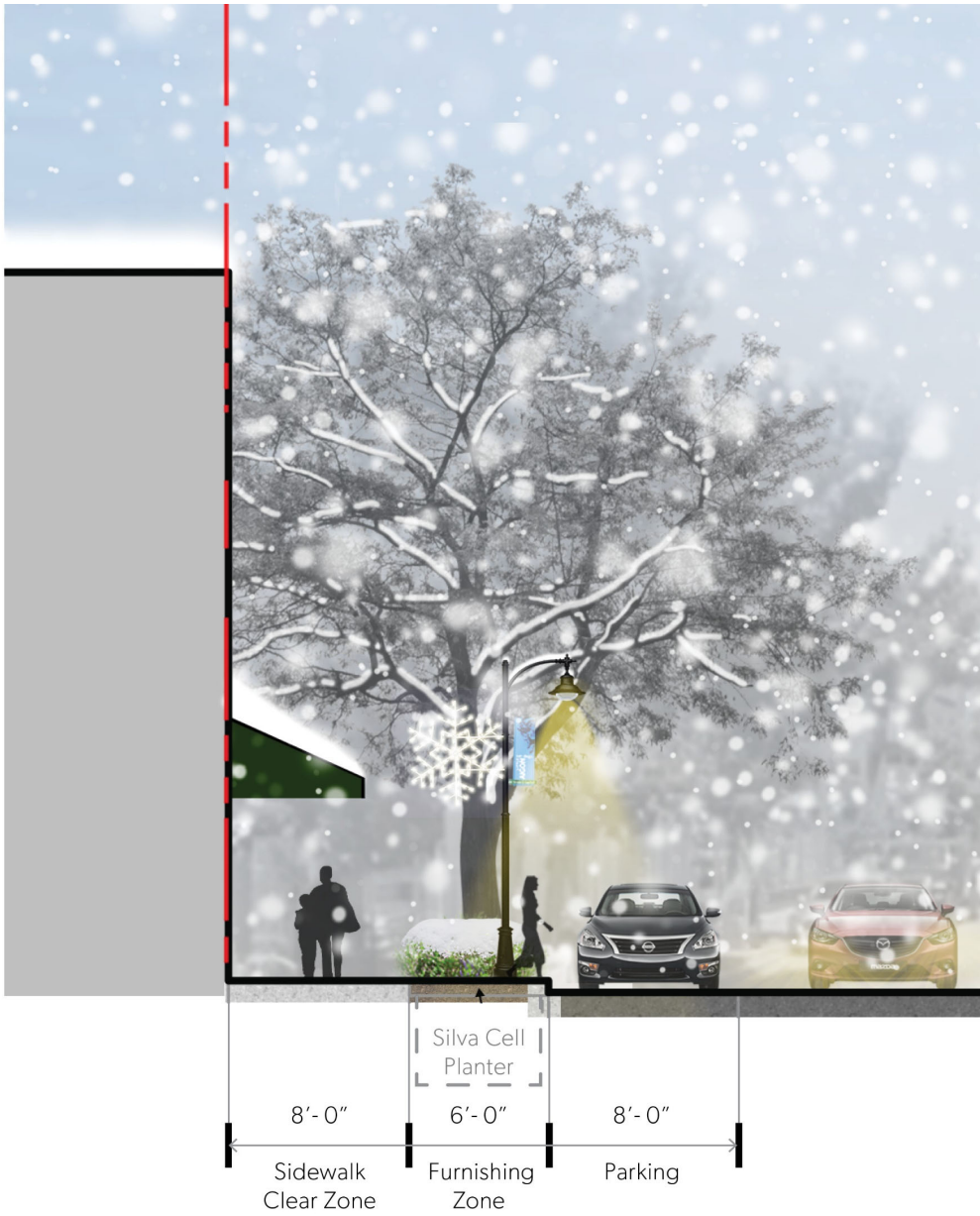
MAIN STREET
OPTION 2

MAIN STREET
OPTION 2



MAIN STREET
OPTION 1 SIDEWALK ZONE





P:Y2P QSP22S

Q#finn#Sfinnfl

Pn>·vfin Qv}"a .n}}fl

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0 nflvc¡a#n Sfinn S‰«n ËC £fi#unfi¡ %jj}av~ 9£¡n‰}£j·fl#£fiflv~ ½

C a#v"n¼al a«#v"n «£}}v¡a#£ffl s£fi·¡l nffl#£f‰

E·#l £ £fi.as> Q«ajn

Ë ½. £fi¡nfi.as>¼Pnfl#a·fia¡#«nfii}£j|

Mfinsnfiai}‰a#j£fi¡nfi»v#u j·fii i·}i

B v¡v~ ·~ ˙˘ð»vl#u «a#v£»v#u ~ v¡ ¸ðj}fifvln»a}|

M·i}vj %fi#

GGLO

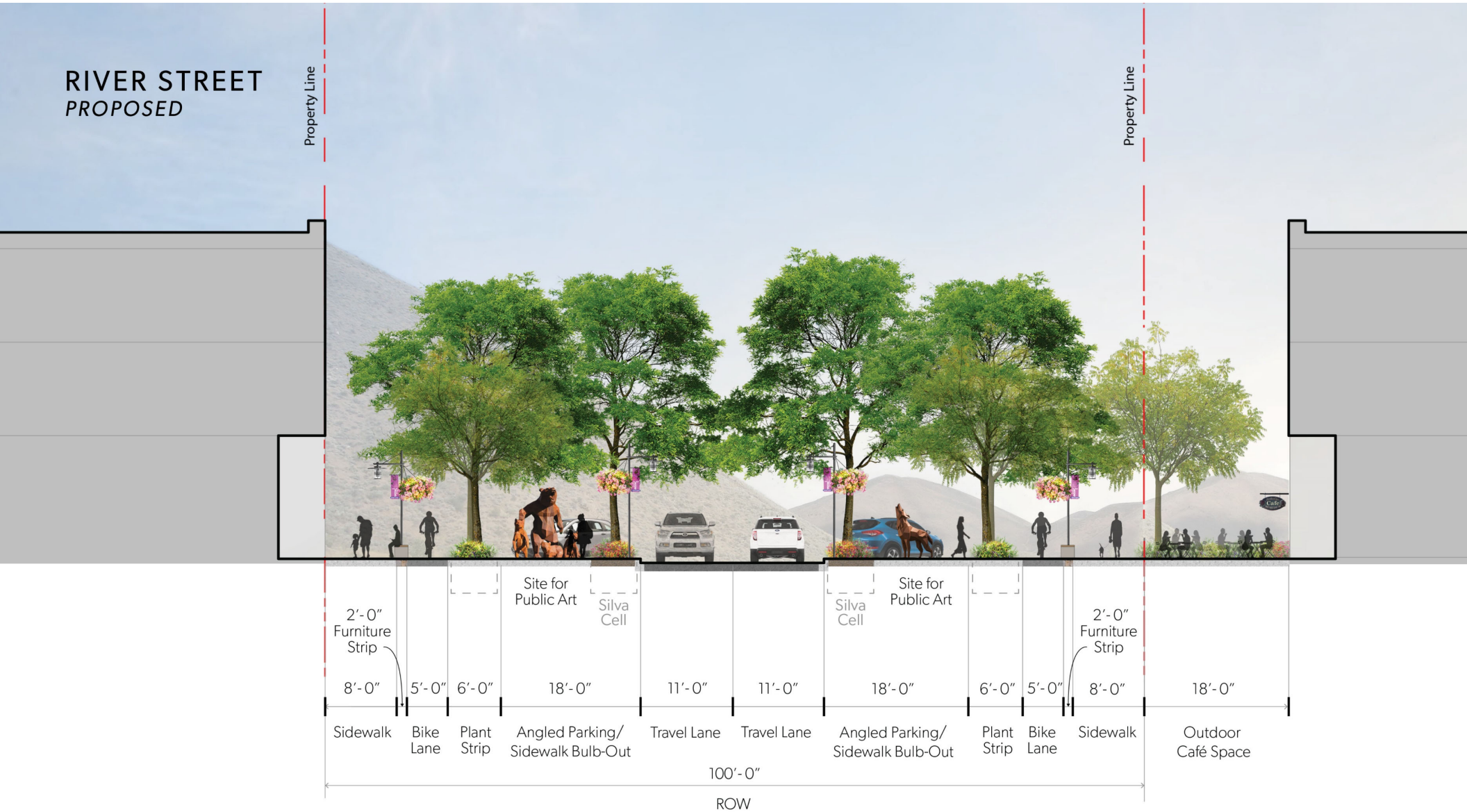
THE SOCKMANY

PIQUETTE

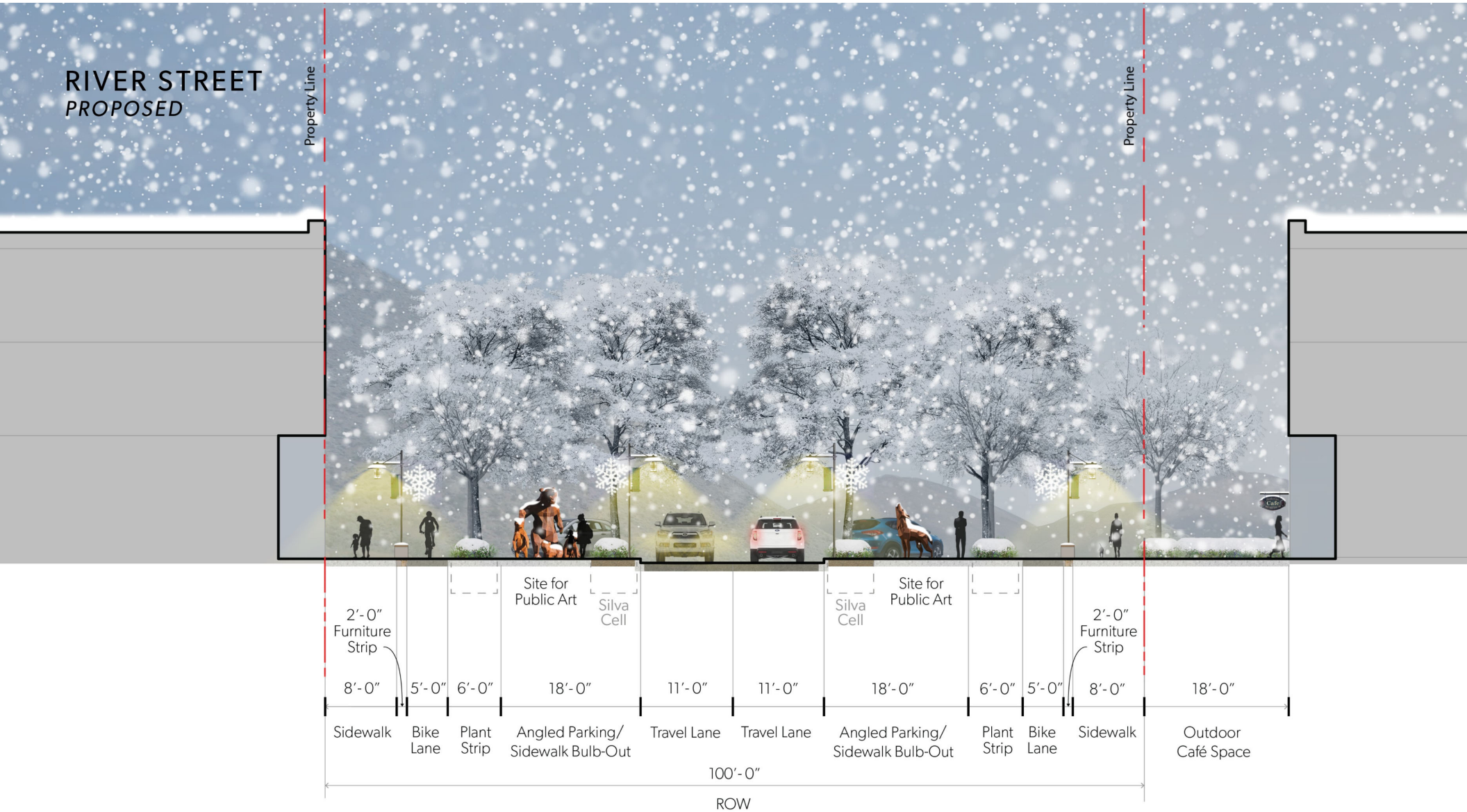
Like Savings?
WINE ON SALE

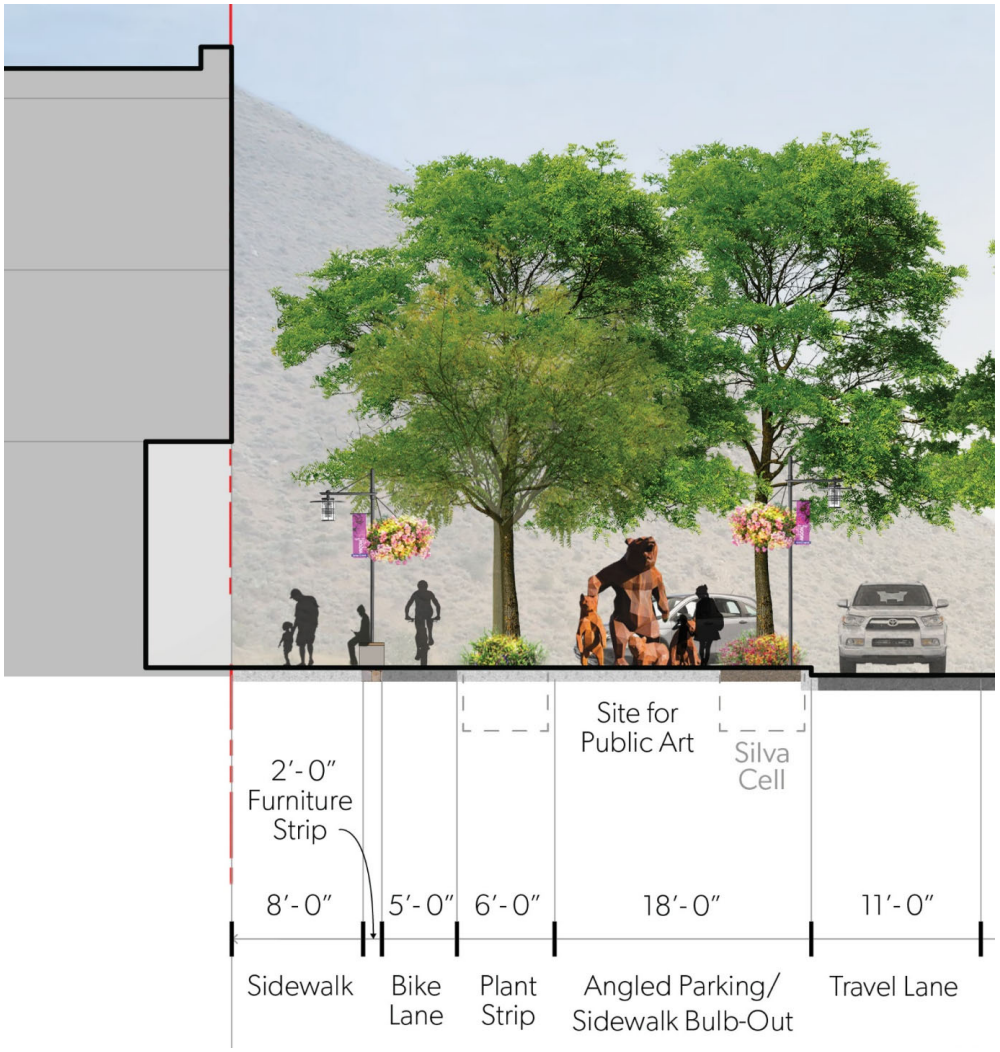
RIVER STREET
EXISTING

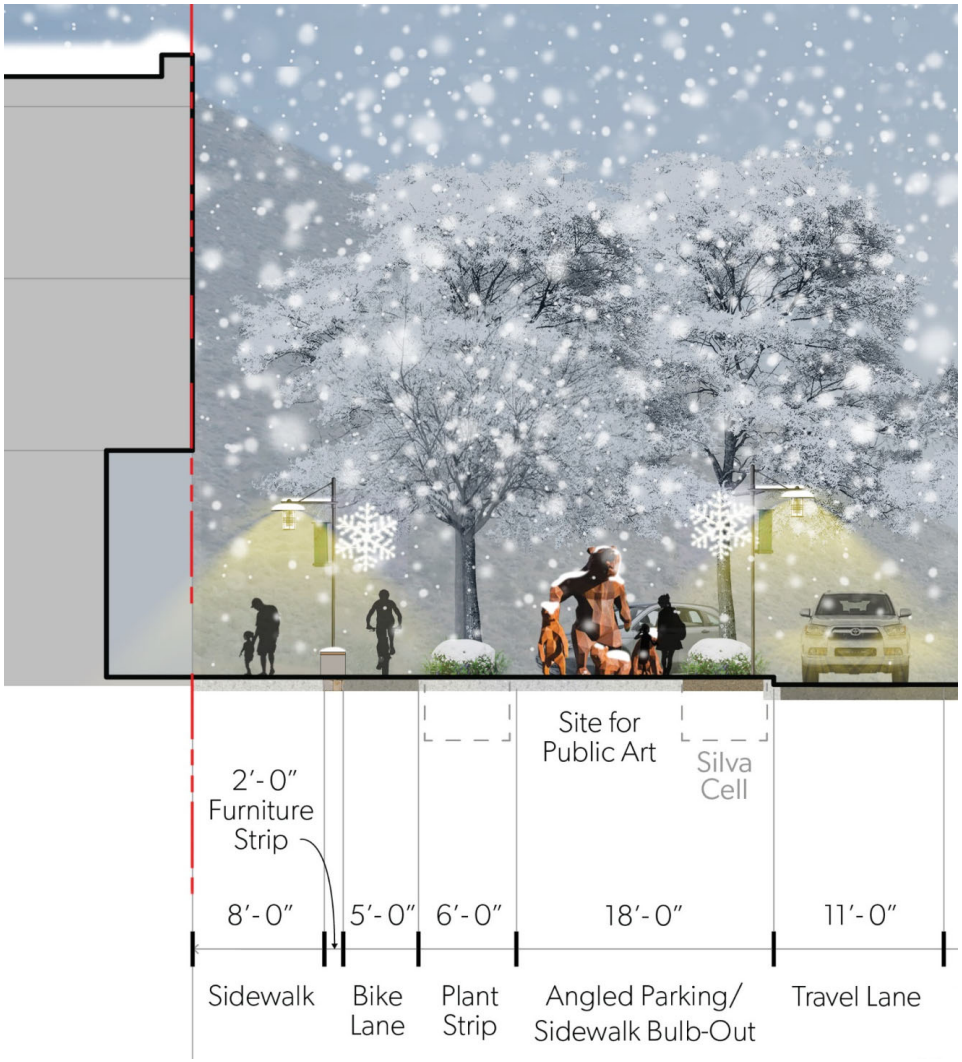
RIVER STREET
PROPOSED



RIVER STREET
PROPOSED




Site for
Public Art
Silva
Cell
2'-0"
Furniture
Strip
8'-0"
5'-0"
6'-0"
18'-0"
11'-0"
Sidewalk
Bike
Lane
Plant
Strip
Angled Parking/
Sidewalk Bulb-Out
Travel Lane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18'-0"
11'-0"
Sidewalk
Bike
Lane
Plant
Strip
Angled Parking/
Sidewalk Bulb-Out
Travel Lane

GGLO

Q:0 2 QSP22SQ

B av¡ ‡av¡ %¡t }nl Mafi|v¡t

Pnl·jn Sfia”n}Aa¡nfll£» ¡ ‡£ fl‡a¡lafil

2…«a¡l Qvln» a}|fl

E fi¡a~ n¡ ‡a}Q‡finn‡Sfinnflv¡ Qv}”a .n}}flË‰·‡·~ ¡ -}a´n B a«}n £fiflv~ ½

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Z a‰sv¡lv¡t Qvt¡atn

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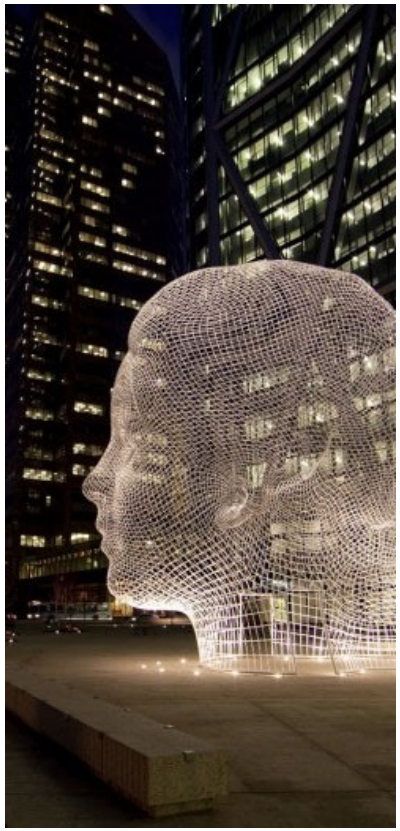
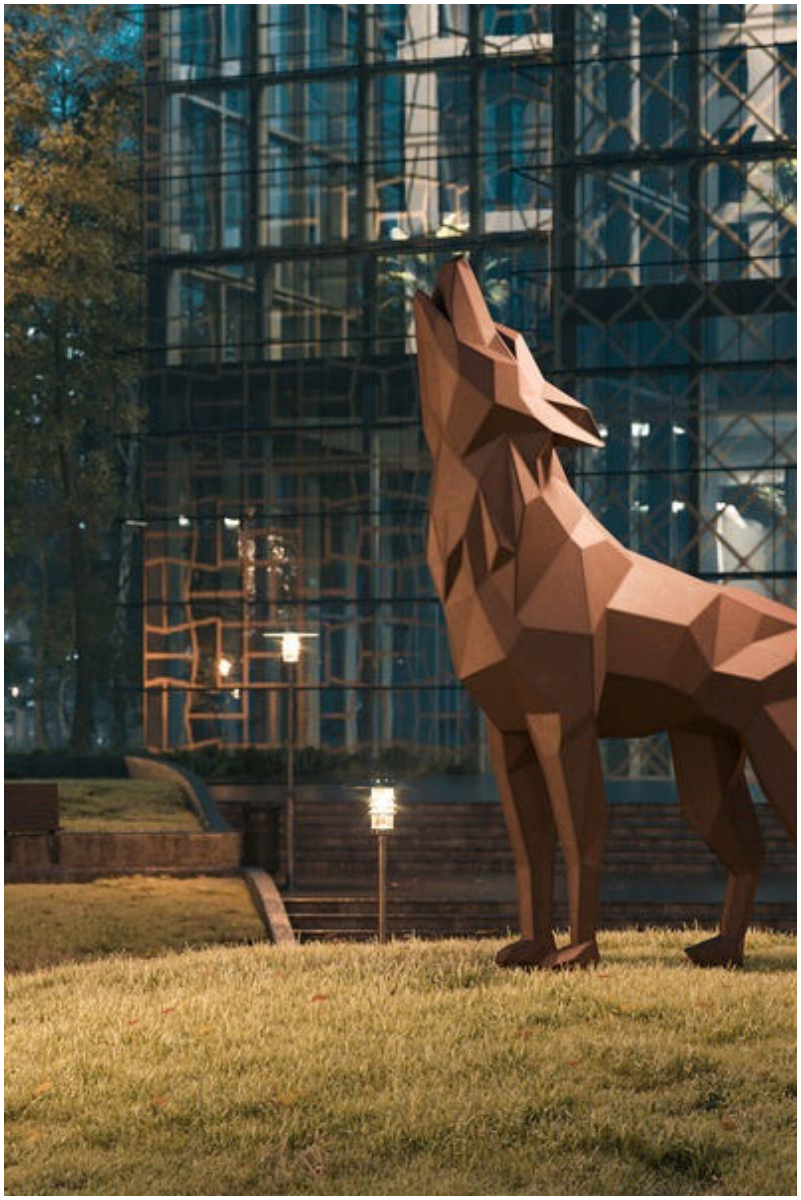
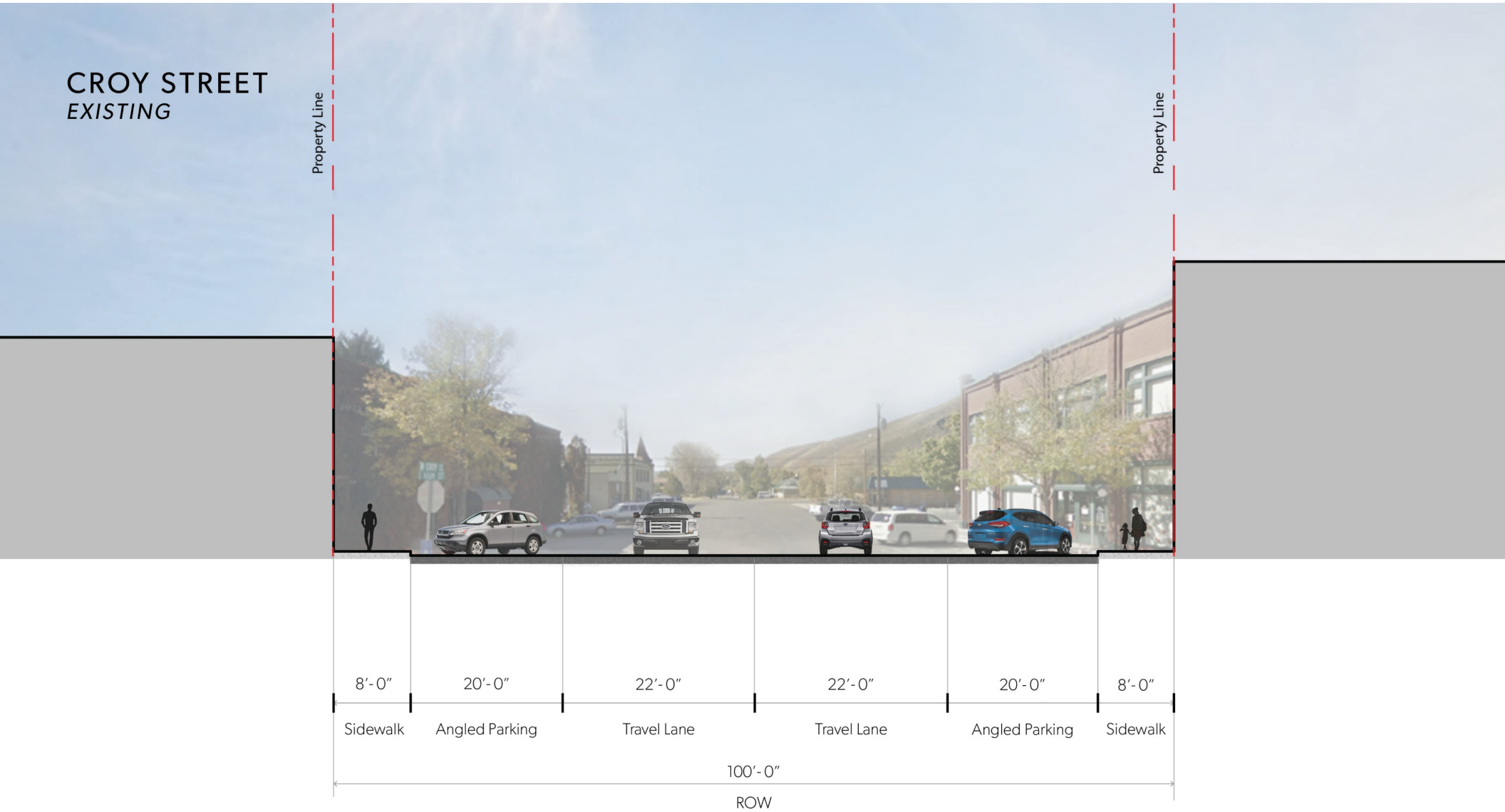
GGLO



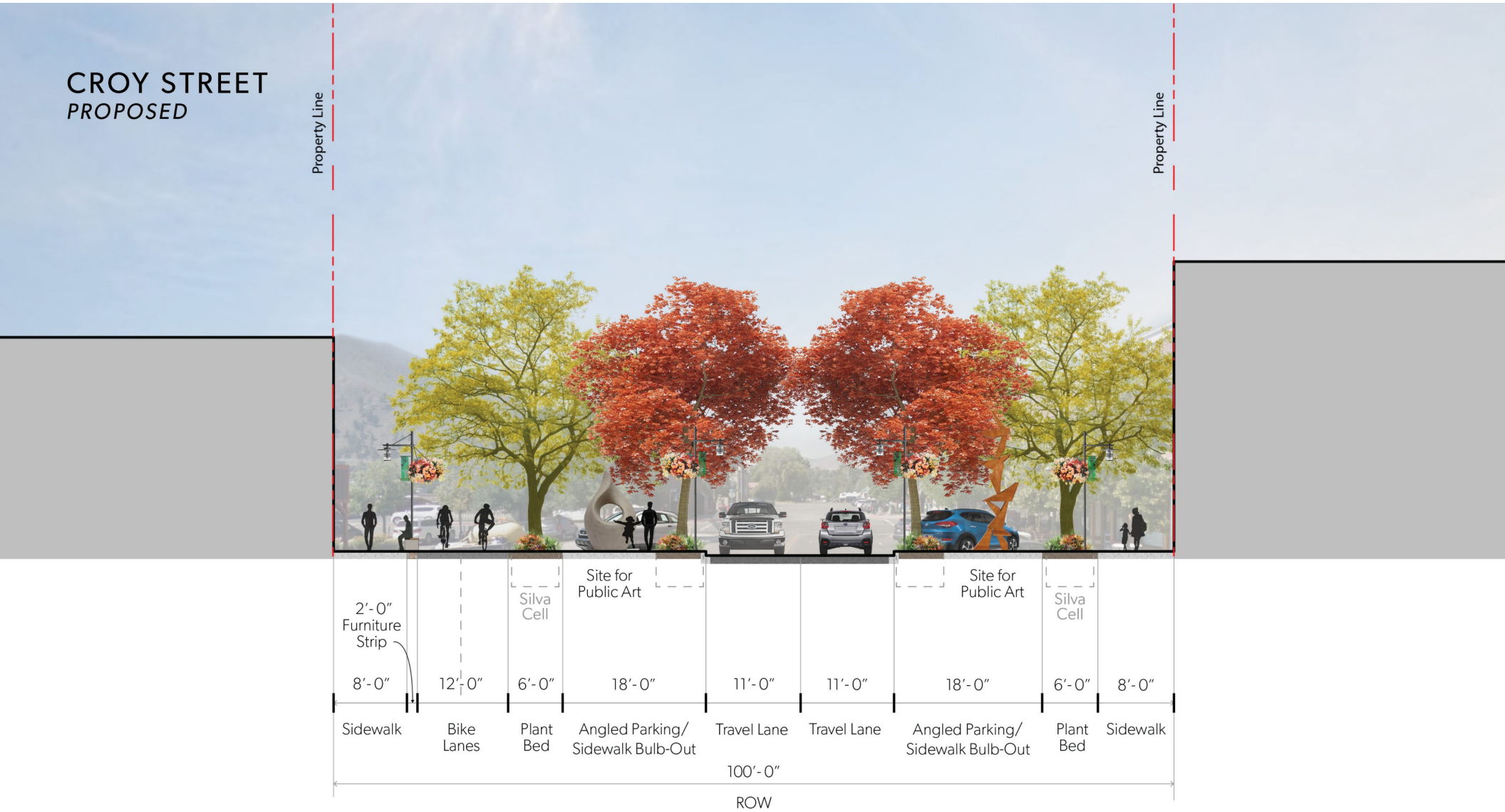


GGLO

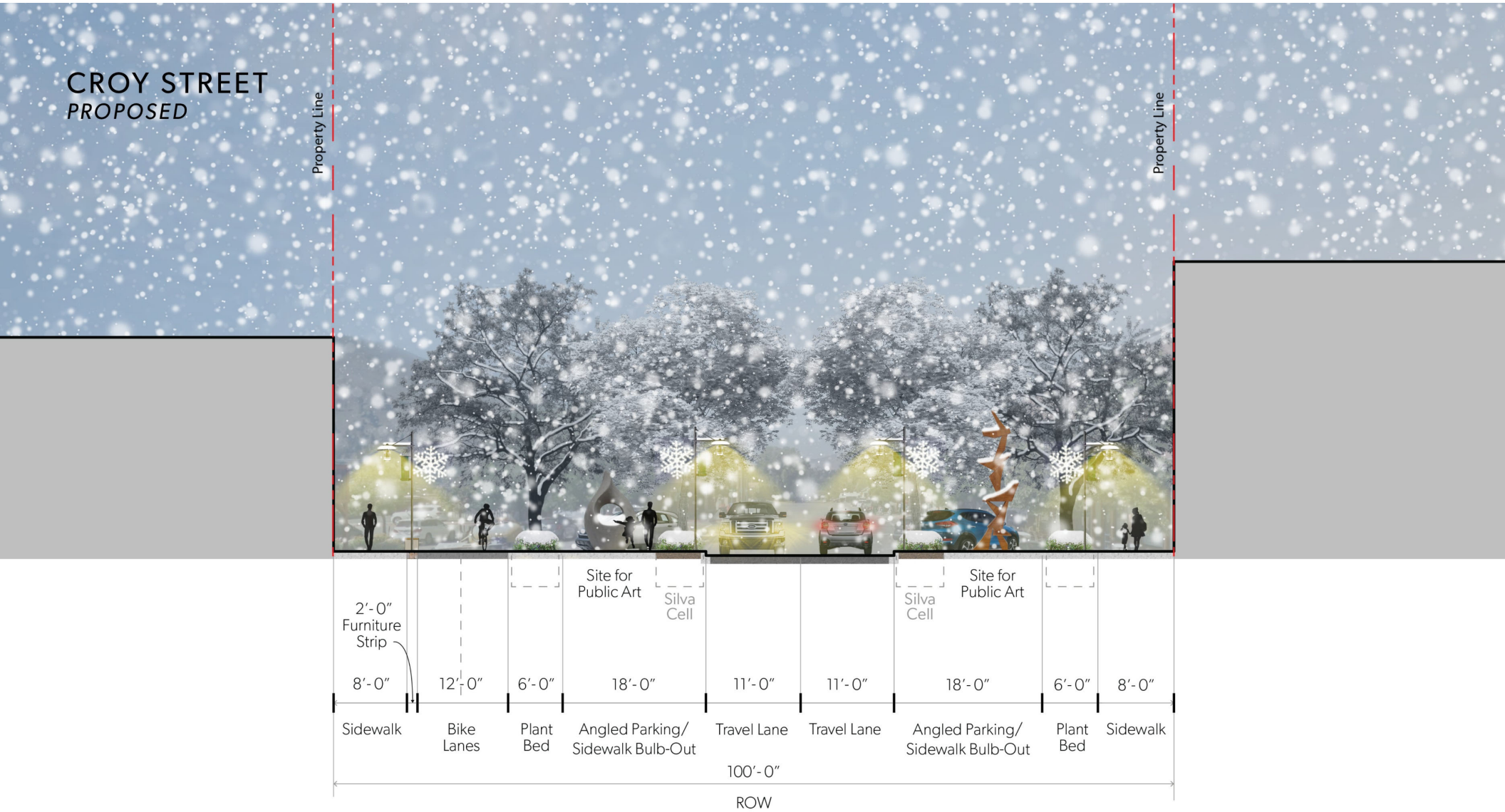
CROY STREET
EXISTING



CROY STREET
PROPOSED



CROY STREET
PROPOSED



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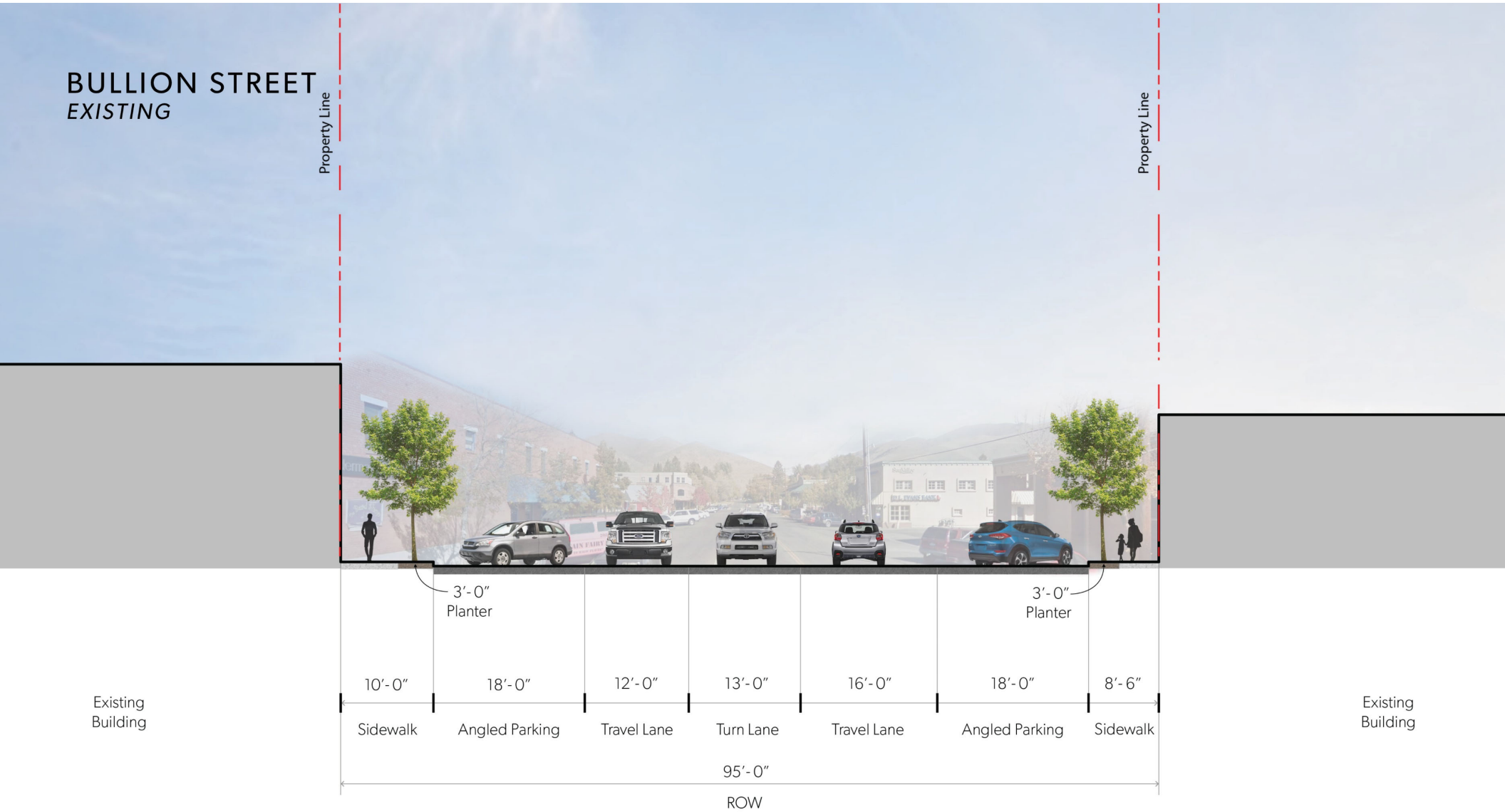
EXISTING



BULLION STREET
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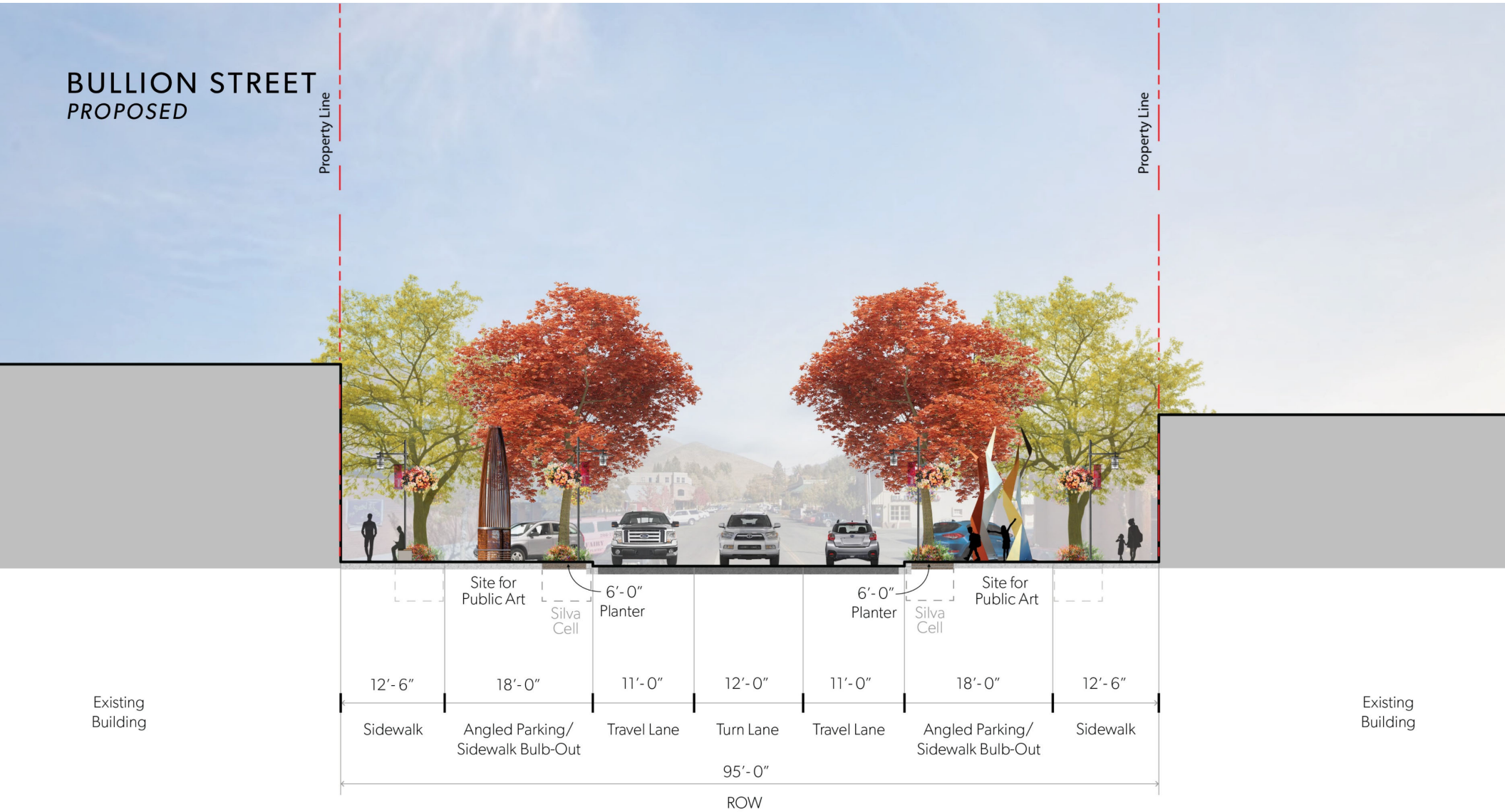

BULLION STREET
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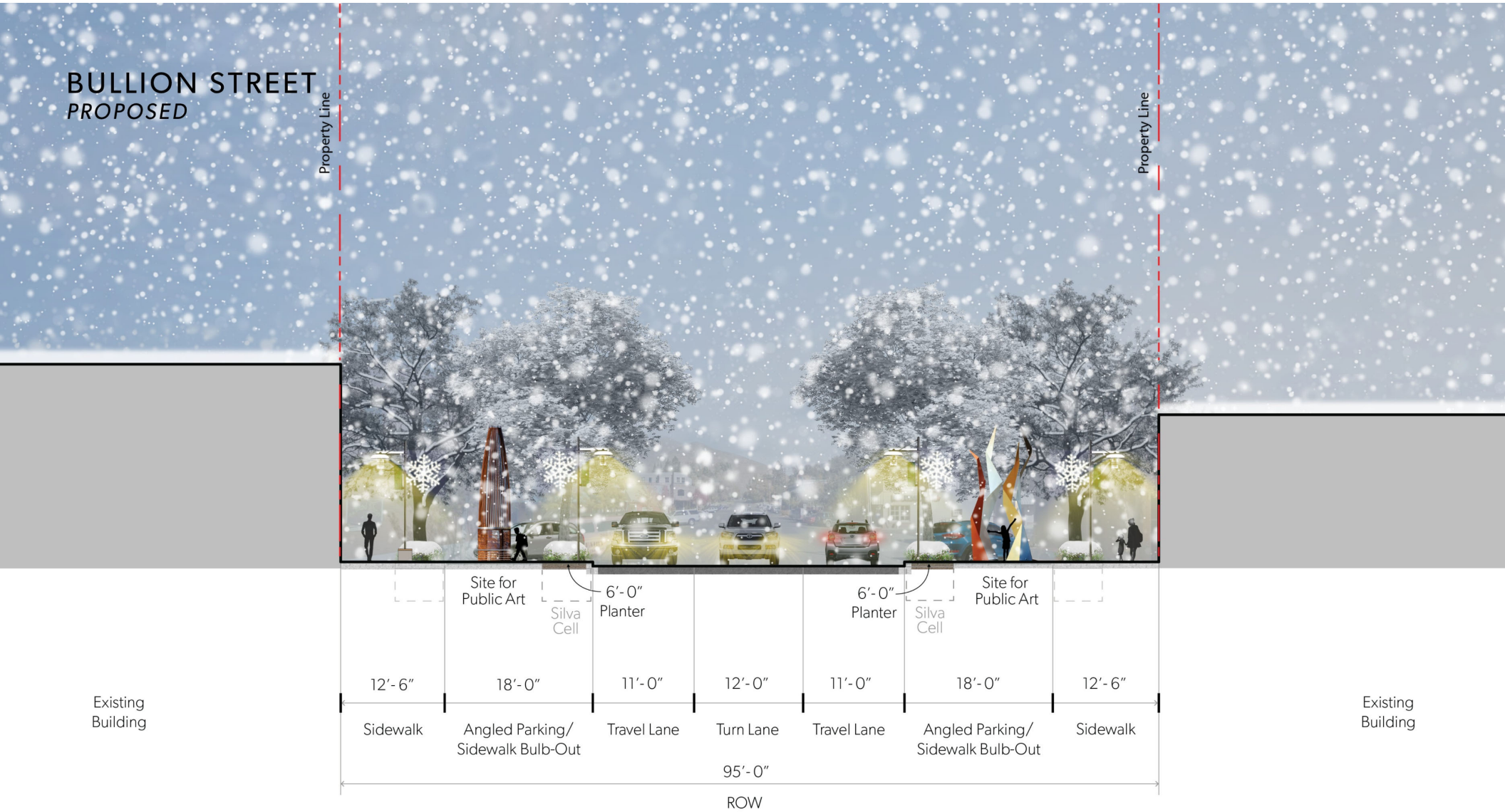
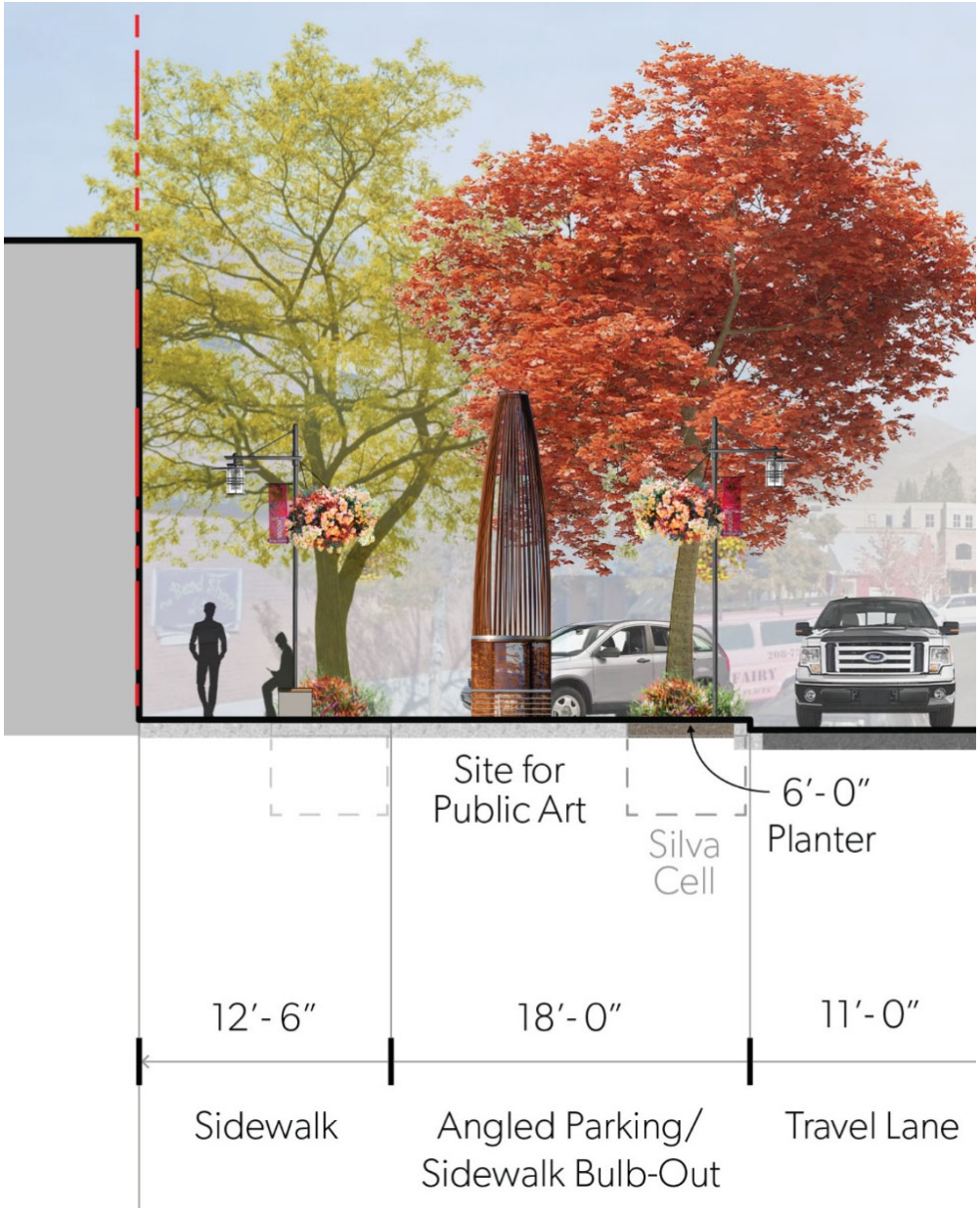
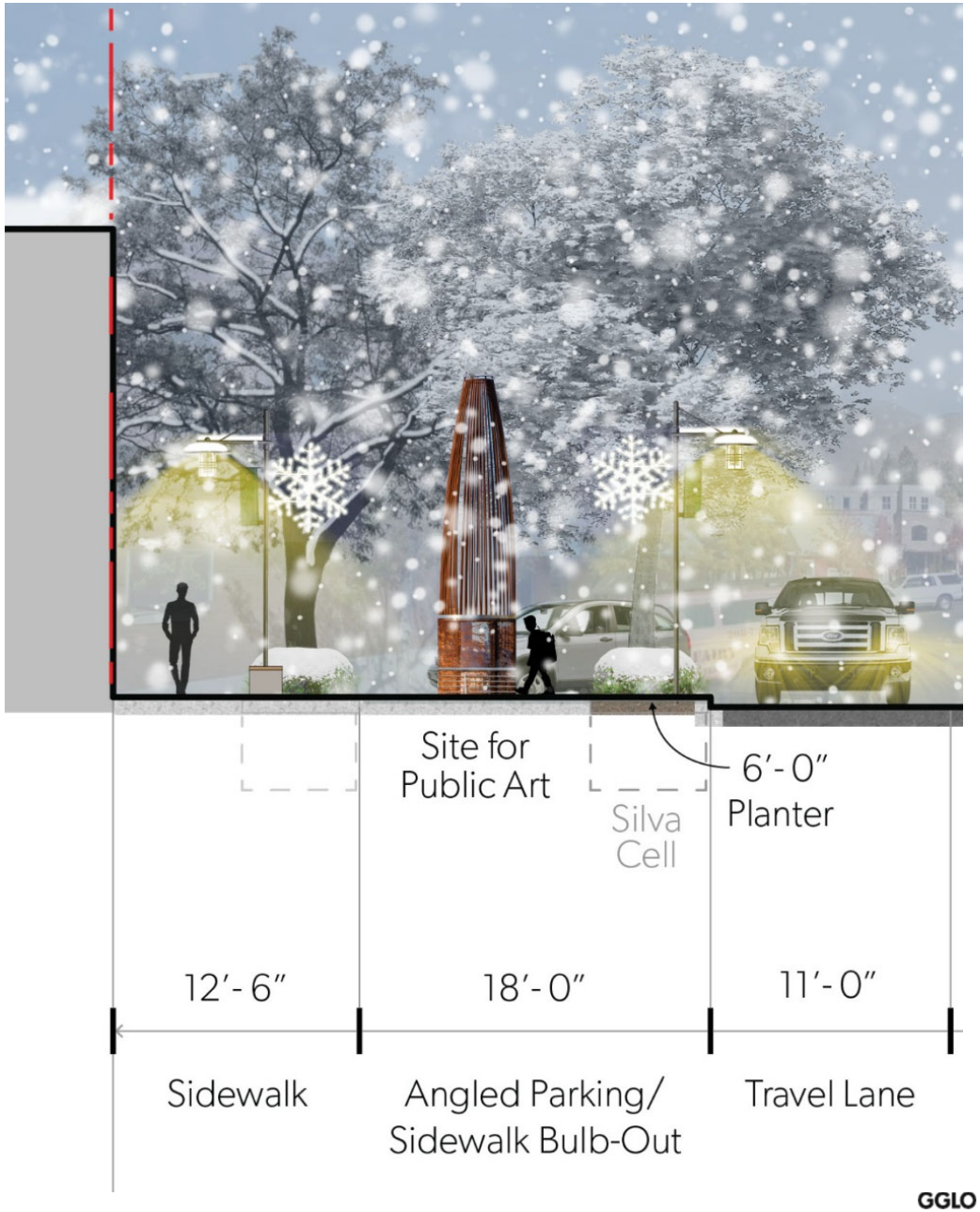



Site for
Public Art
Silva
Cell
6′-0″
Planter
12′-6″
18′-0″
11′-0″
Sidewalk
Angled Parking/
Sidewalk Bulb-Out
Travel Lane


Site for
Public Art
Silva
Cell
6′-0″
Planter
12′-6″
18′-0″
11′-0″
Sidewalk
Angled Parking/
Sidewalk Bulb-Out
Travel Lane

GGLO

E MME PSTC :S\ Q:S2Q

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8 a‡unfiv¡t M}a´a¼0 nfl‡v¡a‡v£¡

.v″vj Tflnfl

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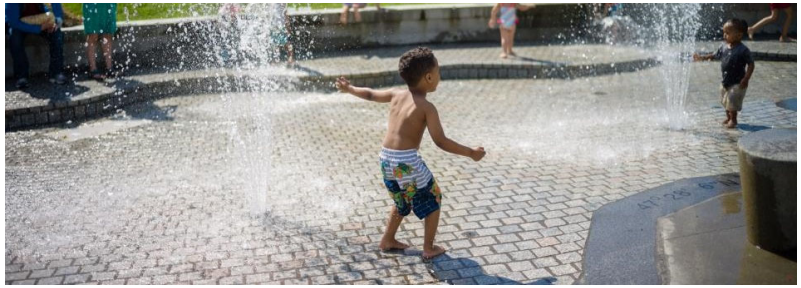

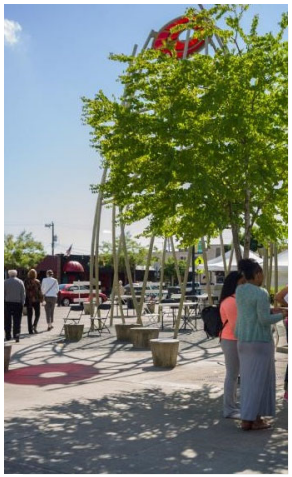

GGLO

0' 500' 1000' 2000'

DOWNTOWN NETWORK PLAN

The Downtown Network Plan identifies key sites and routes for the further development of Downtown.

- Downtown Park
- Potential Development Site
- Critical Pedestrian Crossing
- Main Ave Historic Retail Street
- River St Mixed Use Street
- East-West Canyon Route
- N 1st Ave Plaza
- Primary Side Street
- Secondary Side Street
- BCRD Wood River Trail
- Bicycle Facility
- Urban Renewal District boundary

GGLO

BOISE
1199 Shoreline Lane, Suite 290
Boise, ID 83702

208.953.7227

SEATTLE
1301 First Avenue, Suite 301
Seattle, WA 98101

206.467.5828

LOS ANGELES
4553 Glencoe Avenue, Suite 390
Marina Del Rey, CA 90292

310.751.6688

gglo.com

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