

4:45 p.m. Meet at Hailey Arboretum for a tour with Tree Committee

**AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, May 17, 2021
Virtual Meeting
5:30 p.m.**

From your computer, tablet or smartphone: <https://www.gotomeet.me/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 Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application submitted by PA Spirits LLC, represented by Josh Hanson, for approval of an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 N. River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet, with all vehicular access from Winterhaven Dr. Several lots contain shared driveways. A 18,712 square foot open space, Parcel A, is to be dedicated to the City for public access. This project is located within the Limited Business (LB) Zoning District. **ACTION ITEM.**

CA 3 Adoption of Meeting Minutes dated April 5, 2021. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, where Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided into four (4) townhome sublots, ranging in size from 5,638 square feet to 6,620 square feet. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM.**

PH 2 Consideration of a Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). This project will be heard concurrently with a Preliminary Plat Application. **ACTION ITEM.**

PH 3 Consideration of a Preliminary Plat Application by Larry Green, L.L. Greens, represented by Galena Engineering, where Lot 1, Block 2, Northridge X (21 Mckercher) is subdivided into 2 (2) lots, Lot 1A, 43,785 square feet and Lot 1B, 31,855 square feet. This project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- SR 2** Discussion of the next Planning and Zoning meeting: **June 7, 2021**

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 3, 2021, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Permit Application submitted by PA Spirits, LLC, represented by Josh Hanson, for an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 North River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 14, 2021, and mailed to adjoining property owners on April 14, 2021. The notice was posted to the property on April 26, 2021.

Application: The Applicant requested approval for a Conditional Use Permit to produce, mix and package alcohol onsite at 117 North River Street. The Applicant intends to utilize locally farmed produce to include in their concoctions. The space would also include a small retail area and tasting room to better connect with residents and visitors of the Wood River Valley.

Per the Applicant, “We would like to use the space as a hybrid production use to create a boutique mixing room to mix and package Vodka and Ready to Drink Cocktails. While this space limits us to a boutique operation, we plan on utilizing the outdoor space as a small beer and wine garden (after the proper permitting). The beer and wine license would allow us to serve our packaged Ready to Drink Cocktails. We would also partner with local food trucks to provide food service, offer tours of our space, and tastings within the legal parameters”.

Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Hybrid Production Facilities located within the Business (B) Zone District are required to have an active Conditional Use Permit.

Additionally, per the Hailey Municipal Code, Hybrid Production Facilities are defined as:


A commercial operation or use, on one or more premises within the same zoning district, where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

City Staff feels the proposed facility is best described as a Hybrid Production Facility, and is similar in size, scale and scope of operation with Sun Valley Brewery and Sawtooth Brewery, both which are Hybrid Production Facilities.


Procedural History: The Conditional Use Permit Application was submitted on March 25, 2021, and certified complete on March 29, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on May 3, 2021, virtually via GoTo Meeting, and in the Hailey City Council Chambers.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <ul style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>No comments</i></p> <p>Life/Safety: <i>City Staff received a letter from the Hailey Fire Department on December 30, 2020, which is attached to this report. The letter addresses Fire and Building Code concerns, as well as federal regulations that PA Spirits must follow for licensing, as noted below:</i></p> <ul style="list-style-type: none"> - <i>All equipment specifications for storage, mixing and manufacturing of spirits must be listed for the intended use and be submitted to the Building and Fire Departments for approval.</i> - <i>Any F1 Occupancy (PA Spirits is classified as such) over 12,000 square feet or three stories in height must be protected by an automatic sprinkler system. Any building that is occupied by this business that has a preexisting fire sprinkler system must be analyzed to ensure the system in place is rated to protect the hazard inside.</i>

				<ul style="list-style-type: none"> - The finished product is classified as a 1B flammable liquid by Fire Code. Storage of a class 1B flammable liquid is limited to 120 gallons in storage and 120 gallons in mixing provided it is a closed system. If an open system, the limit is 30 gallons. - Control areas must have a fire separation of at least one hour from other building areas and be built to Building and Fire Code standards. Construction plans for building remodel and control rooms must be stamped by an architect and submitted to the Building and Fire Departments for approval. - Ventilation is required pursuant Fire Code 5704.3.8.3 - Electrical Device requirements may be needed based on mixing systems. - Distribution and manufacturing of alcohol and retail sales is regulated by federal, state and local governments through different licenses. Discuss and verify with Hailey Police Department. <p>Overall, the Hailey Fire Department believes the product is stable as long as the use is properly separated from ignition sources and other business uses. The manufacturing process is also stable so long as the proper equipment is used and regulations are followed. The above regulations have been made Conditions of Approval.</p> <p>The Commission found this standard to be met.</p>
				Water and Sewer: No comments
				Building: No comments
				Streets: No comments
				Parks: No comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>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.</p>
			Staff Comments	<p>If signage is desired, a Sign Permit Application shall be submitted, reviewed and approved prior to the installation of any signage. All signage shall conform to City Standards. This has been made a Condition of Approval.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> e. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. f. 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

				<p>encouraged to replace existing lighting that is desired for security purposes.</p> <p>g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.</p> <p>h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.</p>
			<p>Staff Comments</p> <p><i>The exterior fixtures located under the entry awning and recessed and are dark Sky compliant. A few exterior lights, located on the north and south elevations, are not Dark Sky compliant fixtures (see image below). These fixtures shall be replaced with Dark Sky compliant fixtures, as noted in Section 17.08C.040.02. This has been made a Condition of Approval.</i></p>  <p><i>The Commission found this standard to be met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.040 On-site Parking Req.</p> <p>See Section 17.09.040 for applicable code.</p>	
			<p>Staff Comments</p> <p><i>The Hailey Municipal Code requires one (1) parking space for every 1,000 square feet of commercial space and one (1) loading space for retail, wholesale or warehouse occupancy with a floor area in excess of 4,000 square feet. The building is approximately 2,550 square feet; thereby, two (2) parking spaces are required. Per the site plan, five (5) parking spaces and one (1) loading space are available onsite.</i></p> <p><i>The existing parking is sufficient and will meet the unique needs of the proposed use. The Commission found this standard to be met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.020.08(B)</p> <p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas</p>	


				adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			Staff Comments	<p>An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and it is substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved from River Street via an uncontrolled curb cut. The Commission concurred that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area.</p> <p>It is important to note that the uncontrolled curb cut will be reconfigured when the River Street Master Plan is executed. An interim design is underway for River Street, to extend an asphalt bike path to the north until such time as a more complete streetscape can be executed. As part of the interim design, the Commission recommended that the Applicant locate onsite parking to the public right-of-way, and utilize the front parking area as additional patio and outdoor space. With this redesign, the sidewalk that ends just south of the parcel (at the Park-n-Ride) will be utilized as a pedestrian and bike path (see image below for further details). Sawtooth Brewery, the business located to the east and across River Street will also be reconfiguring their onsite parking to reflect the interim redesign, as noted above and shown below.</p> <p>Additionally, the Applicant is not responsible for executing and striping the parking area. The City will execute said changes and notify the Applicant prior to the reconfiguration.</p>

				<p>commencement of the River Street Redesign. This has been made a Condition of Approval.</p> <p>Furthermore, the Commission and Applicant discussed the placement of the refusal. The Commission suggested that the Applicant reconsider the location of the refusal, as the proposed location (entrance to the business), is not the most welcoming or aesthetic. The Applicant agreed to relocate the refusal elsewhere onsite.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(C)	<p>C. If the site is not serviced by an alley, access shall be 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.</p> <p><i>Staff Comments</i> An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved via River Street, although not from a single approach. The Commission concurred that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area (see image below for details) at this time.</p>  <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(D)	<p>D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.</p> <p><i>Staff Comments</i> Onsite parking locations are existing and are located in front of the existing building. The parking area is clearly visible to pedestrian and vehicular traffic coming from River Street.</p>

				<i>The Commission found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	N/A
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Compliance with the Comprehensive Plan</p> <p>17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>

			<p>Staff Comments</p> <p><i>This Application complies with the following goals and objectives of the Hailey Comprehensive Plan:</i></p> <p>Goal 5.2: Land Use, Population and Growth Management: <i>Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area for encouraging higher density commercial and mixed-use (commercial and residential) development.</i></p> <ul style="list-style-type: none"> <i>This project brings civic activity to a vacant building, as well as a new use (Distillery) in Hailey's Downtown. The proposed use could provide an opportunity for the business to grow in size while supporting other local businesses within the Wood River Valley.</i> <p>Goal 6.1: Economic Development: <i>Encourage a diversity of economic development opportunities within Hailey.</i></p> <ul style="list-style-type: none"> <i>This project will bring more activity to the Downtown area, promote economic growth, as well as Downtown diversity. PA Spirits would be the first business of its kind in Hailey, which expands and encourages Hailey's diversity of its offerings.</i> <p>Goal 6.2: Economic Development: <i>Encourage abundant, competitive and career-oriented opportunities for young workers.</i></p> <ul style="list-style-type: none"> <i>The Owners of PA Spirits are young entrepreneurs in the Wood River Valley. The Owners hope to employ a young workforce with a unique job opportunity that includes production, food science analysis, inventory management, supply chain management, and sales opportunities, providing career-oriented opportunities for workers within the Wood River Valley.</i> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(a)</p> <p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<p>Staff Comments</p> <p><i>Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Hybrid Production Uses located within the Business (B) Zone District are required to have an active Conditional Use Permit.</i></p> <p><i>The Applicant requested approval for a Conditional Use Permit to produce, mix and package alcohol onsite at 117 North River Street. The Applicant intends to utilize locally farmed produce to include in their concoctions. The space would also include a small retail area and tasting room to better connect with residents and visitors of the Wood River Valley.</i></p> <p><i>The Commission found this standard to be met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
			<i>Staff Comments</i>	<p><i>The building, located at 117 North River Street, is existing and vacant. The building has in the past been used for office space and for a restaurant. The property to the north and across Carbonate Street of the subject parcel is currently High Desert Sports. The property to the south is the Park-n-Ride and the property to the east and across River Street is The Attic Thrift Store. To the east is a mix of single-family and multifamily residential dwellings.</i></p> <p><i>Hailey is comprised of a variety of uses and, per the Comprehensive Plan, thrives on diversity. The proposed use further supports the diverse uses within surrounding area.</i></p> <p><i>To better harmonize in appearance with the existing or intended character of the general vicinity, the Commission encouraged the Applicant to utilize seasonal plantings and other landscaping within pedestrian areas and in front of the building. The Applicant would like to utilize the outdoor space as a beer and wine garden. Though not required within the parameters of the CUP, the utilization of seasonal plantings and other landscaping within pedestrian areas and in front of the building would also encourage human interaction. Seasonal plantings or landscaping, with specific attention to the details of color, texture and form, would greatly improve the outdoor space, as well as the entry to the building.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
			<i>Staff Comments</i>	<p><i>The proposed use does not appear to be hazardous or disturbing to the neighboring uses and/or future uses. The intent is to mix alcohols in a closed space, where there will be zero to trace amounts of odor or fumes from the alcohol mixing operation. Additionally, when bottling the product, the odor will be nonexistent from the outside.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			<i>Staff Comments</i>	<p><i>The site can be accessed by an uncontrolled curb cut off of River Street. The site can be served adequately by essential public facilities and services.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
			<i>Staff Comments</i>	<p><i>At this time, no additional cost will be incurred from any public agencies for the function and operation of the proposed use.</i></p>

				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>No externalities are anticipated by this use.</i> <i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved via River Street. The Commission concurred that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area (see image below for details).</i>
				
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
			<i>Staff Comments</i>	<i>The building, parking, vehicular approaches and landscaping are existing. The proposed use will not result in the destruction, loss or damage of any natural, scenic or historic features.</i>

				<i>The Commission found this standard to be met.</i>
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17.11.060 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- 17.11.060(A) Require conformity to approved plans and specifications.
- 17.11.060(B) Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.
- 17.11.060(C) Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.
- 17.11.060(D) Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
- 17.11.060(E) Limit time of day for the conduct of specified activities.
- 17.11.060(F) Require guarantees such as performance bonds or other security for compliance with the terms of the approval.
- 17.11.060(G) Require dedications and public improvements on property frontages.
- 17.11.060(H) Require irrigation ditches, laterals, and canals to be covered or fenced.
- 17.11.060(I) Minimize adverse impact on other development.
- 17.11.060(J) Control the sequence, timing and duration of development.
- 17.11.060(K) Assure that development is maintained properly.
- 17.11.060(L) Designate the exact location and nature of development.
- 17.11.060(M) Require the provision for on-site or off-site public services.
- 17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.
- 17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.
- 17.11.060(P) Set a limit on the duration of the permit when deemed necessary.
- 17.11.060(Q) Allow for subsequent periodic review.

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (h).

CONCLUSIONS OF LAW

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

- 1) Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
- 2) The project is in general conformance with the Hailey Comprehensive Plan.
- 3) The project does not jeopardize the health, safety, or welfare of the public.
- 4) Upon compliance with the conditions set forth, the project conforms to the applicable standards of, Chapter 17.11, Conditional Use, and other Chapters of the Hailey Municipal Code and City Standards.

DECISION

The Conditional Use Permit submitted by submitted by PA Spirits, LLC, represented by Josh Hanson, for an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 North River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (e) are met.

- a) All Fire Department and Building Department requirements shall be met with regard to all maintenance, administrative, and other functions of this facility. The regulations noted below must also be followed:
 - i. All equipment specifications for storage, mixing and manufacturing of spirits must be listed for the intended use and be submitted to the Building and Fire Departments for approval.
 - ii. Any F1 Occupancy (PA Spirits is classified as such) over 12,000 square feet or three stories in height must be protected by an automatic sprinkler system. Any building that is occupied by this business that has a preexisting fire sprinkler system must be analyzed to ensure the system in place is rated to protect the hazard inside.
 - iii. The finished product is classified as a 1B flammable liquid by Fire Code. Storage of a class 1B flammable liquid is limited to 120 gallons in storage and 120 gallons in mixing provided it is a closed system. If an open system, the limit is 30 gallons.
 - iv. Control areas must have a fire separation of at least one hour from other building areas and be built to Building and Fire Code standards. Construction plans for building remodel and control rooms must be stamped by an architect and submitted to the Building and Fire Departments for approval.
 - v. Ventilation is required pursuant Fire Code 5704.3.8.3
 - vi. Electrical Device requirements may be needed based on mixing systems.
 - vii. Distribution and manufacturing of alcohol and retail sales is regulated by federal, state and local governments through different licenses. Discuss and verify with Hailey Police Department.

- b) All existing and new exterior lighting shall comply with the Outdoor Lighting requirements according to Section 17.08C.
- c) A Sign Permit Application shall be submitted, reviewed and approved prior to installation of any signage.
- d) To better harmonize in appearance with the existing or intended character of the general vicinity, the Applicant shall utilize seasonal plantings and other landscaping within pedestrian areas and in front of the building.
- e) The on-site parking shall be relocated into the public right-of-way along River Street to accommodate the interim bike path. A curb cut will be incorporated to the site and along River Street, as agreed upon by the Owners and the City Engineer. The Applicant is not responsible for striping the parking spaces with the ROW, as the City will execute and notify the Applicant prior to the reconfiguration.

Signed this ____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 3, 2021, the Hailey Planning and Zoning Commission considered and approved the Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into seven (7) sublots, with all vehicular access from Winterhaven Dr. Several lots contain shared driveways. This project is located within the Limited Business (LB) Zoning District.

FINDINGS OF FACT

Notice: A public hearing before the Planning and Zoning Commission was scheduled for April 5, 2021; however, the Applicant and City Staff felt it best to reconfigure the site plan and bring it back to the Commission for consideration at a later date. The revised plat was submitted on April 9, 2021. Notice for the public hearing was published in the Idaho Mountain Express on April 14, 2021, and mailed to adjoining property owners on April 14, 2021.

Background and Application: Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into seven (6) sublots.

This parcel is unique in that access can only be achieved from Winterhaven Drive. The proposed development abuts a private drive, Serenity Lane (Parcel ZZ). Access cannot be achieved from Serenity Lane, due to the surrounding development. Pursuant Section 16.04.020.I, Private Streets may be allowed to serve a maximum of five (5) residential dwelling units only. Parcel ZZ (Serenity Lane) currently services five (5) residential dwellings; therefore, additional access to the site is unachievable.

Lot Configuration, Driveways and Open Space: Shared driveways (20' in width) between proposed Sublots 2-3 and Sublots 4-5 are proposed. A 12'-wide access easement to benefit proposed Sublot 6 and Sublot 7 is also proposed.

Originally, an open space parcel (Parcel A), approximately 18,712 square feet in size, was proposed to be dedicated to the City of Hailey as permanent open space. The Applicant also proposed to construct a pathway connecting the existing Toe-of-the-Hill Trail to an access point off of Serenity Lane and from Parcel M2, an existing open space parcel owned by the City. Upon further development of the Toe-of-the-Hill Trail, the Applicant suggested the addition of a bench, dog bag station, trash can, and picnic table. Existing vegetation to remain as is.

PZ Recommendation at the May 3, 2021 Public Hearing: During the May 3, 2021 public hearing, the Applicant presented three (3) alternatives for Commission consideration:

1. Six (6) sublots, an 18,712 square foot open space parcel, and connections to the Toe-of-the-Hill Trail (this is the Applicant's original proposal).

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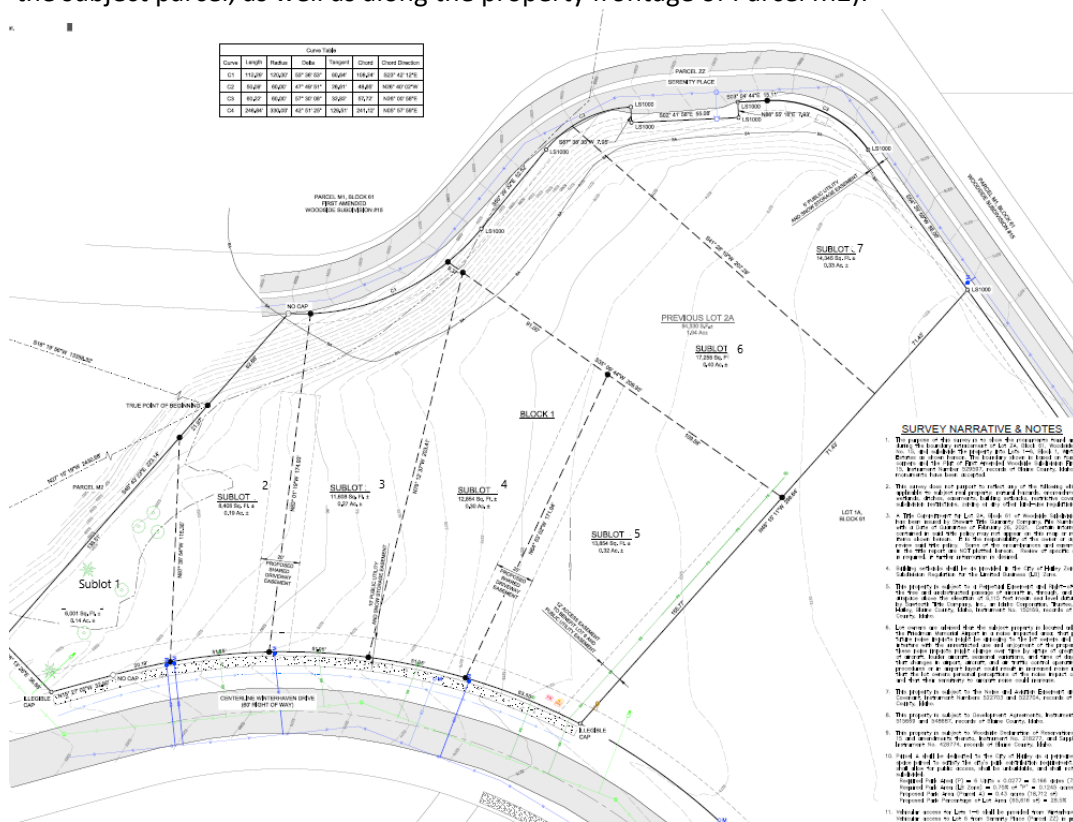


- Trail.



SURVEY NARRATIVE & NOTE

3. Seven (7) sublots, no open space parcel dedication, no connections to the Toe-of-the-Hill Trail, and the installation of approximately 450 linear feet of sidewalk (along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2).



The Commission considered the pros and cons of each alternative and unanimously recommended for approval Alternative #3: The construction of seven (7) sublots and the installation of approximately 450 linear feet of sidewalk along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2.

Pursuant Section 16.04.110: Parks, Pathways and Other Green Spaces, of the Hailey Municipal Code,

- A. Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a park and/or pathway(s) in accordance with standards set forth herein.
- 2) Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this title.

Furthermore, as defined in the Hailey Municipal Code,

PATHWAYS: A meaningful pedestrian circulation system dedicated or granted by easement for public use, such as sidewalks and trails that are physically separated from vehicular traffic thoroughfares, which connects to major trail systems, parks, schools, shopping areas and community assets.

The Commission agreed that (a) the addition of a sidewalk connecting the two (2) parcels to the existing sidewalk at the northern end of Parcel M2 is more valuable than an open space parcel, and Toe-of-the Hill Trail connections, and (b) the sidewalk installation and associated improvements, as well as the addition of street trees along Parcel M2, would count toward the required park improvements, as outlined in Section 16.04.110. Further discussion is noted herein.

Procedural History: The project is to be known as Winterhaven Estates and is located in the Limited Business (LB) Zoning District.

The Application was submitted on March 10, 2021 and certified complete on March 10, 2021. A public hearing before the Planning and Zoning Commission was scheduled for April 5, 2021; however, the Applicant and City Staff felt it best to reconfigure the site plan and bring it back to the Commission for consideration at a later date. The revised plat was submitted on April 9, 2021. The public hearing was held on May 3, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.</p> <p>The Public Works Department recommends that the following be incorporated into the final design:</p> <ul style="list-style-type: none"> - Due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will likely be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.
				<p>Life/Safety: The Hailey Fire Department recommends that the following be resolved and/or completed prior to final desk:</p> <ul style="list-style-type: none"> - If the driveway to Sublot 6 and Sublot 7 exceeds 150' in length, a fire lane/turnaround (compliant with the Fire Code) would need to be constructed to service the subplot.
				<p>Water and Wastewater: The Water Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - Water meter vaults shall be moved out of driveways or a metal collar shall be installed. - Proposed Lot 4 has an existing service, which is a 1.5" meter vault. The Applicant may need to replace with a ¾" meter vault. <p>The Wastewater Division recommends that the following be resolved and/or completed prior to final design:</p>

<ul style="list-style-type: none"> - There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. This service shall be utilized. All other sewer services to proposed sublots are acceptable. - The Applicant shall cleanout the gravity-pressure connection to Sublot 6. <p><i>The recommendations above have been made Conditions of Approval.</i></p>			
Building: No comments			
<p>Streets: The Streets Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - Drywell and other construction details shall be provided a final design. - For road cuts exceeding 25% of the road area (Winterhaven Drive), a repave of Winterhaven Drive will be necessary. <p><i>The recommendations above have been made Conditions of Approval.</i></p>			
City Arborist: No comments			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> 16.04.010 Development Standards </div> <div style="width: 80%;"> <p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;"><i>Staff Comments</i></div> <div style="width: 80%;"> <p><i>Please refer to the specific standards as noted herein.</i></p> </div> </div>
16.04.020: Streets:			
Compliant			Standards and Staff Comments
Yes	No	N/A	City Code City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;">16.04.020</div> <div style="width: 80%;"> <p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p> </div> </div>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<div style="display: flex; justify-content: space-between;"> <div style="width: 20%;"> <p>A.</p> </div> <div style="width: 80%;"> <p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;"><i>Staff Comments</i></div> <div style="width: 80%;"> <p><i>The project will connect to Winterhaven Drive. Additional connectivity to the site is not possible, as the only other option is Serenity Lane. Serenity Lane is a private road and five (5) residential dwellings are serviced via this lane. Pursuant Section 16.04.020.L: Private Streets, private streets may be allowed to serve a maximum of five (5) residential dwellings; therefore, additional access to the site is unachievable. The parcel is surrounded by existing single-family and multifamily dwellings.</i></p> <p><i>Winterhaven Drive is a public street with a 60'-wide right-of-way, and is adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.</i></p> <p><i>The Commission found that this standard has been met.</i></p> </div> </div>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			Staff Comments	N/A, as no cul-de-sac or dead-end street is proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	N/A. Due to the surrounding development and the maximum restriction of five (5) dwelling units per private street, additional connectivity and/or access are not possible. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	N/A, as the street, Winterhaven Drive, is existing. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	N/A, as the street, Winterhaven Drive, is existing. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			Staff Comments	N/A, as no private streets are proposed and Winterhaven Drive is existing. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	N/A, as no private streets are proposed and Winterhaven Drive is existing. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1%

				(total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A, as no street signage is proposed and/or necessary. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Winterhaven Drive is existing. The Commission found that this standard has been met..</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>


<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing. The Commission found that this standard has been met.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>With the new seven (7) subplot configuration, the Applicant proposed a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on proposed Sublot 1; however, access will be achieved from Winterhaven Drive. Additionally, a 12'-wide access and utility easement to benefit Sublot 6 and Sublot 7 is proposed along the southern property line of proposed Sublot 5. This easement will be utilized to access townhomes on proposed Sublot 6 and Sublot 7. Additionally, a Fire Department approved turnaround will be needed on Sublot 6 and Sublot 7 due to the length of the driveway.</i> <i>Lastly, all driveways will meet City Standards and further details will be provided at the time of Building Permit submittal.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:

				<p>a) Accessing one residential unit: twelve feet (12')</p> <p>b) Accessing two residential units: sixteen feet (16')</p> <p>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</p>
			<i>Staff Comments</i>	<p>With the new seven (7) subplot configuration, the Applicant proposed a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on proposed Sublot 1; however, access will be achieved from Winterhaven Drive. Additionally, a 12'-wide access and utility easement to benefit Sublot 6 and Sublot 7 is proposed along the southern property line of proposed Sublot 5. This easement will be utilized to access townhomes on proposed Sublot 6 and Sublot 7. Additionally, a Fire Department approved turnaround will be needed on Sublot 6 and Sublot 7 due to the length of the driveway.</p> <p>No driveway materials are proposed at this time, but shall conform to this standard. Additionally, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	<p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p>
			<i>Staff Comments</i>	<p>It appears that the easement of proposed Sublot 6 and Sublot 7 exceeds 150' in length. The Applicant shall provide a fire lane/turnaround area, to be approved by the Fire Department. This has been made a Condition of Approval.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			<i>Staff Comments</i>	<p>With the new seven (7) subplot configuration, the Applicant proposed a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on proposed Sublot 1; however, access will be achieved from Winterhaven Drive. Additionally, a 12'-wide access and utility easement to benefit Sublot 6 and Sublot 7 is proposed along the southern property line of proposed Sublot 5. This easement will be utilized to access townhomes on proposed Sublot 6 and Sublot 7.</p> <p>The proposed shared driveway easements access more than one (1) residential dwelling unit. Said driveways shall be maintained by the HOA. Furthermore, driveways will meet City Standards and further details will be provided via the C.C. & Rs, as well as at the time of Building Permit submittal. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or</p>

				parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units. Please refer to Section 16.04.020(M) for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>If the driveway for proposed Sublot 6 and Sublot 7 exceeds 150' in length, a fire lane/turnaround will be required, and shall be compliant with regulations set forth in the IFC.</i>
				<i>The Commission found that this standard has been met.</i>

16.04.030: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<p><i>In the original proposal, the Applicant proposed to construct a sidewalk and drainage improvements along the property frontage of Winterhaven Drive. There is an existing sidewalk along Winterhaven Drive on the opposite side of the street from this development, as well as to the north of this development and on the same side of the street. Just to the north of this project is a City-owned parcel, Parcel M2. The sidewalk begins at 2550 Winterhaven Drive, just north of Parcel M2.</i></p> <p><i>Per the original Development Agreement, dated January 10, 2005, a five-foot (5') wide concrete sidewalk shall be constructed adjacent to Lots 1A, 2A and 3A and adjacent to Parcel M2. The subject parcel is existing Lot 2A. Additionally, the Developer shall complete construction of the sidewalk adjacent to Parcel M2 prior to recordation of the Final Plat and no later than the installation of the sidewalk adjacent to Lots 2A or 3A, whichever occurs first.</i></p> <p><i>During the May 3, 2021 public hearing, the Commission considered three (3) alternatives outlined by the Applicant. The Commission weighed the pros and cons of each alternative and unanimously recommended for approval Alternative #3: The construction of seven (7) sublots and the installation of</i></p>

				<p>approximately 450 linear feet of sidewalk along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2.</p> <p>The Commission concurred that a five-foot wide sidewalk and street trees adjacent to Parcel M2 would be more valuable than a park and/or pathway connections to the Toe-of-the Hill Trail. The Commission found that without installation of the additional sidewalk, pedestrian connectivity would be compromised and there could forever be a missing link of sidewalk along this section of Winterhaven Drive. The Commission also found that with the addition of street trees along Parcel M2 and construction of the sidewalk, these improvements would count toward the required park improvements, as outlined in Section 16.04.110.</p> <p>The image below explains in more detail where sidewalks shall be installed.</p>  <p>This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p><i>Staff Comments</i> N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff. The Commission found that this standard has been met.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	N/A. The Commission found that this standard has been met.
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	N/A, as no alleys are proposed. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in

				appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Staff Comments</i>	<p><i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</i></p> <ol style="list-style-type: none"> <i>1. A 20'-wide Shared Driveway Easement on proposed Sublots 2 and 3.</i> <i>2. A 20'-wide Shared Driveway Easement on proposed Sublots 4 and 5.</i> <i>3. A 12'-wide Access Easement and Public Utility Easement to benefit proposed Sublot 6 and Sublot 7.</i> <i>4. A 10'-wide Snow Storage Easement along the property frontage of all sublots.</i> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p><i>Snow storage easements have been delineated on the Civil Plans. The site plan shows a 10'-wide Public Utility and Snow Storage Easement along all property frontages of the proposed sublots.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

16.04.050: Blocks

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<p><i>All proposed blocks are shown on the Preliminary Plat. The Commission found that this standard has been met.</i></p>

16.04.060: Lots

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

				generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			Staff Comments	<p><i>Four (4) sublots are more than double the minimum lot size of the Limited Business (LB) Zone District (minimum size is 6,000 square feet). These lots are large enough to allow for two (2) townhomes, but that is not the intent of the Applicant. The Applicant intends to construct townhomes and is considering the construction of Accessory Dwelling Units (ADUs) on each sublot. The Applicant has no intention to further subdivide the proposed sublots within the subdivision.</i></p> <p><i>At the May 3, 2021 public hearing, to further satisfy the maximum density allowed on the parcel (38 units), the Commission recommended that the Applicant construct an ADU on Sublots 3-7 (five ADUs, 12 units in total). This construction is to be concurrent with construction of the single-family residence on the associated parcel. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			Staff Comments	<i>N/A, as no double frontage lots are proposed. While Sublot 6 appears as a double frontage lot, it is not, as access is not permitted off of Serenity Place. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			Staff Comments	<i>N/A, as no unbuildable lots are platted.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	<i>N/A, as no flag lot is proposed at this time. Sublot 6 and Sublot 7 are not considered flag lots, as this is a townhouse subdivision and not a land subdivision. The Commission found that this standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			Staff Comments	The proposed subdivision is a Townhouse Development, and includes Townhouse Sublots. In other words, there is one (1) primary lot and seven (7) sublots. The primary lot has frontage on the public street, Winterhaven Drive, which complies with this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	N/A, as this project is not located within the Townsite Overlay (TO) Zoning District. The Commission found that this standard has been met.
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			Staff Comments	N/A, as no phasing is proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<u>Agreement</u> : Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			Staff Comments	N/A, as no phasing is proposed; therefore, no Phasing Agreement is required. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<u>Mitigation of Negative Effects</u> : No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	a) Provision of on-site or off-site street or intersection improvements. N/A b) Provision of other off-site improvements. To reduce the consumption of and impact to municipal services, City Staff suggests that the following irrigation restrictions be applied: i. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf. ii. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each

				<p><i>residential lot may be turf and up to a maximum of 3,500 square feet.</i></p> <p>iii. <i>For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf and up to a maximum of 3,500 square feet.</i></p> <p>iv. <i>For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.</i></p> <p>v. <i>Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</i></p> <p>vi. <i>Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent”.</i></p> <p><i>The above restrictions have been made Conditions of Approval.</i></p> <p>c) Dedications and/or public improvements on property frontages. <i>N/A</i></p> <p>d) Dedication or provision of parks or green space. <i>N/A, as no dedication or parks or green space is proposed. Please refer to Section 16.04.110 for further details.</i></p> <p>e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i></p> <p>f) Construction of flood control canals or devices. <i>The construction and/or incorporation of roads, swales and drywells are anticipated to improve drainage and flooding conditions onsite.</i></p> <p>g) Provisions for ongoing maintenance. <i>N/A</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. Water main lines and sewer main lines shall be designed in the most effective layout feasible. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. Park land shall be most appropriately located on the Contiguous Parcels. Grading and drainage shall be appropriate to the Contiguous Parcels. Development shall avoid easements and hazardous or sensitive natural

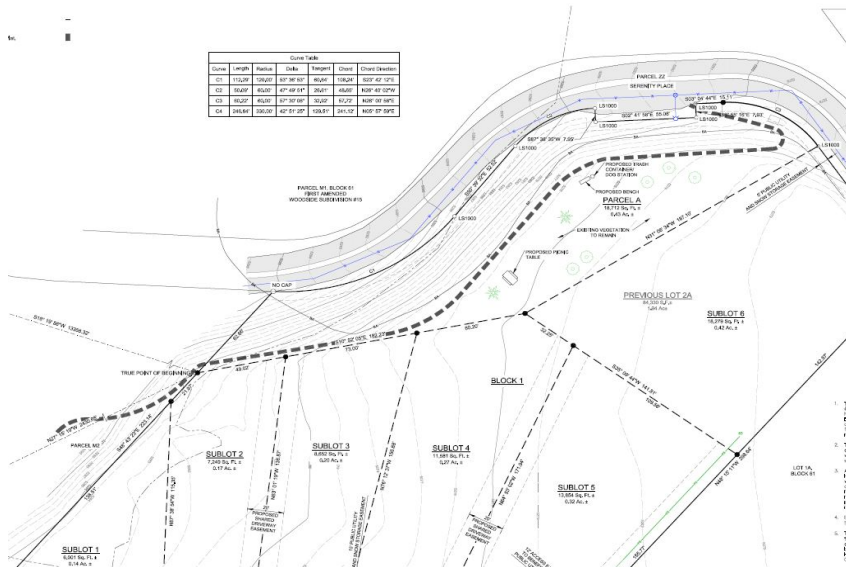
				<p>resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			Staff Comments	N/A, as no contiguous parcel is owned by the Applicant. The Commission found that this standard has been met.
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			Staff Comments	N/A, as it appears no perimeter walls, gates or landscape berms are proposed. The Commission found that this standard has been met.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p>
			Staff Comments	No floodplain exists and the parcel is currently vacant. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p>
			Staff Comments	At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	Preliminary grading, drainage, and street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein. The Commission found that this standard has been met.
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Hillside Overlay District:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			<i>Staff Comments</i>	<i>The proposed subdivision is located partially within the Hillside Overlay District, specifically proposed Sublot 1 and Sublot 2. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<p><i>The proposed subdivision is located partially within the Hillside Overlay District, specifically proposed Sublots 1 and 2. Building envelopes shall be designated within proposed Sublot 1 and Sublot 2, if possible. If unachievable due to location of the Hillside Overlay District, bulk requirements shall be as follows:</i></p> <ul style="list-style-type: none"> <i>i. Maximum Lot Coverage: All buildings and structures, including fences (except wire fences), shall be fully contained within the platted building envelope. If no building envelope exists, maximum lot coverage shall be forty percent (40%).</i> <i>ii. Maximum Building Dimension: No building dimension shall exceed seventy-five feet (75').</i> <i>iii. Maximum Building Height: Twenty-eight feet (28').</i> <p><i>Additionally, a Hillside Site Alteration Permit shall be obtained for all properties or development within the overlay prior to construction.</i></p> <p><i>This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>The Applicant shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval.</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>In the original proposal, the Applicant proposed to dedicate Parcel A, an open space parcel that is approximately 18,712 square feet (0.43 acres) in</i>

				<p>size, to the City of Hailey as a permanent open space parcel. This parcel would allow for public access, be unbuildable and shall not be subdivided.</p> <p>Per the Development Agreement, dated January 10, 2005, the owners of Lots 1A, 2A and 3A (subject parcel is Lot 2A) shall provide park space for each lot, plus improvements, or make in-lieu contributions, as follows:</p> <ul style="list-style-type: none"> - 0.42 acre for Lot 1A - 0.56 acre for Lot 2A - 0.06 acre for Lot 3A <p>Per the amended Development Agreement, dated March 21, 2007, the 0.06-acre park contribution of Lot 3A shall be shifted from Lot 3A to both Lot 1A and Lot 2A, so that Lot 1A shall contribute 0.44 acres, Lot 2A (subject parcel) shall contribute 0.57 acres, and Lot 3A shall contribute no acreage.</p> <p>Additionally, because Property B (comprised of existing Lots 1A and 2A) is located within the Limited Business (LB) Zoning District, the area required for a park shall be reduced by 75%, which reduces the required park space for the subject parcel to 5,423 square feet. See calculations below for further details.</p> <p>Lastly, the Applicant proposed to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). The addition of a picnic table, bench and trash can, and dog bag station were also proposed.</p> <p>During the May 3, 2021 public hearing, the Commission shared concerns as to the usefulness of the park dedication, as the land is barren and steeply sloped, as well as the proposed Toe-of-the-Hill Trail connections. The Commission weighed the pros and cons of an open space dedication versus installation of sidewalk along the property frontage of the subject parcel, as well as along Parcel M2, a City-owned parcel. The Commission unanimously concurred that a five-foot wide sidewalk along the property frontage of the subject parcel, and the installation of sidewalk and street trees adjacent to Parcel M2, would be more valuable than a park and/or pathway connections to the Toe-of-the Hill Trail. The Commission found that without installation of the additional sidewalk, pedestrian connectivity would be compromised and there could forever be a missing link of sidewalk along this section of Winterhaven Drive. The Commission also found that with the addition of street trees along Parcel M2 and construction of the sidewalk, these improvements would count toward the required park improvements, as outlined in Section 16.04.110.</p> <p>The Commission found that this standard has been met.</p>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the

				<p>subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			Staff Comments	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: <i>Project Buildout: 6 x .0277 = 0.166 acres (7,230 square feet); however, per the Development Agreement, because Property B (comprised of existing Lots 1A and 2A) is located within the Limited Business (LB) Zoning District, the area required for a park shall be reduced by 75%. Required park space would be as follows:</i></p> <ul style="list-style-type: none"> - 0.166 X 0.75 = 0.1245 - Required park space: 5,423 square feet <p><i>The above calculation only pertains to the subject parcel, existing Lot 2A, as existing Lot 1A has not been developed and is not part of this consideration. Changes to park requirements may look differently if and when existing Lot 1A is proposed for development. As such, City Staff supported the original proposal: the proposed open space parcel (approximately 18,712 square feet), which would allow for public access, be unbuildable and shall not be subdivided.</i></p> <p><i>Additionally, the Applicant proposed to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). The addition of a picnic table, bench and trash can, and dog bag station were also proposed.</i></p> <p><i>Due to the limited value of the proposed Open Space parcel, the Commission suggested, that the May 3, 2021 public hearing, that the Applicant install a five-foot wide sidewalk along the property frontage of Parcel M2, as well as along the property frontage of the subject parcel. The Commission also suggested that street trees be added along Parcel M2, to further satisfy the park and pathway requirements outlined in Section 16.04.110. The Applicant agreed and will revise the subdivision layout to reflect the Commission’s recommendations prior to Council review. Please refer to Section 16.04.110.A for further details.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	<i>The subdivision is located within the Limited Business (LB) Zone District. Please refer to Section 16.04.110.A for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff Comments	<p><i>In the original proposal, the Applicant proposed to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). See the image below for further details.</i></p>  <p><i>That said, during the May 3, 2021 public hearing, the Commission considered two (2) additional alternatives:</i></p> <ul style="list-style-type: none"> - <i>Six (6) sublots, a 6,000 square foot open space parcel, and no connections to Toe-of-the-Hill Trail; or</i> - <i>Seven (7) sublots, no open space parcel dedication, no connections to the Toe-of-the-Hill Trail, and the installation of approximately 450 linear feet of sidewalk (along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2).</i> <p><i>The Commission weighed the pros and cons of each alternative and unanimously recommended for approval Alternative #3: The construction of seven (7) sublots and the installation of approximately 450 linear feet of sidewalk along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2, and the addition of street trees along Parcel M2.</i></p>

				<p><i>The Commission concurred that a five-foot wide sidewalk and street trees adjacent to Parcel M2 would be more valuable than a park and/or pathway connections to the Toe-of-the Hill Trail. The Commission found that without installation of the additional sidewalk, pedestrian connectivity would be compromised and there could forever be a missing link of sidewalk along this section of Winterhaven Drive. The Commission also found that with the addition of street trees along Parcel M2 and construction of the sidewalk, these improvements would count toward the required park improvements, as outlined in Section 16.04.110.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	N/A. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			Staff Comments	<p><i>The Parks and Lands Board discussed this project at their April 28, 2021 public hearing. The Board accepted the open space dedication and further recommended that the Applicant provide the following:</i></p> <ul style="list-style-type: none"> - A shelter, shade structure or trees (including irrigation) over either the proposed bench or picnic table; - A drinking fountain for people and dogs <p><i>The Board's recommendation came from the original proposal provided by the Applicant. The three (3) alternatives, as discussed by the Commission, were not presented nor discussed by the Parks and Lands Board. The Commission reviewed the recommendation by the Parks and Lands Board, and felt strongly that the installation of a sidewalk and street trees were more valuable than an open space dedication.</i></p>

				<i>The Parks and Lands Board plans to review the new alternative at a subsequent hearing. The Hailey Tree Committee will also meet to discuss street trees along the property frontage of Parcel M2.</i>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			Staff Comments	<p><i>No private green space is being proposed at this time. In the original alternative, the Applicant proposed to dedicate Parcel A, an open space parcel, to the City of Hailey for public access.</i></p> <p><i>During the May 3, 2021 public hearing, the Commission shared concerns as to the usefulness of the park dedication, as the land is barren and steeply sloped, as well as the proposed Toe-of-the-Hill Trail connections. The Commission weighed the pros and cons of an open space dedication versus installation of sidewalk along the property frontage of the subject parcel, as well as along Parcel M2, a City-owned parcel. The Commission unanimously concurred that a five-foot wide sidewalk along the property frontage of the subject parcel, and the installation of sidewalk and street trees adjacent to Parcel M2, would be more valuable than a park and/or pathway connections to the Toe-of-the Hill Trail. The Commission found that without installation of the additional sidewalk, pedestrian connectivity would be compromised and there could forever be a missing link of sidewalk along this section of Winterhaven Drive. The Commission also found that with the addition of street trees along Parcel M2 and construction of the sidewalk, these improvements would count toward the required park improvements, as outlined in Section 16.04.110.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			Staff Comments	<i>N/A, as no neighborhood park is proposed as this time. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.

			Staff Comments	<i>N/A, as no mini park is proposed at this time. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	<i>N/A, as no park/cultural space is proposed at this time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	<p><i>In the original proposal, the Applicant proposed to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). The Applicant intended to create the proposed extension and retain the natural state of the existing pathway.</i></p> <p><i>During the May 3, 2021 public hearing, the Commission shared concerns as to the usefulness of the park dedication, as the land is barren and steeply sloped, as well as the proposed Toe-of-the-Hill Trail connections. The Commission weighed the pros and cons of an open space dedication and pathway connections to the installation of sidewalk along the property frontage of the subject parcel, as well as along Parcel M2, a City-owned parcel. The Commission unanimously concurred that a five-foot wide sidewalk along the property frontage of the subject parcel, and the installation of sidewalk and street trees adjacent to Parcel M2, would be more valuable than a park and/or pathway connections to the Toe-of-the Hill Trail. The Commission found that without installation of the additional sidewalk, pedestrian connectivity would be compromised and there could forever be a missing link of sidewalk along this section of Winterhaven Drive. The Commission also found that with the addition of street trees along Parcel M2 and construction of the sidewalk, these improvements would count toward the required park and pathway improvements, as outlined in Section 16.04.110.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.

			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>No gates or restricted access are proposed. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.D for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.A for further details. The Commission found that this standard has been met.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 for further details. The Commission found that this standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>N/A, as no private green space or open space is proposed. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A, as the Applicant is not proposing to pay in-lieu fees for an open space parcel. The Applicant intends to construct a five-foot wide sidewalk along the property frontage of the subject parcel, as well as along the property frontage of Parcel M2, a City-owned parcel. The Commission found that the addition of the street trees along Parcel M2, as well as the sidewalk addition along Parcel M2, approximately 450 linear feet, be satisfactory to the required park and pathway improvements, as noted herein.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.040.110.D for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.040.110.D for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.040.110.D for further details. The Commission found that this standard has been met.</i>

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by

				ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications. No street lights are proposed at this time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i>

				<i>All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			<i>Staff Comments</i>	<i>N/A, as no new streets or street names are proposed. Access to the proposed lots will be from Winterhaven Drive. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as no street lights are shown and/or proposed. The Commission found that this standard has been met.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i> <i>Other recommendations and/or comments made by the Wastewater Division include:</i> <ul style="list-style-type: none"> - <i>There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. All other sewer services to proposed lots are acceptable.</i> - <i>The Applicant shall cleanout the gravity-pressure connection to Sublot 6.</i> <i>The items above have been made Conditions of Approval.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief.

				<p>All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p> <p><i>Other recommendations and/or comments made by the Water Division include:</i></p> <ul style="list-style-type: none"> - <i>Water meter vaults shall be moved out of driveways or a metal collar shall be installed.</i> - <i>Proposed Lot 4 has an existing service, which is a 1.5" meter vault. The Applicant may need to replace with a ¾" meter vault.</i> <p><i>This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<p><i>N/A, as this project is not within the Townsite Overlay (TO) District. The Commission found that this standard has been met.</i></p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<p><i>Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff.</i></p> <p><i>That said, due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will likely be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			<i>Staff Comments</i>	<p><i>Utilities will be constructed and installed underground. Additional utility company comment and engineering details will be required at final design. The Commission found that this standard has been met.</i></p>
16.05.070: Parks, Green Space				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			Staff Comments	Please refer to Section 16.04.110 for further detail. The Commission found that this standard has been met.
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with the Hailey Municipal Code. The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. The Commission found that this standard has been met.
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			Staff Comments	The Commission found that this standard will be met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	N/A, as completion of all major infrastructure by the Developer is preferred over bonding. The Commission found that this standard will be met.
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	As built drawings will be required. The Commission found that this standard will be met.
16.08: Townhouses:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the

				control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>No garages have been shown on the plat. That said, it is expected that all garages be located on the same subplot as the principal dwelling. The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>The Commission found that this standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)

			Staff Comments	<i>The proposed parcel is zoned Limited Business (LB), which allows for twenty (20) units per one (1) acre. The proposed parcel is 1.94 acres in size and the Applicant is proposing seven (7) sublots per acre. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			Staff Comments	<i>N/A. The Commission found that this standard has been met.</i>

CONCLUSIONS OF LAW

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

- 1) Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
- 2) The project is in general conformance with the Hailey Comprehensive Plan.
- 3) The project does not jeopardize the health, safety, or welfare of the public.
- 4) Upon compliance with the conditions set forth, the project conforms to the applicable standards of, Chapter 17.11, Conditional Use, and other Chapters of the Hailey Municipal Code and City Standards.

DECISION

The Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into seven (7) sublots, located within the Limited Business (LB) Zoning District, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (1) through (14) are met.

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall provide a fire truck turnaround area within proposed Sublot 6 and Sublot 7, to be approved by the Fire Department.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 7) Prior to construction, the Applicant shall submit the following, if deemed necessary:
 - i. A Storm Water Pollution Prevention Plan (SWPPP)
 - ii. An Erosion Control Plan

Streets and Right-of-Ways:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The proposed shared driveway easements access more than one (1) residential dwelling unit. Said driveways shall be maintained by the HOA.
 - ii. Drywell and other construction details shall be provided at final design.
 - iii. Due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.
 - iv. For road cuts exceeding 25% of the road area (Winterhaven Drive), a repave of said portion of Winterhaven Drive will be necessary.
- 9) The Applicant shall install a five-foot (5') wide sidewalk along the property frontage of Winterhaven Drive, as well as a sidewalk adjacent to Parcel M2. The Applicant shall also install trees along Parcel M2, as agreed upon by City Staff and the Applicant at final design. The installation of the sidewalk and trees shall be completed prior to recordation of the Final Plat.

Water and Wastewater:

- 10) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Water meter vaults shall be removed from driveways or a metal collar shall be installed.
 - ii. Proposed Sublot 4 has an existing service, which is a 1.5" meter vault. The Applicant shall replace with the a ¾" meter vault.
 - iii. There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. This service shall be utilized.

- iv. The Applicant shall cleanout the gravity-pressure connection to Sublot 6.

Other:

- 11) Section 16.04.100.B: Hillside Overlay District, building envelopes shall be delineated on Sublot 1 and Sublot 2, if possible, that are outside of the Hillside Overlay District. If unachievable due to location of the Hillside Overlay District, bulk requirements shall be as follows:
- i. Maximum Lot Coverage: All buildings and structures, including fences (except wire fences), shall be fully contained within the platted building envelope. If no building envelope exists, maximum lot coverage shall be forty percent (40%).
 - ii. Maximum Building Dimension: No building dimension shall exceed seventy-five feet (75').
 - iii. Maximum Building Height: Twenty-eight feet (28').
- 12) The Applicant shall apply for a Hillside Site Alteration Permit for development that occurs within the Hillside Overlay District. Said permit(s) shall receive approval prior to construction/development.
- 13) The following shall be added as a plat note:

“The following turf landscape restrictions apply:

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

- 14) Sublots 3-7 shall contain a single-family residence and Accessory Dwelling Unit (ADU). The construction of the ADU shall be concurrent with the construction of the single-family residence.

Signed this ____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

**Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, April 5, 2021
Virtual Meeting
5:30 p.m.**

From your computer, tablet or smartphone: <https://www.gotomeet.me/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

Present

Commission: Janet Fugate, Dustin Stone, Dan Smith, Richard Pogue, Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker

[5:31:05 PM](#) Chair Fugate called to order.

[5:31:10 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:38 PM](#) **Consent Agenda**

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square foot bale storage. This project is located at 615 North Main Street (Lots 1-5, and Lots 11-15, Block 68, alley between Lots 1-5 and Lots 11-15 150' x26' alley, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kim and Terry Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square foot single family residence. This project is located at 313 South 2nd Avenue (Lot 5A, block 22, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Scanlon recused himself.

[5:32:04 PM](#) Pogue motioned to approve CA 1 and CA 2. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:33:01 PM](#) Consideration of a Design Review Application by Antony and Sarah Gray for a new 2,609 square foot single-story residence. This project is located at 121 North 3rd Avenue (Lots 1-4, Block 38, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **No materials provided, applicant will provide progress report. ACTION ITEM.**

Davis confirmed motion required to continue to April 19th hearing.

[5:34:07 PM](#) Sarah Gray provided update, met with City Staff last Friday. They will be keeping footprint similar and will move the garage doors so they are facing the alley. Gray explained

access from Carbonate and will be reducing height by 1 ft. Gray thanked staff for meeting with them to discuss alternatives. Gray asked if there were any questions or concerns before they meet with their architect. Horowitz confirmed staff did meet on site and staff does feel the solution described will meet the requirements.

5:36:52 PM Smith motioned to continue the consideration of Gray application to April 19, 2021. Pogue seconded. All in Favor.

PH 2 Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into six (6) lots, ranging in size from 6,001 square feet to 18,279 square feet, with all vehicular access from Winterhaven Dr. Several lots contain shared driveways. A 18,712 square feet open space, Parcel A, is to be dedicated to the City for public access. This project is located within the Limited Business (LB) Zoning District. **THIS ITEM WILL BE RENOTICED. ACTION ITEM.**

No motion required.

5:38:30 PM Chair Fugate opened to public comment.

No comment.

5:38:58 PM Chair Fugate closed public comment.

PH 3 **5:39:10 PM** Consideration of a city-initiated text amendment amending Title 17, Zoning Regulations, Chapter 17.08, Supplementary Regulations to allow for an increase in fence height up to eight feet (8') for a linear length of no greater than one quarter of the total lot length within a side or rear yard setback. **ACTION ITEM.**

Horowitz noted error on agenda, current recommendation is for 0.15% of the fence height.

5:40:15 PM Smith asked if understands talking about one section of the fence that is 15% of total length of that portion of the lot. Horowitz confirmed. Smith clarified that 15% of either the width or depth of the lot could be fenced at 8' per the proposed changes. Horowitz confirmed.

5:40:53 PM Horowitz explained reason for proposed amendment. Horowitz stated 6' for rear and side yard fence is common across the country. Horowitz explained tried to come up with something that would allow some type of screening between neighbors that would not interfere with light and air. Horowitz stated staff settled with 15% of lot length. Horowitz explained staff goal is not to screen campers entirely, trying to catch portions of things where more privacy is needed. Horowitz explained most lots in Hailey are 100' in length and staff felt 15% would be a long stretch. **5:43:18 PM** Horowitz stated next portion of proposed change is opaqueness, such as lattice that would help mitigate some light and air interference.

5:44:28 PM Chair Fugate asked commission if they have questions. Pogue asked if there is any intent to have the higher fence in the front of the lot. Horowitz explained no changes to the front fence requirements. Smith asked if the 20' was only applicable to the vision triangle. Davis explained fence height requirements are in the front yard setbacks. Smith stated theoretically,

there could potential for someone to go 8' high at end of front yard setback. No further questions from Pogue and Smith.

[5:46:49 PM](#) Stone asked if considered minimum and maximum, depending on size of lots. Horowitz stated a minimum and maximum would be good to discuss.

[5:47:49 PM](#) No questions from Scanlon. Chair Fugate asked if would require a permit. Horowitz confirmed all new and changed fences require new permits.

[5:48:26 PM](#) **Chair Fugate opened to public comment.**

[5:48:47 PM](#) Matt Bauer, 3340 Woodside Blvd, would say if going off medium lot that is 100' in width or depth, should look at a minimum, that 15% is 15'. There are a lot of lots in his neighborhood that are 70' in width, and 15% of 70' does not get you a lot. Bauer thinks that the 15% should be applicable to the side and rear yard. There are a lot of examples in Hailey, where one person's side yard is another person's backyard. Bauer feels that a lot of these concerns are coming from RVs or storage tents which are predominately lighter in color. There is no minimum distance for RVs, could put against a fence. That some of these RVs could be 18' in height. Bauer thinks the 8' is missing the bigger point. Bauer thinks should try to find a solution that addresses the problem. Bauer feels if people have a problem with privacy from a certain neighbor, think it would be acceptable to do the 15% on the side and back or could do a rear corner and take something that is troubling to you and be able to really address the problem. Bauer thinks the 8' would be tall enough if there was a minimum distance that could park something taller than 8' from the fence line. Bauer thinks that is what needs to be addressed. Bauer knows that on side yards is going to be a bigger issue especially on smaller lots, people know designated parking areas going in. That is not a usable part of the yard, but what is usable is the front and backyard. Bauer stated where have a situation is someone's backyard, their one place of solace on their lot, abuts up to someone's side yard then think whatever the prescription is for the fence needs to address the potential problem. Bauer thinks if going to put a movie screen up in their backyard, should be able to obscure the view. Bauer thinks the only other way to address that, is exceptions for people who have side yards that abut back yards. That they also have the right to park their equipment, or their storage tent or shelter. Bauer thinks as the other neighbor of the party should equally have the ability to take care of that if they deem it unsightly. Bauer also points out that that is no restriction on colors on these tents or camper vehicles, so could literally be bright pink. Bauer really thinks need to send this back to the drawing board that really addresses the bigger issue, which is the increasing amount of RV vehicles and set amount of parking. Bauer thinks from a privacy and neighborhood peace perspective its above and beyond the 15%. Bauer does agree with the lattice or something that is 50% open, but does not think this really gets to the heart of the problem.

[5:54:58 PM](#) Kathy Grotto, 841 Sunrise Dr, stated husband and her submitted letter of support and will not repeat comments except to reiterate their support and some possible reconsideration of 50% opacity she put in the letter. Grotto noted that Hailey has adopted some changes that allow for additional/denser infill and those changes also support the opportunities for improved privacy between residences. Grotto thanked commission and very much supports amendment.

[5:56:51 PM](#) Chair Fugate closed public comment.

[5:56:55 PM](#) Pogue does not think will screen vehicles causing problem at 8'. Pogue asked what areas do not allow mobile homes and vehicles parked on the lot. Horowitz stated fairly certain Northridge CC&Rs requires RVs to be screened. Horowitz noted that only 1 registered and operable RV on the property at a time. Pogue understands the issue of one house rear backs up to side of another, he can understand that needs to be screened to provide privacy. Pogue suggest that in those areas allow 8' fence but both property owners have to sign. Pogue does not think will solve the mobile issue because of heights of mobile homes and vans. Pogue thinks could provide solution for those with side to backyards.

[6:00:56 PM](#) Smith thinks that in choosing to live in city, kind of give up some aspects of privacy. Smith stated specific to this amendment, 15% is not going to be enough to completely screen a lot of RVs depending on lot size, not sure if will be an answer. Smith stated with 50% opaqueness, will still know that it is there and 50% may not do them much good as any kind of loud color is still going to show through. Smith agrees with Pogue, does not think will come up with one blanket solution that will provide kind of protection, lack of visibility some of these neighbors seem to want. As first public commenter said, does not get to the heart of the problem. Smith would prefer to see people encouraged to utilize landscaping in place of fencing. Smith believes landscaping will provide more benefit than fence. Smith stated there are a lot of varieties for landscaping materials that would provide screening. Smith believes landscaping would be more preferable in his mind. Smith stated there are some cases where landscaping would not be appropriate, and following up with Pogue's comment, Smith suggested making this a conditional use application. Smith is wondering if to address the wide variety of concern, if should look at some type of conditional use to allow the fence to be higher.

[6:05:23 PM](#) Stone asked for summary of fence permit application. Horowitz explained fence permits are often done same day at the counter, with staff verifying height. Stone asked how applicant determines who the fence belongs too. Davis explained a survey is not required; we trust that the fence is on the property line. Davis stated usually neighbors know who or when the fence was put up. Davis noted that if there are questions regarding a fence permit, staff will go onsite. Horowitz added most common way is by where the posts are, cannot put post on someone else's property. Horowitz explained not a lot of complaints regarding this situation in her time with the city. Stone explained he was trying to navigate process as if he was a neighbor wanting to shield the RV that if it's his fence it would be his decision. Stone asked if that is correct. Horowitz confirmed. Stone agrees with comments made, does not know if the 8' height would be enough. Stone is not opposed to having slightly taller fences in backyard. Stone stated the difference between 6'-8' is not catastrophic to him. Stone stated that idea that a very sectional piece of fence sticking up is going to create a more pleasing situation for each homeowner and not create more arguments between possible already strained homeowners is going to be difficult with this document. Stone agrees landscaping is a better option.

[6:10:37 PM](#) Scanlon agrees with other commissioners, agrees with Pogue that there is a difference between screening and privacy. Scanlon stated making a fence 2' taller aids privacy, but never going to be able to build a fence tall enough to screen an 18' RV. Scanlon agrees that plantings are the best option. Scanlon is intrigued with Smith suggestion that neighbors work out

a compatible division that could be approved on consent agenda. Scanlon does not have a problem with part of the fence being taller. Scanlon thinks there are better options for screening.

[6:12:44 PM](#) Chair Fugate understands people want privacy, but has concerns about building up tall fences to screen neighbors out. Chair Fugate also thought of a conditional use permit, she does understand the privacy and screening. Chair Fugate suggested possible combining the lattice and landscaping for better screening. Chair Fugate also liked idea of neighbors coming together to make a decision. Chair Fugate would not want to see 2' added to the fences height.

Chair Fugate opened public again.

[6:16:25 PM](#) Matt Bauer, thinks good solution for RV parking for new houses going on existing lots have parking for RVs, boats, snowmobiles, etc. be defined on plans. Bauer also thinks cannot code write our way out of this, that it does need to be on individual basis. Bauer thinks need to give reference to existing properties. Bauer thinks commission is right on point with case by case, thinks best way to handle it.

Chair Fugate closed public comment.

[6:18:17 PM](#) Horowitz asked if would like staff to come back with a draft that would allow certain discreet amount to be approved administratively or if there were other circumstances it would come through as a conditional use. Chair Fugate asked if should allow higher than 8' would come to planning and zoning. Horowitz said no, but that if wants it longer could come to planning and zoning. Chair Fugate does not like idea of making them higher, it's not going to screen a lot of things but also thinks need to consider other circumstances. Horowitz suggested maybe in new subdivisions, look more closely and possibly include plat notes designating parking.

[6:21:21 PM](#) Stone is warming to idea of a piece of lattice on top, and have a minimum and maximum requirement and if want to go beyond that then that requires agreements between neighbors.

[6:23:38 PM](#) Chair Fugate asked if neighbor wanted to screen something could they possibly add lattice to fence owned by the other neighbor? Horowitz explained that is a legal question. Horowitz offered to come back with a hybrid that allowed for conditional use permits.

[6:25:21 PM](#) Smith asked how many requests for additional height. Horowitz noted two in her time with City. Smith is reluctant to support idea of text amendment that would broad brush the situation because he is concerned about unintended consequences as well as not addressing some potential issues. Smith goes back to idea that this needs to be addressed on a case-by-case basis, that gives the City the ability to work through the potential problems. Smith believes this is something that needs to be reviewed by the City and addressed as a case-by-case situation and does not seem like there is a high demand for this. Smith is not in support of this text amendment that would allow this broad brush approach.

[6:27:21 PM](#) Chair Fugate agrees, that it seems simple enough to do by a case by case basis. Horowitz confirmed can do that but explained would still need to set outside parameters. Horowitz asked if sticking with 8'. Smith thinks need to stick with maximum height of 8', providing examples of landscaping that would benefit and provide screening. Horowitz asked

how would like to address length. Smith stated that given the varieties of RVs, should look at how big of an RV trying to screen. Smith thinks need a maximum associated with that, but should also be proportionate to what they are screening. Horowitz suggested staff could also go back and think on this. Smith thinks may need to think on this more. Horowitz suggested staff comes back with a couple options. Smith likes idea of having 2-3 options. Chair Fugate agrees, recommends encouraging landscaping.

[6:31:45 PM](#) No further comments from Scanlon, thinks all in agreement 8' is maximum in height but that length needs to be variable.

[6:32:21 PM](#) Stone feels good with what has been stated.

Horowitz stated will renote this project, so it can allow for greater changes.

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: **April 19, 2021**

- DR: Grays
- DR: Hailey Airport Inn
- DR Pre App: Sweetwater Block 2

[6:34:32 PM](#) Horowitz provided brief summary of upcoming projects and confirmed with Commissioners that the DIF Hearing will take place on April 19, 2021 starting at 4:30PM.

[6:36:43 PM](#) **Smith motioned to adjourn. Pogue seconded. All in Favor.**

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 17, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, wherein Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided to create four (4) townhome sublots (Sublots 5A & 5B and Sublots 7A & 7B), ranging in size from 5,638 square feet to 6,620 square feet. This project is located within the General Residential (GR) Zoning District.

Hearing: May 17, 2021

Applicant: Marlow Non-Exempt Family Trust

Project: Quigley Farms Subdivision – Sublots 5A & 5B and 7A & 7B

Request: Preliminary Plat

Location: Lots 5 & 7, Block 3, Quigley Farms Subdivision

Size & Zoning: 24,517 square feet; General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 28, 2021, and mailed to adjoining property owners on April 28, 2021.

Background and Application: Consideration of a Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, wherein Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided to create four (4) townhome sublots (Sublots 5A & 5B and Sublots 7A & 7B), ranging in size from 5,638 square feet to 6,620 square feet.

The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Final Plat, so long as each block supply separate infrastructure to stand on its own. Blocks 2, 3 and 4 received Final Plat approval on November 9, 2020.

Marlow Non-Exempt Family Trust is requesting approval to further subdivide Block 3 into four (4) sublots, as noted above. The proposed development will gain access off of Red Tail Lane, Quigley Farm

Road or Appaloosa Road. Proposed Sublot 5A and Sublot 7B may see access from Quigley Farm Road (Sublot 5A) or Appaloosa Road (Sublot 7B). All lots have frontage on a public street.

Procedural History: The Application was submitted on March 31, 2021 and certified complete on April 2, 2021. A public hearing will be held on May 17, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.</p> <p>The Public Works Department recommends that the following be incorporated and/or resolved prior to the final design:</p> <ul style="list-style-type: none"> - No potable water permits will be allowed until the water system for this portion of Quigley Farms has been approved by DEQ. These improvements have been bonded for and they are a work in progress. - Additional irrigation services shall be installed to each of the new lots, if this is not a 'common' system. <p>The recommendations above have been made Conditions of Approval.</p>
				Life/Safety: No comments
				<p>Water and Wastewater: The Water Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - Meter vaults placed in driveways shall have a metal collar and be put to grade. <p>The Wastewater Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - Sewer services shall be installed to the center of each subplot (5A, 5B, 7A and 7B). - Existing sewer services shall remain abandoned. <p>The recommendations above have been made Conditions of Approval.</p>
				Building: No comments
				Streets: No comments
				City Arborist: No comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p>

			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p> <p><i>Staff Comments</i></p> <p><i>The project will connect to Quigley Farm Road, Red Tail Lane and Appaloosa Road. These streets are public streets. Red Tail Lane and Appaloosa Road are 60-feet in width. Quigley Farm Road is 70-feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.</p> <p><i>Staff Comments</i></p> <p><i>N/A, as no cul-de-sac or dead-end street is proposed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.</p> <p><i>Staff Comments</i></p> <p><i>Access to the parcels can be achieved from Quigley Farm Road, Red Tail Lane, Appaloosa Road and Fox Acres Road.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p> <p><i>Staff Comments</i></p> <p><i>It appears that all proposed streets intersect at 90-degree angles and that the proposed streets are separated by the recommended distances. Quigley Farm Road incorporates a four-way intersection and Appaloosa Road incorporates a three-way intersection. Traffic calming measures includes short street sections between Quigley Farm Road and Appaloosa Road.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more</p>

				<p>than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Staff Comments</i>	<p>All streets within the subdivision are proposed as public streets. Each street varies in length, right-of-way width and alignment in order to best serve the Block 3.</p> <p>Deflections and curve radii will be further analyzed by the City Engineer at final design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Staff Comments</i>	<p>The public streets proposed (Quigley Farm Road, Red Tail Lane and Appaloosa Road) meet the minimum City Standards of 60' in width (Quigley Farm Road is proposed to be 70' in width), which is consistent with Title 18 of the Hailey Municipal Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	<p>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<i>Staff Comments</i>	<p>This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<i>Staff Comments</i>	<p>The subject Block is relatively flat. It appears that this standard has been met, but will be further reviewed for compliance at final design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p>
			<i>Staff Comments</i>	<p>To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p>
			<i>Staff Comments</i>	<p>This standard will be met and will be reviewed for compliance at final design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<p>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</p>

			Staff Comments	<i>Upon approval of the Quigley Large Block Plat, dedication of street names and/or alleys have been achieved and approved by the City, as well as the Blaine County Assessor's Office.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			Staff Comments	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>N/A, as no private streets are proposed. A 10'-wide Public Utility Easement is proposed between all proposed Sublot 5B and Lot 6, and between proposed Sublot 7A and Lot 6. A 10'-wide Snow Storage Easement also exists along the property frontage of all lots/sublots. Additionally, a 40'-wide Public Access, Utility and Snow Storage Easement is proposed to the rear of the parcels.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A, as no private streets are proposed.</i>
			M.	Driveways:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. The Applicant could propose shared driveways between Sublots 5A and 5B, as well as between Sublots 7A and 7B. It appears that no driveway will provide access to more than two (2) residential dwelling units; however, this will be reviewed for compliance at final design.</i> <i>Lastly, all driveways will meet City Standards and further details will be provided at the time of Building Permit submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, no driveways are shown on the plat. The Applicant could propose shared driveways between Sublots 5A and 5B, as well as between Sublots 7A and 7B. It appears that no driveway will provide access to more than two (2) residential dwelling units; however, this will be reviewed for compliance at final design.</i> <i>Additionally, no driveway materials are proposed at this time, but shall conform to this standard. Lastly, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>It appears that no driveway exceeds 150' in length. More details are needed with regard to proposed driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>This is preferred by the City; however, more details are needed with regard to driveways. Details and compliance of City Standards will be reviewed during the development of construction drawings. Please refer to Section 16.04.020(M) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.020(M) for further details.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and should be compatible with existing and planned residential units; however, further details are needed with regard to driveways. Please refer to Section 16.04.020(M) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>All proposed streets have adjacent sidewalks or multiuse paths. Additional sidewalks and pathways occur throughout the development. The width of all sidewalks shall comply with the standards noted in Section 18.06.012.C: Mobility Design. This will be further reviewed for compliance at final design.</i> <i>Additionally, A Right-of-Way Maintenance and Waste Water Discharge Agreement was approved, which further addresses maintenance of sidewalks within the City's Right-of-Way. To summarize, the agreement notes that:</i> <ol style="list-style-type: none"> 1) The Association shall clear snow from all paved sidewalks in the Development which are located within the City's Right-of-Way. 2) The Association shall cause all sidewalks to be swept and cleared of debris at least once each spring after the snow melts, and as reasonably requested by the City. 3) The Association shall be solely responsible for all Maintenance Obligations associated with sidewalks, at a level consistent with the maintenance of the remainder of the Common Area. The Association shall replace the sidewalks at the end of their lifecycle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	N/A
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	N/A, as no alleys are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a

				<p>20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.</p>
			<i>Staff Comments</i>	<p><i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</i></p> <ol style="list-style-type: none"> <i>1. A 10'-wide Public Utility Easement between proposed Sublot 5B and Lot 6</i> <i>2. A 10'-wide Public Utility Easement between proposed Sublot 7A and Lot 6</i> <i>3. A 40'-wide Public Access, Utility and Snow Storage Easement along the rear property line of all parcels in Block 3</i> <i>4. A 10'-wide Snow Storage Easement along the property frontage of all sublots/lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p><i>Snow storage easements have been delineated on the Civil Plans. The plat shows a 10'-wide Public Utility and Snow Storage Easement along all property frontages of the proposed sublots, as well as a 40'-wide Public Access and Utility, and Snow Storage Easement between the lots.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<p><i>All proposed blocks are shown on the Preliminary Plat.</i></p>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will</p>

				generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			Staff Comments	<i>The proposed sublots meet the minimum size required by the General Residential (GR) Zoning District. No sublots are more than double the minimum lot size. Furthermore, The Applicant has no intention to further subdivide the proposed sublots within the subdivision, and no sublots are proposed to be at or larger than one-half (1/2) acre.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			Staff Comments	<i>N/A, as no double frontage lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			Staff Comments	<i>N/A, as no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			Staff Comments	<i>Block 3 includes four (4) Townhouse Sublots (5A, 5B, 7A and 7B), all sublots have frontage on a public street, and it appears that no frontage width will be less than the required driveway width, as noted herein.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>

16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			Staff Comments	<p>No Phasing Plan has been developed for Block 3 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.</p> <p>Phase I includes the subdivision of Blocks 1, 2, 3, 4, 10, 11 and 15. Each of these blocks shall be fully served by all necessary infrastructure in order to consider and issue a Final Plat for the associated blocks. In accordance with the Annexation Agreement, the future subdivision of blocks, such as this, is anticipated and permitted by the Agreement.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			Staff Comments	No Phasing Plan has been developed for Block 3 specifically. That said, the Annexation Agreement serves as such, as it outlines several project phases. This agreement has been approved by City Council and has been recorded with Blaine County.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. N/A b) Provision of other off-site improvements. Several off-site improvements will be made, which include, but are not limited to: vehicular/bike lane improvements and Toe of the Hill Trail Connections. c) Dedications and/or public improvements on property frontages. N/A d) Dedication or provision of parks or green space. Please refer to Section 16.04.110 for further details. e) Provision of public service facilities. All public utilities and services proposed will be developed as part of the subdivision. f) Construction of flood control canals or devices. The construction and/or incorporation of roads and drywells are anticipated to improve drainage conditions onsite.

				g) Provisions for ongoing maintenance. A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			Staff Comments	These issues have been covered in the full development of the project through the Annexation Agreement, as well as Large Block Plat.
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			Staff Comments	N/A, as it appears no perimeter walls, gates or landscape berms are proposed within Block 3.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p>
			Staff Comments	No floodplain exists and the parcel is currently vacant.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p>
			Staff Comments	At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<i>Preliminary grading, drainage, and street and utility improvements have been shown on the Civil Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>The grading has been developed for the proposed streets within the subdivision. Grading for dwelling units shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A, as none exist within Block 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	<i>Erosion control and re-vegetation shall be included in final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			<i>Staff Comments</i>	<i>Grading and drainage review shall take place during final design.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. Additionally, the Applicant will complete all applicable EPA permitting prior to construction.

16.04.100: Overlay Districts

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

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. A 30'-wide open space/park pathway and public utility easement was granted within Lots 1-4

				<p>of Block 3. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Block 3 was not required to provide for either parks or additional pathways at this time.</p>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			Staff Comments	<p>Mathematical calculations of this formula for the submitted plat result in the following requirements:</p> <p>Project Buildout with Number of Units: $.0277 \times 176 = 4.8752$ acres</p> <p>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds the required amount. Furthermore, Block 3 is within the Large Block Plat of the Quigley Farm Subdivision, and as an individual plat, is not required to provide separate park space.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			Staff Comments	<p>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			Staff Comments	<p>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. A 30'-wide open space/park pathway and public utility easement was granted within Lots 1-4 of Block 3. Numerous other open space parcels and pathways have been delineated on</p>

				<p><i>the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Block 3, specifically, Sublots 5A, 5B, 7A and 7B, were not required to provide additional pathways.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<p><i>N/A, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p><i>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</i></p> <p><i>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</i></p> <ul style="list-style-type: none"> <i>1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD;</i> <i>2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and</i>

				<p>3) <i>Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins.</i></p> <p><i>These conditions were covered in the full development of the project through the Large Block Plat. They are a work in progress and will see completion through the ongoing development of Quigley Farm Subdivision.</i></p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	<p>Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.</p>
			<i>Staff Comments</i>	<p><i>No private green space specifically for Block 3 is being proposed at this time. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner's Association.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<p>Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no neighborhood park is proposed within Block 3 at this time. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. The parcels, if fully developed, satisfy this standard.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no mini park is proposed within Block 3 at this time.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<p>Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no park/cultural space is proposed within Block 3 at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	<p>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the</p>

				Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. That said, a 30'-wide open space/park pathway and public utility easement was granted within Lots 1-4 of Block 3. The subject parcels are Sublots 5A, 5B, 7A and 7B of Block 3. The pathway will be further addressed at the time of development or replat of Lots 1-4. Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Block 3, specifically, Sublots 5A, 5B, 7A and 7B, were not required to provide additional pathways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			Staff Comments	No gates or restricted access are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.

			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.D for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110.A for further details.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should

				be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	<p>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</p> <p><i>Staff Comments</i> The Applicant intends to construct all necessary infrastructure, if the project is approved.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.</p> <p><i>Staff Comments</i> This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.</p> <p><i>Staff Comments</i> This standard will be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.</p> <p><i>Staff Comments</i> This standard will be met.</p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p> <p><i>Staff Comments</i> All public infrastructure shall meet City specifications. No street lights are proposed at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street</p>

				<p>Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p>
			Staff Comments	<p>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</p> <p>All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p>
			Staff Comments	<p>Street names and signage are proposed. All proposed street names have been reviewed and approved by the City and the Assessor's Office. A Street Signage Plan shall be approved prior to installation. This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.</p>
			Staff Comments	<p>N/A, as no street lights are shown and/or proposed.</p>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p>Sewer services are shown from connecting into a sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p>Other recommendations and/or comments made by the Wastewater Division include:</p> <ul style="list-style-type: none"> - Sewer services shall be installed to the center of each sublot (5A, 5B, 7A and 7B) - Existing sewer services shall remain abandoned. <p>The items above have been made Conditions of Approval.</p>
16.05.040: Water Connections				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p>Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p>Other recommendations and/or comments made by the Water Division include:</p> <ul style="list-style-type: none"> - No potable water permits will be allowed until the water system for this portion of Quigley Farms has been approved by DEQ. These improvements have been bonded for and they are a work in progress. - Additional irrigation services shall be installed to each of the new lots, if this is not a 'common' system. - Meter vaults placed in driveways shall have a metal collar and be put to grade. <p>The items above have been made a Conditions of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	N/A, as this project is not within the Townsite Overlay (TO) District.
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			Staff Comments	Review of drainage calculations will take place during final design. Design concepts must conform to City of Hailey standard drawings, specifications and procedures.
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>

			Staff Comments	<i>Utilities will be constructed and installed underground. Additional utility company comment and engineering details will be required at final design.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			Staff Comments	<i>Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with the Hailey Municipal Code.</i> <i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			Staff Comments	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	<i>As built drawings will be required. This standard will be met.</i>
16.08: Townhouses:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the

				control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>No garages have been shown on the plat. That said, it is expected that all garages be located on the same subplot as the principal dwelling. This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)

			<i>Staff Comments</i>	<i>The proposed parcel is zoned General Residential (GR), which allows for ten (10) units per one (1) acre. Four (4) sublots are proposed, which are separated in half (two sublots to the north and two sublots to the south) by Lot 6 (different ownership). Only one (1) dwelling unit is proposed per sublot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	N/A

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

The following are suggested Conditions of Approval for the Preliminary Plat Application for Block 3 of Quigley Farm Subdivision:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat.
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 7) Prior to construction, the Applicant shall submit the following, if deemed necessary:
 - i. A Storm Water Pollution Prevention Plan (SWPPP)
 - ii. An Erosion Control Plan

Streets and Right-of-Ways:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards

where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:

- i. Driveways accessing more than one (1) residential dwelling unit shall be maintained by a Homeowner's Association, or in accordance with a plat note.
- ii. Drywell and other construction details shall be provided at final design.
- iii. A Street Signage Plan shall be approved prior to the installation of street name signs and traffic control signs.

Water and Wastewater:

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

- i. Sewer services shall be installed to the center of each subplot (5A, 5B, 7A and 7B)
- ii. Existing sewer services shall remain abandoned.
- iii. No potable water permits will be allowed until the water system for this portion of Quigley Farms has been approved by DEQ.
- iv. The Applicant shall install additional irrigation services to each of the new sublots, if system is not a 'common' system.
- v. All meter vaults that are placed in driveways shall have metal collars and be put to grade.

Other:

- 10) All of the requirements of the Annexation, Services and Development Agreement dated August 16, 2017, the Large Block Plat Conditions of Approval dated July 9, 2018, and Phase I of the Final Plat for Blocks 2-4 dated November 23, 2020, still apply.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, wherein Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided to create four (4) townhouse sublots (Sublots 5A & 5B and Sublots 7A & 7B), ranging in size from 5,638 square feet to 6,620 square feet, finding that the application meets all City Standards, and that Conditions (1) through (10) are met.

Denial: Motion to deny the Preliminary Plat Application by Marlow Non-Exempt Family Trust, represented by Galena Engineering, wherein Lots 5 and 7, Block 3, Quigley Farms Subdivision (1421 and 1401 Red Tail Lane) are subdivided to create four (4) townhouse sublots (Sublots 5A & 5B and Sublots 7A & 7B), ranging in size from 5,638 square feet to 6,620 square feet, finding that _____
[Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

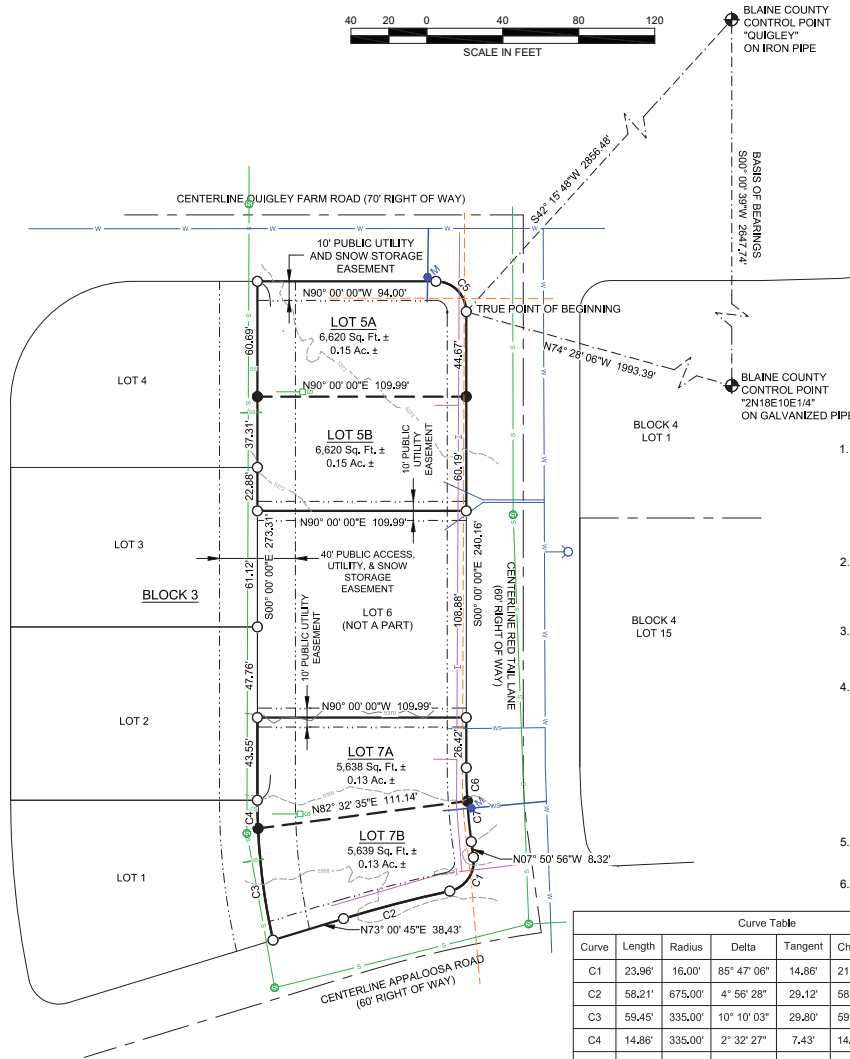
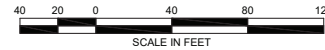
A PLAT SHOWING
LOTS 5A & 5B, AND 7A & 7B, BLOCK 3, QUIGLEY FARMS SUBDIVISION

WHEREIN LOTS 5 & 7 ARE SUBDIVIDED TO CREATE TOWNHOME SUBLOTS 5A & 5B AND 7A & 7B AS SHOWN HEREON
LOCATED WITHIN SECTION 10, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

MARCH 2021



SCALE: 1" = 40'



LEGEND

- Property Line
- Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- Easement, Type & Width as Shown
- GIS Tie Line
- Existing Water Main
- Existing Water Service
- Proposed Water Service
- Existing Sewer Main
- Existing Sewer Service
- Proposed Sewer Service
- Joint Utility Trench
- Pressure Irrigation Line
- Proposed Water Meter
- Fire Hydrant
- Existing Sewer Manhole
- Found Brass Cap
- Found 5/8" Rebar, P.L.S. 13764
- Set 5/8" Rebar, P.L.S. 16670
- 5' Contour Interval
- 1' Contour Interval

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to subdivide Lots 5 & 7, Block 3, Quigley Farms Subdivision into Lots 5A & 5B and Lots 7A and 7B, as shown hereon. The Boundary shown is based on the Plat of Quigley Farm, Block 3, Lots 1-7, Instrument Number 677229, records of Blaine County, Idaho. A full boundary retracement survey will be conducted after preliminary plat approval, when proposed lot lines can be set at the same time. Refer to above referenced instrument number for notes, conditions and restrictions on original plat.
- This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- The owner is the Marlow Non-Exempt Family Trust, PO Box 927, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
- A Title Commitment for Lot 5, Block 3, Quigley Farm, has been issued by Stewart Title Guaranty Company, File Number 2022660, with a Commitment Date of November 4, 2020. A Title Commitment for Lot 7, Block 3, Quigley Farm, has been issued by Stewart Title Guaranty Company, File Number 2022659, with a Commitment Date of November 4, 2020. Certain information contained in said title policies may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policies. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
- The existing utilities shown hereon are approximate per design drawings by Benchmark Associates, Dated 7/12/19, Received 3/19/21
- The current zoning is General Residential, refer to the City of Hailey zoning ordinance for more specific information on this zone.

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	23.96'	16.00'	85° 47' 06"	14.86'	21.78'	N35° 02' 37"E
C2	58.21'	675.00'	4° 56' 28"	29.12'	58.19'	S75° 27' 54"W
C3	59.45'	335.00'	10° 10' 03"	29.80'	59.37'	S07° 37' 28"E
C4	14.86'	335.00'	2° 32' 27"	7.43'	14.85'	S01° 16' 14"E
C5	25.06'	15.98'	89° 52' 30"	15.94'	22.57'	N45° 05' 39"W
C6	17.57'	285.00'	3° 31' 53"	8.79'	17.56'	S01° 45' 57"E
C7	21.48'	285.00'	4° 19' 03"	10.74'	21.47'	S05° 41' 25"E

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

Date _____ South Central Public Health District



LOTS 5A & 5B, AND
7A & 7B, BLOCK 3,
QUIGLEY FARMS SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 2
Job No. 8106











QUIGLEY FARM, BLOCK 3 LOTS 1-7

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

WHEREIN QUIGLEY FARM, BLOCK 3 IS SUBDIVIDED, CREATING LOTS 1-7.

NOVEMBER 2020

LEGEND

	BLOCK BOUNDARY
	LOT LINE
	ADJOINING PROPERTY LINE
	LIMIT OF ROAD DEDICATION
	PUBLIC MONUMENT TIES
	EASEMENT (AS NOTED)
	FOUND 5/8" REBAR, LS 13764
	SET 5/8" REBAR, LS 13764
	FOUND BRASS CAP
	LOT NUMBER

NOTES:

1. REFER TO THE "QUIGLEY FARM LARGE BLOCK PLAT" & CC&R'S, RECORDED AS INSTRUMENT NOS. 653825 & 653826, FOR CONDITIONS AND/OR RESTRICTIONS GOVERNING THIS PROPERTY.
2. A TEN (10) FOOT WIDE PUBLIC SNOW STORAGE EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS.
3. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ADJACENT TO ALL PUBLIC & PRIVATE STREETS, AND CENTERED ON ALL SIDE PROPERTY LINES.
4. A FORTY FOOT (40) WIDE PUBLIC ACCESS, UTILITY & SNOW STORAGE EASEMENT IS GRANTED WITHIN LOTS 1 THRU 7 AS SHOWN HEREON.
5. A THIRTY FOOT (30) WIDE PUBLIC OPEN SPACE/PARK, PATHWAY AND PUBLIC UTILITY EASEMENT IS GRANTED WITHIN LOTS 1 THROUGH 4 AS SHOWN HEREON.
6. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT FOR QUIGLEY FARM WHICH IS RECORDED UNDER INSTRUMENT NO. 645279, RECORDS OF BLAINE COUNTY, IDAHO.
7. LOTS 5, 6 & 7 MAY INCLUDE TWO (2) RESIDENTIAL UNITS EACH. LOT 6 TO INCLUDE TWO (2) COMMUNITY HOUSING UNITS.
8. A TEMPORARY SNOW STORAGE EASEMENT TO BENEFIT THE CITY OF HAILEY IS GRANTED AS SHOWN HEREON. SAID EASEMENT SHALL TERMINATE UPON THE DEDICATION OF THE UNDERLYING PUBLIC WAY IN FUTURE PHASES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S07°50'56"E	8.32

CURVE TABLE

CURVE	RADIUS	RC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	16.00'	23.95'	21.78'	S35°02'05"W	85°46'03"
C2	675.00'	57.80'	57.78'	S75°27'55"W	4°54'22"
C3	16.00'	26.60'	23.64'	N59°22'05"W	95°14'21"
C4	465.00'	95.35'	95.18'	N05°52'27"W	11°44'54"
C5	65.00'	102.10'	91.92'	N45°00'00"W	90°00'00"
C6	16.00'	25.13'	22.63'	S45°00'00"W	90°00'00"
C7	285.00'	39.04'	39.01'	S03°55'28"W	7°50'56"
C8	335.00'	74.30'	74.15'	N06°21'14"W	12°42'28"

HEALTH CERTIFICATE

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

Dated: 12/18/2020

South Central Public Health District, REHS



SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN LOTS WITHIN BLOCK 3. FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENT LOCATIONS WERE ESTABLISHED USING PROPORTIONED DISTANCES AND BEARINGS.
2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
 - A. FINAL PLAT OF THE "QUIGLEY FARM LARGE BLOCK PLAT", INST. NO. 653825.



QUIGLEY FARM, BLOCK 3 LOTS 1-7

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

PREPARED FOR: HENNESSY COMPANY

PROJECT NO. 20142	DWG BY: LLJ/CPL	FILE: 20142_BLOCK3.DWG
FINAL PLAT	DATE: 11/12/2020	SHEET: 1 OF 2

PREPARED BY: BENCHMARK ASSOCIATES P.A.

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of May 17, 2021

To: Hailey Planning & Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). This project will be heard concurrently with a Preliminary Plat Application

Hearing: May 17, 2021

Applicant: Larry Green, L.L. Greens

Request: Consideration of Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). This project will be heard concurrently with a Preliminary Plat Application

Location: Lot 1, Block 2, Northridge X (21 E McKercher Blvd), and Lot 1, Block 27, Northridge IX

Current Zoning: Limited Business (LB), and Limited Residential (LR-1)

Proposed Zoning: Business (B), and General Residential (GR)

Notice: Notice for the public hearing scheduled for was published in the Idaho Mountain Express May 5, 2021, and mailed to property owners and agencies within 300 feet on May 5, 2021. Notice was posted on the property on May 10, 2021.

Background:

In 2017, L.L. Green's Hardware received approval for a rezone of the subject parcel, Lot 1, Block 2, Northridge X Subdivision, from Limited Residential (LR-1) to Limited Business (LB). The rezone was to allow for the construction of a new hardware store on a portion of the lot. The Applicant intended to develop the parcel once the building that the hardware store currently occupies (101 North Main Street) sold. No sales were ever finalized.

Then, in February 2021, the Applicant and Silver Creek Property Holdings joined forces and proposed to rezone the subject parcel from Limited Business (LB) and General Residential (GR) to Business (B), as well as rezone the residential parcel from Limited Residential (LR-1) to General Residential (GR) and Downtown Residential Overlay (DRO). This rezone would have allowed for the development of a new car dealership for the existing business, Silver Creek Ford, as well as a new hardware store for the existing business, L.L. Green's Hardware.

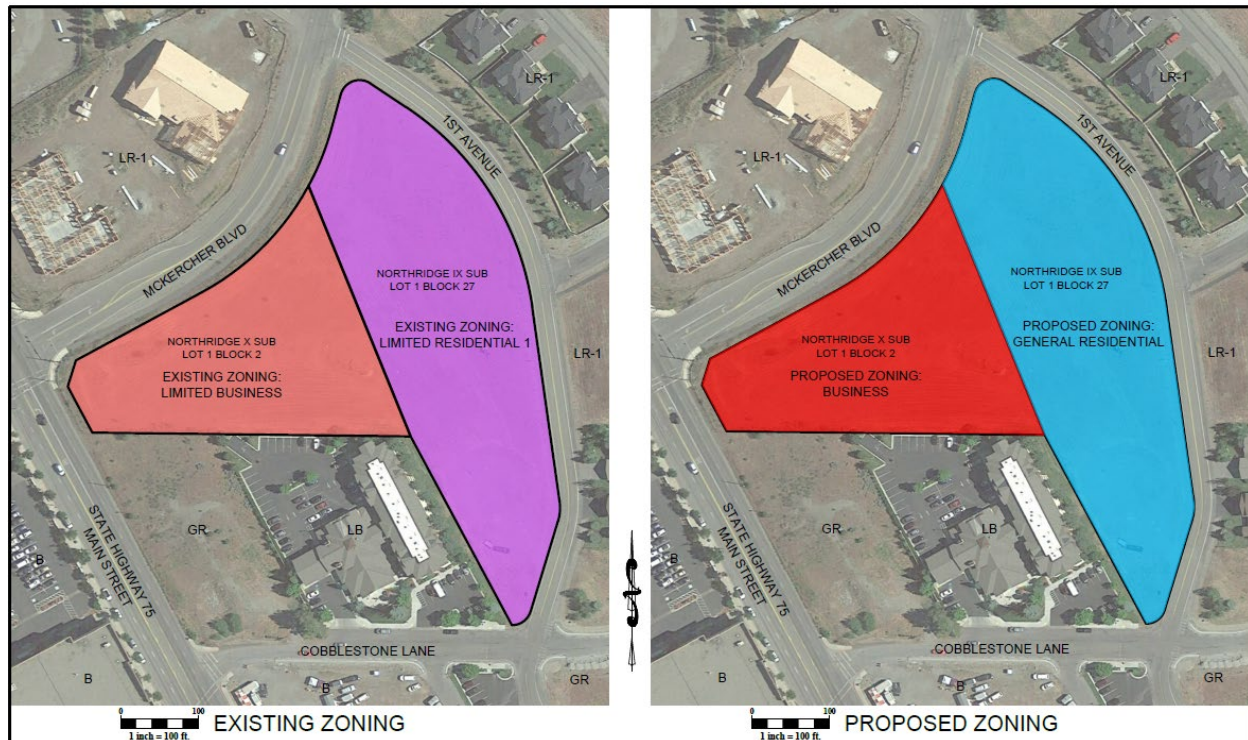
Due to various reasons, Silver Creek Property Holdings withdrew all applications (Rezone, CUP and Design Review Preapplication). Larry Green of L.L. Green's Hardware, represented by Galena Engineering, is now requesting approval to subdivide Lot 1, Block 2, Northridge X (21 East McKercher) into two (2) lots, to utilize proposed Lot 1A as the new home for L.L. Green's Hardware. Larry Green has been granted written permission by the property owner, West of First, LLC, to apply for this rezone. See also related subdivision staff report.

Application: The Applicant is requesting an amendment to the City of Hailey Zoning District Map with a Rezone Application. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR).

Current Zoning is as follows:

Property Owner	Address	Current Zone	Requested Zone
West of First LLC	Lot 1, Block 2, Northridge X (21 E McKercher Blvd)	Limited Business and Downtown Residential Overlay (DRO)	Business (B) and would remain within the Downtown Residential Overlay (DRO)
West of First LLC	Lot 1, Block 27, Northridge IX	Limited Residential 1 (LR 1)	General Residential (GR)

As described in the above table and shown in the image below, there are two (2) parcels the Applicant is requesting a zone change for.



Analysis and Discussion: The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcels are vacant and the AmericInn is nestled adjacent to the two (2) lots. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south and west are zoned Business (B) and are located within the Downtown Residential Overlay (DRO), and the property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1). (However, note that the use of Silver Creek Assisted Living has more intensity than single family uses).

- 1. Purposes of Zone Districts. 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. The Applicant is proposing that one of the two parcels, originally zoned Limited Business and within the Downtown Residential Overlay (DRO), (21 East McKercher Boulevard), be zoned Business (B) and remain in the DRO.

To further support the rezone request, the Applicant has stated:

- Northridge X Subdivision, Proposed Lots 1A and 1B, Block 2

All properties north of Walnut Street within the DRO on both sides of Main Street are currently zoned Business with the exception of Tax Lot 7589, Gateway Subdivision Block 1, Lot 1, and subject properties listed above. Changing the existing zoning from LB to B will provide consistency with the northern DRO along Main Street. Additionally, the current LB zoning does not allow for retail 'mercantile' use despite the property's adjacency to Main Street and

surrounding Business zoned properties.

- Northridge IX Subdivision, Lot 1, Block 27

Revising the zoning of Northridge IX Subdivision, Lot 1, Block 27 to allow for higher density residential uses would provide a buffer or transition between commercial uses and low-density residential uses adjacent to the east. This buffer or transition from commercial use to higher density residential use to low density residential use is consistent throughout the city. Low density, LR zoning is directly adjacent to commercial or industrial uses in only a handful of locations in the City of Hailey. The largest occurrence of adjacency occurs along Broadford Road where industrial uses abut low LR-1 and LR-2 zoning. Broadford Road and adjacent landscaping provides buffering between these two use types that is not possible between Northridge IX Subdivision, Lot 1, Block 27 and Northridge X, Subdivision Lot 1, Block 2.

General Residential (GR): The purpose of the GR District is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. Located near the north entrance of the City, the subject parcel is undeveloped and underutilized. The Applicant is proposing to rezone the parcel (Lot 1, Block 27, Northridge IX) from Limited Residential (LR-1) to General Residential (GR).

Per the Applicant, the change in zoning would protect the traditional character and scale of the residential zoning districts; however, provide a higher density of residential infill adjacent to the Main Street Corridor. Additionally, the rezone will provide a residential buffer between the existing single-family homes and lower density housing (east side of First Avenue) and the existing/proposed commercial uses to the west.

Summary of Uses: The proposed zone changes would increase the range of uses permitted on these properties, as well as provide greater flexibility with density, setback and bulk requirements. Comparisons of existing and proposed rezones are noted below.

- 2. Density, Setback and Bulk Requirement Comparison:** The density, setbacks and other bulk requirements would see the following changes, if rezoned as proposed:

Address/Parcel/Use		Existing Zone District	Proposed Zone District
21 East McKercher Boulevard (Lot 1, Block 2, Northridge X) – L.L. Greens		LB/DRO	B/DRO
Setbacks	Minimum front yard setback (feet)	20	0 ⁷
	Minimum side yard setback (feet)	10 ^{7, 19, 20}	0 ^{7, 19, 20}
	Minimum rear yard setback	10 ^{7, 19, 20}	0 ^{7, 19, 20}

	(feet)		
Height	Maximum building Height	35'	35'
Notes	7.	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot 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.	
	19.	See also subsections 17.07.010 F and G of this title.	
	20.	See also subsections 17.07.010 F and G of this title.	

The existing parcel at 21 East McKercher (Lot 1, Block 2, Northridge X) is approximately 1.74 acres. It is zoned LB and is within the DRO. Within the LB Zone District, the underlying density is 20 units per acre and does not have a maximum lot coverage. That said, the parcel is also located within the DRO, and within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Additionally, density is limited by required open space, parking, landscaping and the Design Review Standards.

This zone change is a logical extension of the Business Zone District and would not create a spot zoning condition within the area. Furthermore, the zone change would allow for commercial and retail development along the Main Street Corridor.

The proposed use, L.L. Greens, another long-standing business in the City of Hailey, is permitted in the Business Zone District. The change in zoning districts could result in a building setback of zero (0) feet on all sides of the property line (in Business Zone District) rather than setbacks of 20 feet in the front yard and 10 feet in the side yards and rear (in Limited Business Zone District). The Applicant does not intend to construct the proposed building on the property lines (in any alternative) and has shown the building setback from all property lines, although the building is closer than 20' near the intersection of Main and McKercher where the lot is narrow. See preliminary site plan attached to this report.

The maximum building height in the LB Zone District is 35'. The maximum building height in the Business District is thirty-five feet (35'), except a building containing at least one (1) residential dwelling unit may have a maximum height of forty feet (40'). A residential unit for the proposed use (L.L. Greens) is not shown on the drawing set; therefore, the maximum height for the building within the Business District is 35'. Additionally, any building exceeding thirty feet (30') shall comply with relevant sections and

appendices of the IFC, such as, fire access lanes, provisions for exterior roof access, and provisions of sprinkler systems. No building may exceed three (3) stories from the street frontage. L.L. Greens is proposed to be two (2) stories in height.

Address/Parcel/Use		Existing Zone District	Proposed Zone District
Address TBD (Lot 1, Block 27, Northridge IX) – Northridge Condos		LR-1	GR
Setbacks	Minimum front yard setback (feet)	25	20
	Minimum side yard setback (feet)	10 ^{3, 19, 20}	10 ^{7, 19, 20}
	Minimum rear yard setback (feet)	10 ^{3, 19, 20}	10 ^{7, 19, 20}
Height	Maximum building Height	30'	35'
Notes	3.	The setback from the adjacent property shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section 17.04B.050 of this title for more explanation.	
	7.	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot 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.	
	19.	See also subsections 17.07.010 F and G of this title.	
	20.	See also subsections 17.07.010 F and G of this title.	

The existing parcel at Lot 1, Block 27, Northridge IX is approximately 2.64 acres. It is zoned LR-1 and is not within the DRO. It has remained undeveloped for the last 40 years. It serves as a transitional parcel between single family uses to the east and the commercial zone district to the west.

The Applicant is proposing to rezone the parcel to General Residential (GR). The GR Zone District would allow the Applicant to construct ten (10) homes per acre, or up to 26 new residential units. Note that this density may not actually be achievable, as roads have not been accounted for. This density would be compatible with the Comprehensive Plan, is encouraged within the area.

Under the current LR zoning on this parcel, the Applicant would be able to construct approximately 14 single-family homes.

Per the Applicant, the change in zoning would protect the traditional character and scale of the residential zoning districts; however, provide a higher density of residential infill adjacent to the Main Street Corridor. Additionally, the rezone will provide a residential buffer between the existing single-family homes and lower density housing (east side of First Avenue) and the existing/proposed commercial uses to the west.

The change from LR to GR only minimally affects bulk, in the form of front yard setback and building height. The front yard setback would change from 20' to 25', and would place buildings 5' closer to 1st Avenue. The height change would allow for buildings to be 5' taller.

Note that the current LR Zoning does not provide any 'step-down' in scale and size from the adjacent commercial uses. This may explain why this parcel remains undeveloped as single-family uses over the 20+ year life of the Northridge neighborhood buildout.

3. Existing Land Uses: The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcels are vacant and the AmericInn is nestled between the two (2) lots. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south (both vacant) and west (Albertsons Grocery and Stinker Gas Station) are zoned Business (B) and are located within the Downtown Residential Overlay (DRO), with the exception of a remnant parcel on Main Street zoned GR that was part of the previous application but is not part of this application. Staff fully expects that the zoning would be changed on this parcel to Business at some point in the future, as the GR zoning does not make sense in this location. The property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1), but is a more intensive use than typically found in that zone district.

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 Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area proposed for the rezone as Community Activity Areas, High Density Residential and Residential Buffer. The area in question sees varied land use opportunities given its location and size, and the Land Use Map purposefully does not demarcate between land uses that are

specific to property boundaries, allowing for decision-making processes such as this to determine actual zoning boundaries.

L.L. Greens. Pursuant the District Use Matrix, this use is classified as Mercantile within the Business Zone District. This use is permitted within the Business Zone District and is consistent with the purpose of said district -- Provide areas for general business and commercial activities and a limited number of residential uses.

Future uses for remaining Business-zoned parcel. If the rezone were approved, a parcel of 0.73 acres would be available for other uses permitted in the District Use Matrix. This parcel is closer to commercial uses than residential, and is buffered by the 2.64-acre parcel to the east.

The Comprehensive Plan calls for a strong retail core. The Comprehensive Land Use Map identifies this area as a Community Activity Area:

Community Activity Areas – located at the north and south ends of Main Street Corridor. High density residential is encouraged. Commercial and mixed-use development is appropriate, but should be subordinate to the infill of Downtown.

The proposed redevelopment is within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core.

The proposed development is within a Community Activity Area. It does not deter, detract, or compete with current and potential commercial activities within the Downtown Core. It will provide products and services that are not incompatible with uses within the Downtown Core and Main Street Corridor. It's an infill project well within the City's limits. The site is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed commercial development will be a year-round retail facility. It will serve the residents of both Hailey and Blaine County. The proposed development will continue to help create economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business. Relocation of L.L. Greens could allow for higher-density commercial and/or mixed-use developments at the current location.

The proposed development contributes to a year-round economy unrelated to the tourism industry. This project will bring civic activity to a vacant lot in Hailey's downtown, promote economic growth, as well as downtown diversity.

The Comprehensive Plan further states:

A Land Use Map is a required element of the Land Use component of the Comprehensive Plan. Pursuant to Idaho Code requirements, the Land Use Map reflects suitable projected land uses for the City. The creation of a land use map establishes general direction for projected land uses within and adjacent to the city. The Land Use Map depicts broad community goals. When considering land use applications, site-specific data and circumstances should be balanced with the overall goals depicted on the map.

Among others, the Application complies with the following goals and objectives of the Hailey Comprehensive Plan:

- 5.1 Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map.
- 5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area of encouraging higher density commercial and mixed-use development.
- 6.1 Encourage a diversity of economic development opportunities within Hailey.
- 6.2 Encourage abundant, competitive and career-oriented opportunities for young workers.

The Hailey Comprehensive Plan also identifies housing as a high priority:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

The Land Use Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown housing, and the reason to plan for mixed-uses:

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.

While this project is not a traditional mixed-use project, in that the residential uses are not integrated into the commercial uses, the residential uses could serve as a buffer between commercial and the nearby single-family residential.

The Land Use Section describes High-Density Residential as follows:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

- 5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.
- 5.7 Encourage development at the densities allowed in the Municipal Code.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.
- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socioeconomic levels.

By rezoning Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR), the change is compatible with the Comprehensive Plan, as it would facilitate the development of housing. This large parcel serves as a transition between business uses to the west and residential development to the east.

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;

It is anticipated that public facilities and services are available to support the full range of uses permitted by the zone districts under consideration. The buildings proposed would be compliant with the 2018 IBC, IRC and IFC. Depending on the building heights, buildings may require a full sprinkler suppression system, include elevators and meet other code requirements. Streets, sidewalks, landscaping and other onsite improvements will be required as part of the Design Review process.

The change in zoning and the increase in residential uses from approximately 14 single-family homes permitted in LR to approximately 26 residential units is unlikely to have an impact on the Northridge Subdivision water pressure. To ensure there are no impacts, the Applicant should provide an analysis of water demand associated with the increased residential density. The City Engineer does not believe that the proposed commercial uses will impact water demand above what is already permitted on the Main Street/McKercher Boulevard parcels under current zoning.

With regard to traffic and circulation, staff requests that the Applicant provide an analysis of the difference in trip generation volume (if any) from the proposal as compared to existing zoning.

Further analysis of all streets involved in the proposed development is as follows:

Main Street. Main Street contains a 5-lane road configuration between Cobblestone Lane and the McKercher Boulevard traffic light, which is the entire frontage of the proposed project. Traffic is high in this area. Staff concurs that there should be no Main Street entrance, as any entrance should be spaced at least 350 feet from the Main/McKercher traffic light.

McKercher Boulevard. McKercher is an arterial street connecting Buttercup Road to Main Street and continuing west to River Street. A turn lane for southbound travel exists at the Main Street traffic light. The concurrent two-lot subdivision shows one (1) shared entrance for the business uses located approximately 180 feet from the McKercher intersection. Staff concurs with this configuration.

1st Avenue. 1st Avenue is a residential street with a reasonably high traffic volume due to proximity of commercial uses and the Wood River Middle School, which is one block to the east. A circulation plan for the residential uses that would be permitted under the GR zoning has not been developed at this time.

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

The zones and overlays under consideration would follow the same bulk requirements as adjacent blocks within the Business Zone District. Nonresidential or multifamily projects would be subject to Design Review, allowing for community input, and Commission discussion of compatibility. The area contains a variety of commercial, multifamily and single-family projects.

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

City Staff notes a strong basis in the Hailey Comprehensive Plan for this type of amendment. These parcels have been vacant since their establishment as parcels. The proposed zone change would enable development of the site, and provide economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business.

Additionally, the City and the Wood River Valley have a documented need for housing. The Comprehensive Plan calls for housing initiatives. The current changes under consideration would allow for single family and cottage housing development, in an area within walking distance to many town services. The GR zone district is commonly used throughout Hailey, including Cutters Subdivision, China Gardens, Woodside and other neighborhoods.

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.**

Discussion:

- 1) The Commission may wish to see a site plan for the Lot 1, Block 27, Northridge IX parcel to see how the GR zoning would lay out as a neighborhood, and examine street intersections.
- 2) The applicant should provide an analysis of impacts (if any) to Northridge water pressure.
- 3) The applicant should provide a traffic impact memo comparing the trip generation between the LR and GR zoning districts.
- 4) The Commission could consider granting the rezone for the parcel requesting Business zoning while taking more time to study the layout of the residential Lot 1, Block 27, Northridge IX parcel.

Motion Language:

Approval Motion Option #1: (approve Business (B) rezone only at this time:

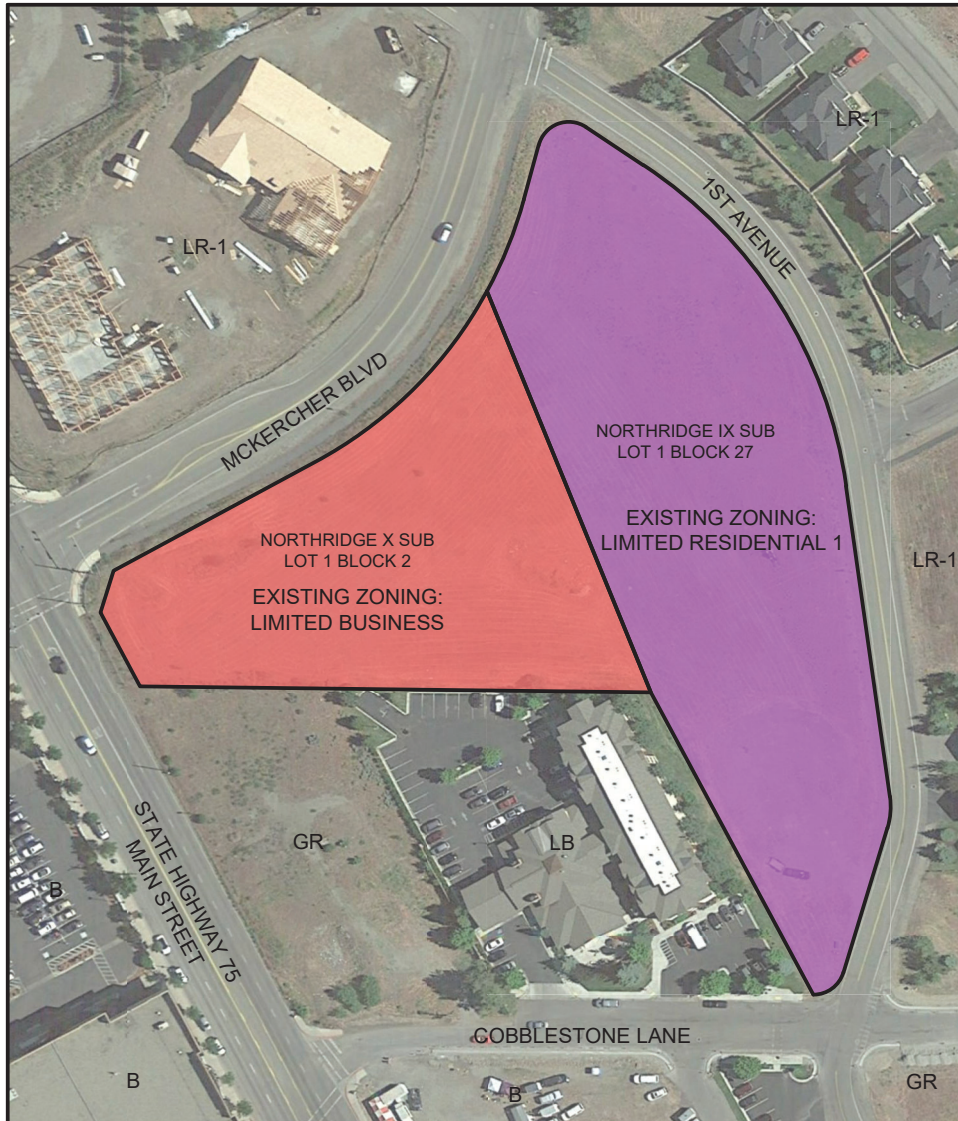
Approval: Motion to approve the Rezone by L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010. The proposed changes would rezone Lot 1, Block 2, Northridge X (21 E. McKercher Blvd) from Limited Business (LB) and Downtown Residential Overlay (DRO) to Business (B) and would remain within the Downtown Residential Overlay (DRO); 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.

Approval Motion Option #2: (approve both Business (B) rezone and General Residential (GR) rezone

Approval: Motion to approve the Rezone by L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010. The proposed changes would rezone Lot 1, Block 2, Northridge X (21 E. McKercher Blvd) from Limited Business (LB) and Downtown Residential Overlay (DRO) to Business (B) and would remain within the Downtown Residential Overlay (DRO); and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR), 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.

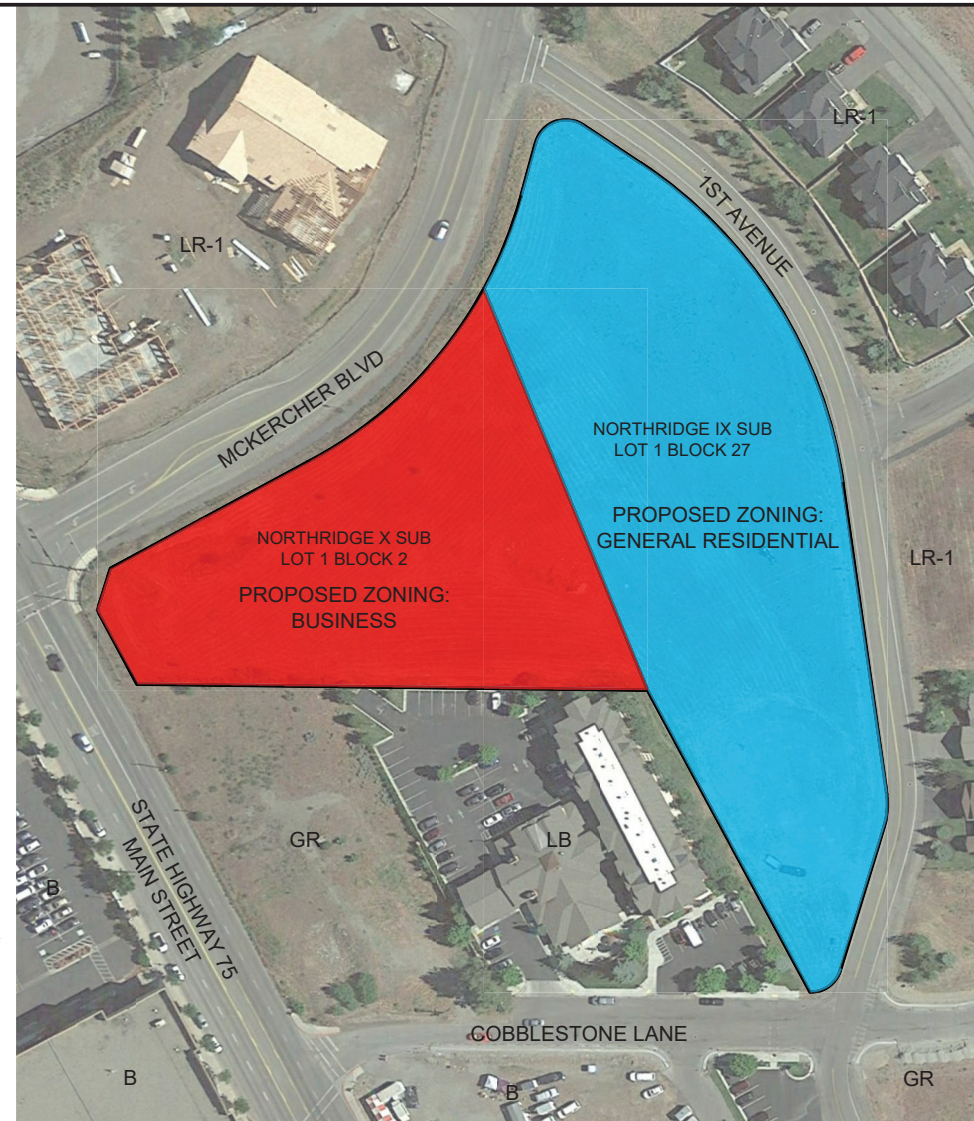
Denial: Motion to deny the request for a Rezone by L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010, Downtown Residential Overlay (DRO), Section 17.04R and General Residential (GR), Section 17.04C. The proposed changes would rezone Lot 1, Block 2, Northridge X (21 E. McKercher Blvd) from Limited Business (LB) and Downtown Residential Overlay (DRO) to Business (B) and would remain within the Downtown Residential Overlay (DRO); and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR) 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 upon the request by L.L. Greens, to [the Commission should specify a date].



0 100
1 inch = 100 ft.

EXISTING ZONING



0 100
1 inch = 100 ft.

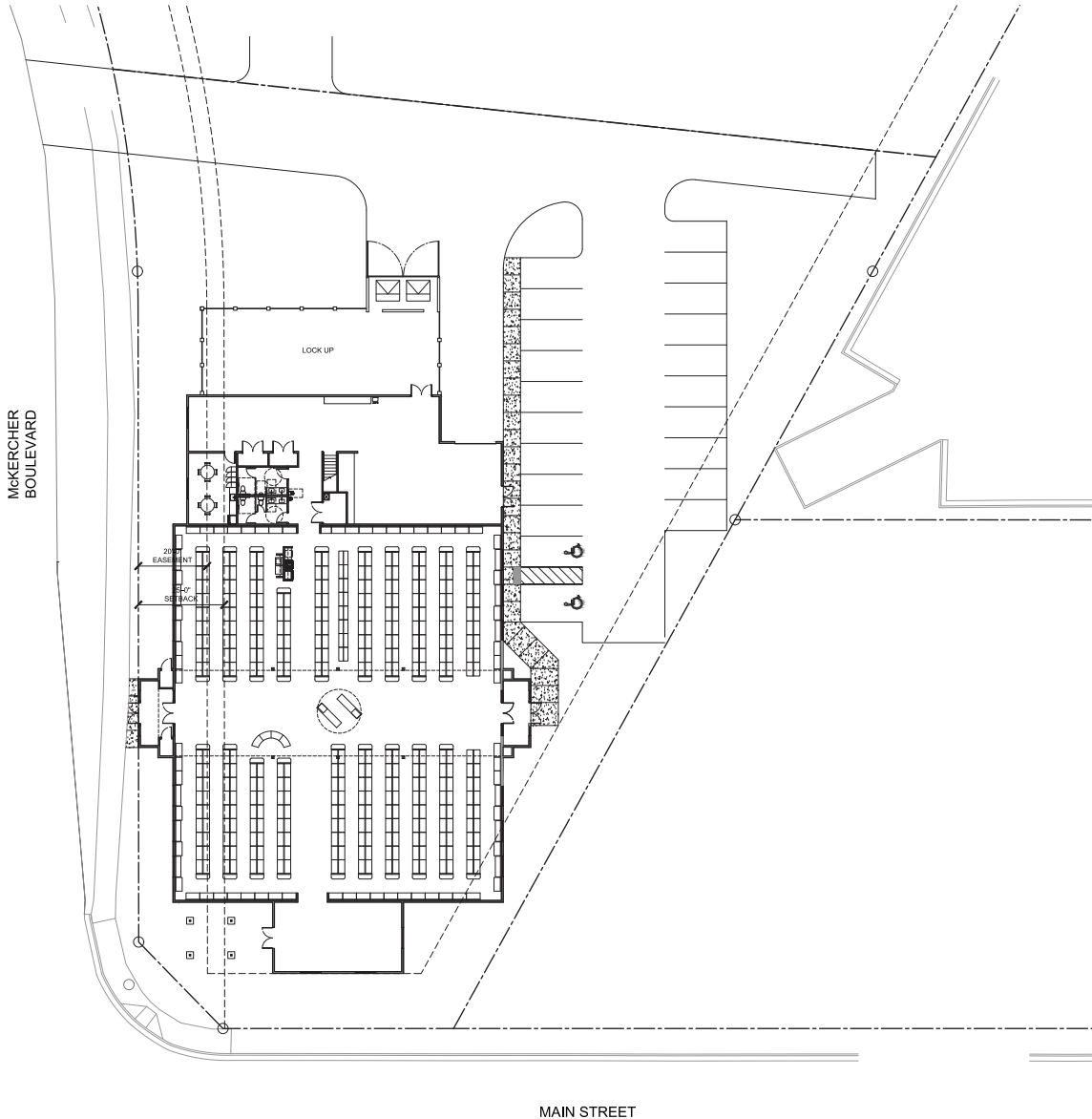
PROPOSED ZONING

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

DESIGNED :
CHECKED:
DETAILED SKS
SCALES SHOWN ARE
FOR 11" x 17"
PRINTS ONLY

A Zoning Amendment Exhibit
NORTHRIDGE IX AND X SUBDIVISION
WITHIN SEC 4, T2N, R18E, BM, CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR L.L. GREENS
PROJECT INFORMATION
P:\sdsproj\7920-03\dwg\Zoning Exhibit.dwg 05/13/21 8:29:16 AM
SHEET 1 OF 1



GENERAL NOTES

1. ALL ROOF MOUNTED MECHANICAL, PLUMBING, & ELECTRICAL EQUIP. TO BE SCREENED.
2. ALL GROUND MOUNTED MECHANICAL, PLUMBING, & ELECTRICAL EQUIP. TO BE SCREENED.
3. ALL SLOPED ROOFS SHEDDING SNOW AND RAIN ONTO PEDESTRIAN AND VEHICULAR CIRCULATION PATHWAYS BELOW TO BE PROVIDED WITH SNOW CLIPS, GUTTERS, & DOWNSPOUTS U.N.O.

PAVING LEGEND

- ASPHALT PAVING - SEE CIVIL
- 4" BROOM FINISH CONC. SIDEWALK - SEE CIVIL
- CONC. PAVERS OVER 1" BEDDING SAND OVER 4" COMPACTED A.B.C.
- ON-SITE SNOW STOR. AREAS - SEE SNOW STOR. CALCS.

SITE DATA

SITE ADDRESS:
21 EAST MCKERCHER BOULEVARD
HAILEY, IDAHO

ZONING DISTRICT:
LB - LIMITED BUSINESS

LOT AREA:
TOTAL: 1.24 ACRES

MIN. FRONT YARD SETBACK:
REQUIRED: 0'-0"
PROVIDED:

MIN. REAR YARD SETBACK:
REQUIRED: 0'-0"
PROVIDED:

MIN. SIDE YARD SETBACK:
REQUIRED: 0'-0"
PROVIDED:

MAX. BUILDING HEIGHT ABOVE RECORD GRADE:
REQUIRED: 35'-0"
PROVIDED:

BUILDING GROSS AREA:
FIRST FLOOR: 14,216 S.F.
SECOND FLOOR: 1,504 S.F.
TOTAL: 15,722 S.F.

ON-SITE PARKING:
REQUIRED:
PROVIDED:

30% CDS
NOT FOR
CONSTRUCTION

L.L. GREEN'S HARDWARE STORE
21 EAST MCKERCHER BLVD | HAILEY | IDAHO

BLISSARCHITECTURE
O | 126 SOUTH MAIN STREET | SUITE B1 | HAILEY | IDAHO 83333
P | 208-721-7424 | W | BLISSARCHITECTURE.COM

PROJECT NO. | 202016

DRAWN BY | EMB
CHECKED BY | EMB

30% CONSTRUCTION
DRAWINGS
DATE | 04.13.2021

ARCHITECTURAL
SITE PLAN

AS101



ARCHITECTURAL SITE PLAN - OPTION 4
SCALE: 1/16" = 1'-0"

1

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30% CDS
NOT FOR
CONSTRUCTION

L.L. GREEN'S HARDWARE STORE
21 EAST MCKERCHER BLVD | HAILEY | IDAHO

BLISSARCHITECTURE

O | 126 SOUTH MAIN STREET | SUITE B1 | HAILEY | IDAHO 83333
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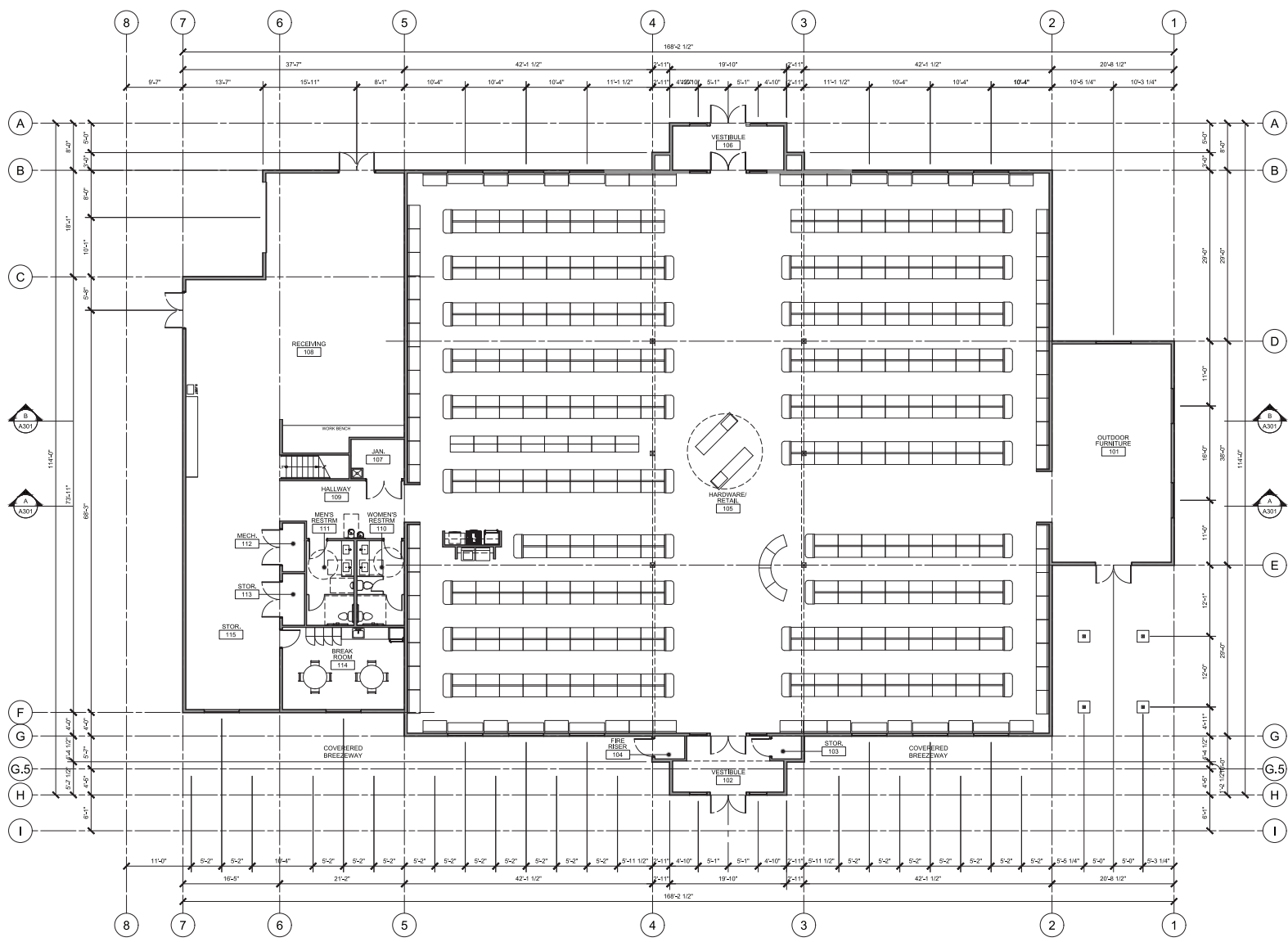
PROJECT NO. | 202016

DRAWN BY | EMB
CHECKED BY | EMB

30% CONSTRUCTION
DRAWINGS
DATE | 04 20 2021

FIRST
FLOOR PLAN

A101



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

P.N.

1

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Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 17, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Larry Green of L.L. Greens, represented by Galena Engineering, wherein Lot 1, Block 2, Northridge X (21 East McKercher) is subdivided into two (2) lots, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet. This project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts.

Hearing: May 17, 2021

Applicant: Larry Green of L.L. Green's Hardware

Project: Northridge X Subdivision – Lots 1A and 1B, Block 2

Request: Preliminary Plat

Location/Size: Lot 1, Block 2, Northridge X Subdivision; 1.74 acres

Zoning: Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 28, 2021, and mailed to adjoining property owners on April 28, 2021.

Background and Application: Larry Green of L.L. Green's Hardware, represented by Galena Engineering, is requesting approval to subdivide Lot 1, Block 2, Northridge X (21 East McKercher) into two (2) lots, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet. The proposed development will gain access via a 26'-wide Access Easement off of McKercher Boulevard.

In 2017, L.L. Green's Hardware received approval for a rezone of the subject parcel, Lot 1, Block 2, Northridge X Subdivision, from Limited Residential (LR-1) to Limited Business (LB). The rezone was to allow for the construction of a new hardware store on a portion of the lot. The Applicant intended to develop the parcel once the building that the hardware store currently occupies (101 North Main Street) sold. No sales were ever finalized.

Then, in February 2021, the Applicant and Silver Creek Property Holdings joined forces and proposed to rezone the subject parcel from Limited Business (LB) and General Residential (GR) to Business (B), as well as rezone the residential parcel from Limited Residential (LR-1) to General Residential (GR) and Downtown Residential Overlay (DRO). This rezone would allow for the development of a new car

dealership for the existing business, Silver Creek Ford, as well as a new hardware store for the existing business, L.L. Green's Hardware.

Due to various reasons, Silver Creek Property Holdings withdrew all applications (Rezone, CUP and Design Review Preapplication). Larry Green of L.L. Green's Hardware, represented by Galena Engineering, is now requesting approval to subdivide Lot 1, Block 2, Northridge X (21 East McKercher) into two (2) lots, to utilize proposed Lot 1A as the new home for L.L. Green's Hardware.

Procedural History: The Application was submitted on April 16, 2021 and certified complete on April 21, 2021. A public hearing will be held on May 17, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.
			Life/Safety: No comments	
			Water and Wastewater: The Water Division recommends that the following be resolved and/or completed prior to final design: <ul style="list-style-type: none"> - The Applicant shall install a water service for proposed Lot 1A. - Both water services will need to be hot tapped off of the water main. The Wastewater Division recommends that the following be resolved and/or completed prior to final design: <ul style="list-style-type: none"> - The Applicant shall install a sewer service for proposed Lot 1B. - Both sewer services will need to be hot tapped off of the sewer main. The recommendations above have been made Conditions of Approval.	
			Building: No comments	
			Streets: No comments	
			City Arborist: No comments at this time. The project will be reviewed by the Hailey Tree Committee, tentatively scheduled for June 10, 2021.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	Please refer to the specific standards as noted herein.
16.04.020: Streets:				
Compliant			Standards and Staff Comments	

Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	<i>The project will connect to McKercher Boulevard via a 26'-wide Access Easement, as well as have frontage and pedestrian access off of Main Street. McKercher Boulevard and Main Street are existing public streets. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			Staff Comments	<i>N/A, as no cul-de-sac or dead-end street is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	<i>Access to the parcels can be achieved from McKercher Boulevard via a 26'-wide Access Easement situated between proposed Lot 1A and Lot 1B. City Staff concurs that the proposed shared access easement to service Lot 1A and 1B is appropriate. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	<i>N/A, as the public streets, McKercher Boulevard and Main Street, are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.

			<i>Staff Comments</i>	<i>N/A, as the public streets, McKercher Boulevard and Main Street, are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			<i>Staff Comments</i>	<i>N/A, as the public streets, McKercher Boulevard and Main Street, are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			<i>Staff Comments</i>	<i>N/A, as the public streets, McKercher Boulevard and Main Street, are existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			<i>Staff Comments</i>	<i>N/A, as the public streets, McKercher Boulevard and Main Street, are existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<i>To adequately accommodate runoff, drywell and other construction details shall be provided a final design. If deemed necessary, the Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>N/A, as no street signage is proposed and/or necessary.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. McKercher Boulevard and Main Street are existing.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.

			Staff Comments	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A, as no private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>N/A, as no private street are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A, as no private street are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>No private streets are proposed. A 26'-wide Access Easement is proposed between Lots 1A and 1B. A 16'-wide Utility, Drainage and Snow Storage Easement exists along the property frontage and Main Street. The Applicant is proposing to vacate an existing 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement along the property frontage of McKercher Boulevard, as well as a 16'-wide Utility, Drainage and Snow Storage Easement along the eastern property line of proposed Lot 1B and along the southern/southwestern property line of both lots. Lastly, the Applicant is also proposed to vacate the 25' Building Setback along the property frontage of McKercher Boulevard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A, as no private streets are proposed.</i>
			M.	Driveways:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	<i>N/A, as commercial development is only proposed on the subject parcel at this time.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			Staff Comments	N/A, as commercial development is only proposed on the subject parcel at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			Staff Comments	N/A, as commercial development is only proposed on the subject parcel at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			Staff Comments	N/A, as commercial development is only proposed on the subject parcel at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			Staff Comments	N/A. Please refer to Section 16.04.020(M) for further details.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			Staff Comments	N/A. Please refer to Section 16.04.020(M) for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	The 26'-wide Access Easement is not considered a public or private street, but a Parking Access Lane. This Access Easement shall comply with all regulations set forth in the IFC, as well as other applicable codes and ordinances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	It is unclear whether the proposed easement will serve as a Fire Lane at this time. If so, all regulations set forth in the IFC, as well as other applicable codes and ordinances, shall be met. Further review will be needed upon the submittal of building plans. This will be reviewed for compliance at final design.
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.

			Staff Comments	<p>A 6'-wide sidewalk exists on the corner of Main Street only. No other sidewalk exists along the property frontage of Main Street and an aging 8'-wide asphalt multiuse path exists along the property frontage of McKercher Boulevard. City Staff recommends that the Applicant install a 10'-wide sidewalk and street trees along the property frontage of Main Street to match the Main Street section across the street and in front of Albertsons.</p> <p>Additionally, City Staff recommends that the Applicant reconstruct the multiuse path along the property frontage of McKercher Boulevard. This path should be widened to 10' in width and the Applicant may consider the addition of drought tolerant vegetation between the path and the paved street (McKercher Boulevard). As such, a sidewalk would not be needed in addition to the reconstruction and widening of the asphalt path.</p> <p>Lastly, the sidewalks (along the property frontage of Main Street) and asphalt path (along the property frontage of McKercher Boulevard) shall be maintained by the Applicant year-round.</p> <p>These have been made Conditions of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p>Staff Comments Please refer to Section 16.04.030(A) for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p>Staff Comments Please refer to Section 16.04.030(A) for further details.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p>Staff Comments N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p>Staff Comments N/A</p>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</p> <p>Staff Comments N/A, as no alleys are proposed nor is the site currently serviced by an alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>The minimum width of an alley shall be twenty-six (26') feet.</p> <p>Staff Comments N/A, as no alleys are proposed nor is the site currently serviced by an alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>All alleys shall be dedicated to the public or provide for public access.</p> <p>Staff Comments N/A, as no alleys are proposed nor is the site currently serviced by an alley.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed nor is the site currently serviced by an alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed nor is the site currently serviced by an alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed nor is the site currently serviced by an alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed nor is the site currently serviced by an alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			<i>Staff Comments</i>	<p><i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown as additions and/or vacations on the proposed plat:</i></p> <ol style="list-style-type: none"> <i>1. A 26'-wide Access Easement is proposed between Lots 1A and 1B.</i> <i>2. A 16'-wide Utility, Drainage and Snow Storage Easement exists along the property frontage and Main Street.</i> <i>3. The Applicant is proposing to vacate an existing 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement along the property frontage of McKercher Boulevard.</i> <i>4. The Applicant is proposing to vacate a 16'-wide Utility, Drainage and Snow Storage Easement along the eastern property line of proposed Lot 1B and along the southern/southwestern property line of both lots. Please refer to item B.3. below for further details.</i> <i>5. The Applicant is proposing to vacate the 25' Building Setback along the property frontage of McKercher Boulevard. City Staff does not concur with vacating this building setback. Due to the close proximity to residential zoning districts, City Staff feels a 10'-wide Building Setback could be appropriate. The Commission may wish to</i>

				<i>further discuss the pros and cons to eliminating the 25'-wide Building Setback altogether and/or another alternative.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			<i>Staff Comments</i>	<p><i>Snow storage easements have been delineated on the Civil Plans. The plat shows an existing 16'-wide Public Utility, Drainage and Snow Storage Easement along the property frontage of Main Street. All other Snow Storage Easements are proposed to be vacated.</i></p> <p><i>City Staff does not concur that the 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement, as well as the 25'-wide Building Setback, along McKercher Boulevard, and the 16'-wide Utility, Drainage, and Snow Storage Easement, along the south and southwestern property line, be vacated. City Staff suggests that the easements along McKercher Boulevard be modified as minimally as possible to accommodate for any future Design Review approval, and shall be shown on the Final Plat.</i></p> <p><i>Additionally, the Applicant shall obtain permissions from all property owners in Northridge X Subdivision to vacate the 16'-wide Utility, Drainage and Snow Storage Easement adjacent to all exterior boundary lines, as well as the 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement adjacent to McKercher Boulevard.</i></p> <p><i>These have been made Conditions of Approval.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	<i>The Applicant is proposing to replat Block 2 of Northridge X.</i>

16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	<i>The site is 1.74 acres in size. Two lots are proposed, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet. These lots are in excess of the minimum lot size of 6,000 square feet in the LB Zone. The development proposed is anticipated to be commercial in nature, although residential uses are permitted. That said, single-family uses are permitted in this zone district, but are unlikely to occur. It does not appear to Staff that additional streets would be needed to serve the two lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>The Applicant is proposing the addition of a 26'-wide Access Easement. This easement is intended to provide access to proposed Lots 1A and 1B. No unbuildable lots are proposed to be platted.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.

			Staff Comments	<i>The proposed lots, Lot 1A and 1B, both have frontage on public streets (McKercher Boulevard and Main Street).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			Staff Comments	<i>N/A, as no phasing plan is proposed or requested at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			Staff Comments	<i>N/A, as no phasing plan is proposed or requested at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be

				<p>designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	N/A
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	N/A, as it appears no perimeter walls, gates or landscape berms are proposed.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	No floodplain exists and the parcel is currently vacant.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	Preliminary grading, drainage, and street and utility improvements have been shown on the Civil Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein.
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>The grading has been developed for the proposed streets within the subdivision. Grading for the commercial building(s) shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A, as none exist within the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.
			Staff Comments	<i>Grading and drainage review shall take place during final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. Additionally, if deemed necessary, the Applicant will complete all applicable EPA permitting prior to construction.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<i>N/A, as no private green space or park space are proposed nor is it required. Pursuant Section 16.04.110 A.1. Parks, any subdivision consisting of three (3) or more residential lots, including residential sublots and residential condominium units, shall set aside or acquire land area within or adjacent to the subdivision for park space. The subdivision is proposing two (2) lots, Lot 1A and Lot 1B. Though commercial in nature, residential uses are permitted. At this time, this standard is not applicable; however, any future subdivision will trigger Park Dedication requirements. This has been made a Condition of Approval.</i>
				<i>All other standards pertaining to Section 16.04.110: Parks, Pathways and Other Green Spaces, which are not listed below, have been met and/or are not applicable.</i>

16.05: Improvements Required:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			Staff Comments	The Applicant intends to construct all necessary infrastructure, if the project is approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			Staff Comments	This standard will be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			Staff Comments	This standard will be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			Staff Comments	This standard will be met.
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	All public infrastructure shall meet City specifications. Street lights will be required; location to be determined. Landscaping will also be required and will be reviewed for compliance at final design. See earlier comments regarding the addition of street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)

			Staff Comments	<p><i>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i></p> <p><i>All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p>
			Staff Comments	<p><i>N/A, as street name signs and traffic controls signs are existing and will remain.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p>
			Staff Comments	<p><i>Streetlights will be required; location to be determined.</i></p>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p><i>Sewer services are shown from connecting into a sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p> <p><i>Other recommendations and/or comments made by the Wastewater Division include:</i></p> <ul style="list-style-type: none"> - <i>The Applicant shall install a sewer service for proposed Lot 1B.</i> - <i>Both sewer services will need to be hot tapped off of the sewer main.</i> <p><i>The items above have been made Conditions of Approval.</i></p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief.</p>

				<p>All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p> <p><i>Staff Comments</i></p> <p><i>Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p> <p><i>Other recommendations and/or comments made by the Water Division include:</i></p> <ul style="list-style-type: none"> - The Applicant shall install a water service for proposed Lot 1A. - The water services for proposed Lot 1A and Lot 1B shall be hot tapped off of the existing water main. <p><i>This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p> <p><i>Staff Comments</i></p> <p><i>N/A, as this project is not within the Townsite Overlay (TO) District.</i></p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i></p> <p><i>Review of drainage calculations will take place during final design. Design concepts must conform to City of Hailey standard drawings, specifications and procedures.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p><i>Staff Comments</i></p> <p><i>Utilities will be constructed and installed underground. Additional utility company comment and engineering details will be required at final design.</i></p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p><i>Staff Comments</i></p> <p><i>Please refer to Section 16.04.110 for further detail.</i></p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p>

			Staff Comments	<p><i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with the Hailey Municipal Code.</i></p> <p><i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i></p>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p>
			Staff Comments	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p>
			Staff Comments	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<p>As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)</p>
			Staff Comments	<i>As built drawings will be required. This standard will be met.</i>

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

The following are suggested Conditions of Approval for the Preliminary Plat Application for L.L. Green's Hardware:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. 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.

- 5) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat.
- 6) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 7) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 8) Any future subdivision of the parcel will trigger Park Dedication requirements.

Streets and Right-of-Ways:

- 9) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Drywell and other construction details shall be provided at final design.
 - ii. The 26'-wide Access Easement shall service proposed Lots 1A and 1B.
 - iii. The Applicant shall install a 10'-wide sidewalk and street trees along the property frontage of Main Street to match the Main Street section across the street and in front of Albertsons.
 - iv. The Applicant shall reconstruct and widen the existing asphalt multiuse path along the property frontage of McKercher Boulevard. This path should be widened to 10' in width.
 - v. Sidewalks (along the property frontage of Main Street) and asphalt path (along the property frontage of McKercher Boulevard) shall be maintained by the Applicant year-round.
 - vi. The 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement, as well as the 25'-wide Building Setback shall be modified as minimally as possible to accommodate for any future Design Review approval, to be shown on the Final Plat, and shall conform to any approved design review.
 - vii. The 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement, as well as the 25'-wide Building Setback shall remain as originally platted on proposed Lot 1B.
 - viii. The Applicant shall obtain permissions from all property owners in Northridge X Subdivision to vacate the 16'-wide Utility, Drainage and Snow Storage Easement adjacent to all exterior boundary lines, as well as the 20'-wide Utility, Landscaping, Drainage and Snow Storage Easement adjacent to McKercher Boulevard.

Water and Wastewater:

- 10) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall install a water service for proposed Lot 1A.
 - ii. The water services for proposed Lot 1A and Lot 1B shall be hot tapped off of the existing water main.

- iii. The Applicant shall install a sewer service for proposed Lot 1B.
- iv. The sewer services for proposed Lot A1 and Lot 1B shall be hot tapped off of the existing sewer main.

Motion Language:

Approval: Motion to approve Preliminary Plat Application by Larry Green of L.L. Greens, represented by Galena Engineering, wherein Lot 1, Block 2, Northridge X (21 East McKercher) is subdivided into two (2) lots, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet, finding that the application meets all City Standards, and that Conditions (1) through (10) are met.

Denial: Motion to deny the Preliminary Plat Application by Larry Green of L.L. Greens, represented by Galena Engineering, wherein Lot 1, Block 2, Northridge X (21 East McKercher) is subdivided into two (2) lots, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

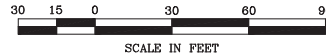
A PRELIMINARY PLAT SHOWING
LOTS 1A & 1B, BLOCK 2, NORTHRIDGE X

WHEREIN LOT 1, BLOCK 2, NORTHRIDGE X IS SUBDIVIDED

LOCATED WITHIN SECTION 4, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

APRIL 2021

SCALE: 1" = 30'



SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1, Block 2, Northridge X Subdivision and to subdivide Lot 1, block 2, Northridge X Subdivision into Lots 1A and 1B, Block 2, Northridge X Subdivision, as shown hereon. The boundary shown is based on found lot corner monuments and the recorded Map of Northridge X Subdivision, Inst. No. 612441, records of Blaine County, Idaho. All monuments have been accepted.
2. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any land-use regulations.
3. 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 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 this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. Current Zoning = Limited Business (LB)
Proposed Zoning = Business (B)

LEGEND

- Property Line
- Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- Easement, type and width shown hereon
- Easement to be Vacated, type and width shown hereon
- Building Setback to be Vacated
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5/8" Rebar to be Set, PLS 16670
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line
- Curb & Gutter
- FNC = Fence Line
- Edge of Asphalt
- Concrete Sidewalk
- GM = Gas Main
- Overhead Power Line
- PBOX = Power Box
- Traffic Signal
- PP = Power Pole
- Sewer Main
- SS = Sewer Service
- Proposed Sewer Service
- SMH = Sewer Manhole
- DWELL = Dry Well
- WM = Water Main
- WS = Water Service
- Proposed Water Service
- FH = Fire Hydrant
- WV = Water Valve
- WMTR = Water Meter

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



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

LOT 18A, BLOCK 56, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 7707-01

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

Date

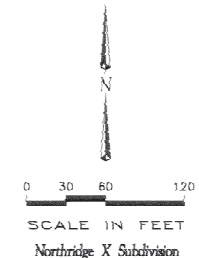
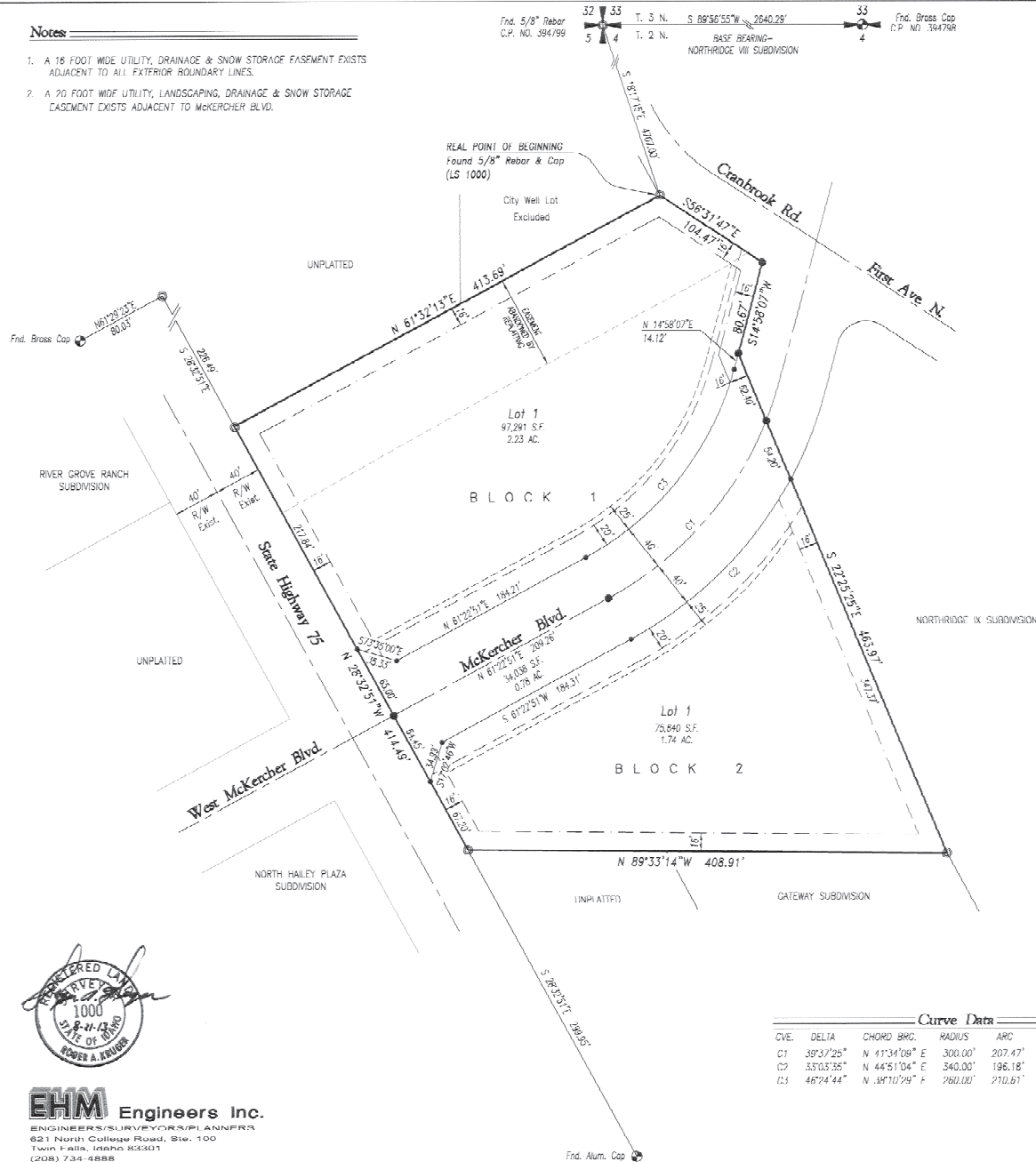
South Central District Health Dept., EHS

TAX LOT 7589

GATEWAY SUBDIVISION
BLOCK 1
LOT 1

Notes

1. A 16 FOOT WIDE UTILITY, DRAINAGE & SNOW STORAGE EASEMENT EXISTS ADJACENT TO ALL EXTERIOR BOUNDARY LINES.
2. A 20 FOOT WIDE UTILITY, LANDSCAPING, DRAINAGE & SNOW STORAGE EASEMENT EXISTS ADJACENT TO MCKERCHER BLVD.



Northridge X Subdivision
A Resubdivision & Renumbering Of
Lot 2, Block 1, Northridge VIII Subd.
Located In
SW4, Section 4
Township 2 North, Range 18 East, R. M.
Blaine County, Idaho
2013

Legend

SUBDIVISION BOUNDARY	_____
LOT LINE	_____
STREET CENTERLINE	_____
UTILITY, DRAINAGE, AND SNOW STORAGE EASEMENT	_____
UTILITY, LANDSCAPING, DRAINAGE, AND SNOW STORAGE EASEMENT	_____
BUILDING SETBACK	_____
SET 5/8" x 30" REBAR & CAP (LS 1000)	●
SET 1/2" x 24" REBAR & CAP (LS 1000)	○
FOUND 5/8" REBAR & CAP (LS 1000)	⊙
FOUND 1/2" REBAR & CAP (LS 1000)	○

Health Certificate

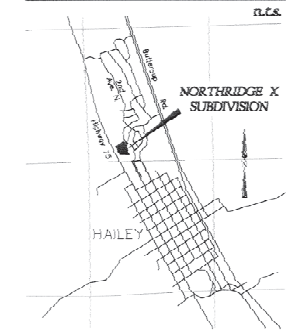
Sanitary restrictions as required by Idaho Code, Title 66, Chapters 1-5 have been reviewed based on DEQ review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and service certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

8-22-2013

Date:

Robert W. ...
South Central Public Health District, EHS

Vicinity Sketch



Curve Data

CVE.	DELTA	CHORD BKG.	RADIUS	ARC	TANG.	CHD. LENGTH
C1	39°37'25"	N 41°34'09" E	300.00'	207.47'	108.08'	203.36'
C2	33°03'35"	N 44°51'04" E	340.00'	196.18'	100.91'	193.47'
C3	46°24'44"	N 38°10'29" E	260.00'	210.61'	111.47'	204.90'



EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS
621 North College Road, Ste. 100
Twin Falls, Idaho 83301
(208) 734-4888

Return to Agenda