City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT
Zoning, Subdivision, Building and Business Permitting and Community Planning Services

Agenda
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Monday, May 5, 2025
5:00 p.m.

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

Join on your computer, mobile app, or room device.
Click here to join the meeting
Meeting ID: 249 576 139 181
Passcode: Ge6Z7Q
Download Teams | Join on the web

Or call in (audio only)
+1 469-206-8535,,602369677# United States, Dallas
Phone Conference ID: 602 369 677#

Call to Order

New Business–ACTION ITEM

- **NB 1** Consideration of the proposed amendments to the 2025 City Capital Improvement Plan Budget. The Development Impact Fee Advisory Committee will form recommendations around the proposed budget and review updates to the FY 2025 Capital Improvement Plan for review and consideration by the Hailey City Council pursuant to Idaho Code 67-8205. **ACTION ITEM**

Adjourn – No later than 5:45 PM –ACTION ITEM

Memorandum

To: Hailey Development Impact Fee Advisory Committee
From: Lisa Horowitz, Brian Yeager
Date: May 5, 2025
Overview: Report on FY 25/26 Capital Improvement Plan and Capital Budget

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Background: Hailey's Development Impact Fee Advisory Committee (the DIF Committee) will meet on May 5, 2025, to make recommendations to the Hailey City Council on Hailey's General Fund Capital Improvement Plan and Capital Budget for FY 26. This annual review is conducted under the authority of Idaho Code 67-8205.3 (b-d). Development Impact Fees (DIF) are also addressed in Idaho Code 67-8204.

Idaho Code 67-8205

(3) The development impact fee advisory committee shall serve in an advisory capacity and is established to:

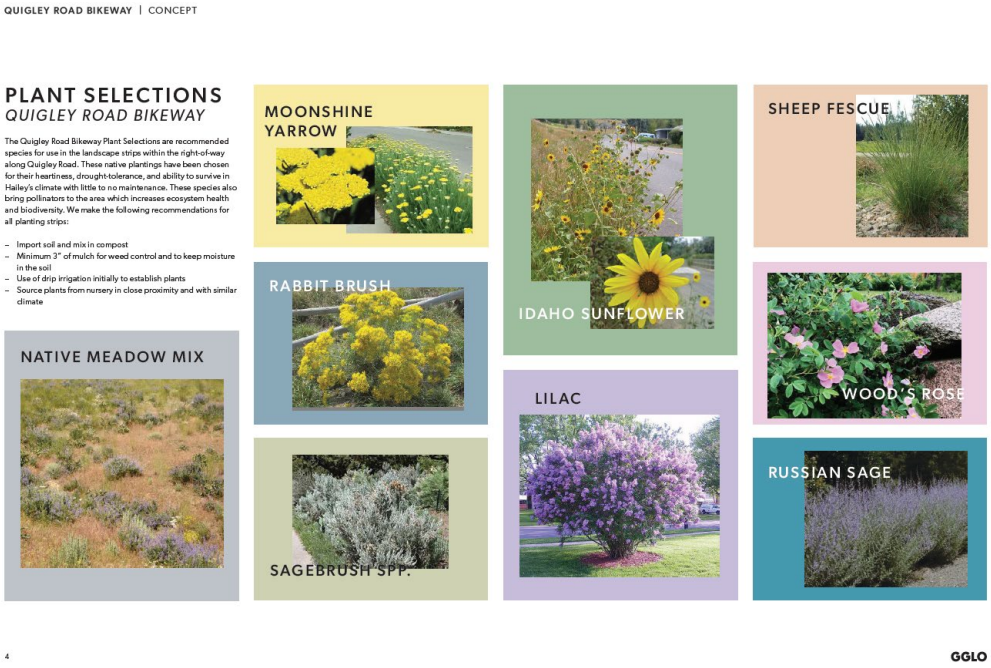
(b) Review the capital improvements plan, and proposed amendments, and file written comments;
(c) Monitor and evaluate implementation of the capital improvements plan;
(d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees;
(e) Advise the governmental entity of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

Completed/Nearly Complete Capital Projects: Hailey completed several projects in FY 25, and several major projects are underway, which will be completed prior to the end of the FY 25 construction season, including:

- **River Street Project/Local Highway Technical Assistance Council (LHTAC) Grant underway**. The LHTAC grant project, or funding to complete reconstruction of a central portion of River Street (one block north and south of Bullion Street), was successfully bid this spring and construction is underway. Due to high bids, the project was "value-engineered" to exclude the block in front of UPS. Substantial underground utility work is complete.

  To prepare for this project, seven (7) trees were relocated from the Hailey Park-and-Ride lot to the west side of the Hailey Fire Station (see image below).

- **Quigley Road Pathway**. A separated pathway connecting the Sunbeam/Quigley Road pathway east to the Quigley trailhead was completed last fall. This project included the reduction of four (4) feet of asphalt roadway, effectively narrowing the travel roadway as a traffic calming measure. Drought-tolerant landscaping was added between the vehicular travel lanes and the new pathway, creating a safety separation for walkers and bikers.



QUIGLEY ROAD BIKEWAY | CONCEPT

PLANT SELECTIONS
QUIGLEY ROAD BIKEWAY

The Quigley Road Bikeway Plant Selections are recommended species for use in the landscape strips within the right-of-way along Quigley Road. These native plantings have been chosen for their heartiness, drought-tolerance, and ability to survive in Hailey's climate with little to no maintenance. These species also bring pollinators to the area which increases ecosystem health and biodiversity. We make the following recommendations for all planting strips:

- Import soil and mix in compost
- Minimum 3" of mulch for weed control and to keep moisture in the soil
- Use of drip irrigation initially to establish plants
- Source plants from nursery in close proximity and with similar climate

NATIVE MEADOW MIX

MOONSHINE YARROW

RABBIT BRUSH

SAGEBRUSH SPP.

IDAHO SUNFLOWER

LILAC

SHEEP FESCUE

WOOD'S ROSE

RUSSIAN SAGE

4

GGLO

- **Hailey Town Center West Upgrades.** The addition of restrooms and substantial interior upgrades for Hailey Town Center West, which was purchased in 2021 for public purposes and future municipal expansion, including a Town Square. Town Center West usage quadrupled in 2024, with 13,042 attendees/participants at 373 hosted events. Plans continue to integrate the building with the Library and City Hall.

Fashion show at Hailey Town Center West 2025

- **Complete Rebuild of Laurelwood Drive.** Laurelwood Drive was deteriorating and had not been rebuilt since its initial construction in the mid 1970's. The street was milled up and completely rebuilt, with upgraded drainage added.

- **Hop Porter Park Play Structure, Stage, and Master Planning.** The City of Hailey has no outdoor public stage for ongoing concert series and other public events. Planning began in earnest with the adoption of the Hop Porter Park Master Plan and the award of grant funding in the amount of $30,000 from the Wood River Women's Charitable Foundation, and the Kiwanis Club. The City matched these grant funds with an additional $80,000, and the stage base, electrical, and stage access will be completed by June of this year. See upcoming projects for a description of the fundraising underway for the stage roof.

  The much-loved Hop Porter Play Structure also received substantial safety and maintenance improvements this year, extending the life of this iconic locally constructed play structure.

Hailey Alive Summer Concert Series
photo credit: Carol Waller

- **Downtown In-Fill Safety and Maintenance Projects**. City crews made a variety of safety improvements over the last year, such as curb and sidewalk rebuilding on Bullion and First Avenues; curb and sidewalk improvements on Main and Carbonate Streets; and matching the County Buttercup Road project within City limits with repaving and improved storm drainage.

- **Fox Acres Pathway Reconstruction**: To be completed this summer (2025), this project entails complete reconstruction of the aging Fox Acres Pathway from the Wood River Trail east to the intersection of Foxmoor Drive.

- **Third and Fourth Avenue Sidewalks.** Development Impact Fee funds will be used to construct sidewalks on Third and Fourth Avenues adjacent to the Ellsworth Inn.

- **West Elm Street Sidewalk**: Completed Summer 2024.

- **Hailey City Hall Rooftop Solar**. A $100,000 grant from Idaho Department of Environmental Quality will fund a rooftop solar array on Hailey City Hall, offsetting energy use. This project is planned for this summer.

- **Growing Our Urban Forest – Kiwanis Park Tree Planting**. A grant from the USDA Forest Service will plant 30 trees and shrubs along the west edge of Kiwanis Park, providing shade and a natural barrier from the highway and airport traffic. This project is planned for bidding in the near future and must be installed by end of June. Any complications in funding or schedule might eliminate this project.

Upcoming Projects and Planning Studies

Excerpt: public workshops, Downtown Master Plan Phase 1, Spring, 2025

- **Downtown Master Plan, Phase 1 Implementation: Bullion Pathway**. The 2024 Hailey Downtown Master Plan guides street sections, tree selection, downtown and adjacent park improvements, private site redevelopment, and other downtown priorities over the next 15 years. Phase 1 is underway with numerous public meetings and workshops guiding the development of the Bullion Pathway. Adoption of the Phase 1 concepts are anticipated this summer, with construction anticipated next year. The Hailey Urban Renewal Agency is committing over $2 million towards the project.

- **Comprehensive Plan.** 2024/2025 Hailey Comprehensive Plan Update is nearing completion and is scheduled for adoption this year.

- **Hop Porter Park Master Plan and Hop Porter Stage.** This Master Plan, completed in 2024, establishes a plan for improvements in Hop Porter Park. A centerpiece element of the master plan is the design and completion of a stage. The base of the stage will be completed this summer. The roof of the stage is planned for next year, based on city funds coupled with a fund-raising effort. $200-300,000 is needed.

Hop Porter Park

Event Stage

- **Pocket Parks.** Pocket Parks are seen as an effective tool to provide small areas for gathering and downtown vitality. Two (2) pocket parks are under consideration:
    - **a) Bullion Pocket Park.** This pocket park, located along Bullion Street, would be integrated with the Bullion Pathway into a small portion of the Park-and-Ride lot. Signature trees and benches would be added.
    - b) **Wellhead Park.** A pocket park is planned for the corner of River and Silver Streets within the public right-of-way and adjacent to the City's River Street Well Building. This pocket park will serve residential developments planned for River Street as well as a corner café. $100,000 was allocated in the FY24/25 Capital Plan for this project but adjoining development has been delayed. Capital funding is now anticipated at a TBD future date.

- **Pathway Connectors:** These funds will be used to connect pathways in existing neighborhoods to the Wood River Trail, such as creating a pedestrian/bicycle bridge to the WR Trail across the canal west of Glenbrook that connects to the asphalt pathway from Alturas School or adding a pathway along Countryside Boulevard between Woodside Boulevard and the Wood River Trail.

- **River Street South.** Connecting the River Street pathway in its entirety from north to south is a key project for overall connectivity. Funding from Hailey Urban Renewal is also expected to contribute substantially towards this project.

- **New Street & Pathway Projects.** Active development in the Quigley & Sunbeam area is the impetus for new roadways and trails in east Hailey. City projects have been identified to increase connectivity of this area, with projects such as 8th Avenue relocation and pathway.

- **Winterhaven Parking Improvements.** These funds would augment private sector funds to organize parking (pave, stripe, street trees, curb and gutter) along Winterhaven Drive adjacent to the Lido Home Apartments.

- **Meriwether Curb and Sidewalk.** Sidewalk, curb, and gutter in this area were installed poorly and are in need of replacement. Staff recommend that this project be conducted as a Local Improvement District so that adjacent property owners participate in the cost of the repairs.

- **Skate Park Shade Structure.** The Hailey Skate Park, one of our most used park facilities, is in need of a shade over the skate bowls. Additional user campaign funding will be needed in addition to City funds.

- **Woodside Light Industrial Area.** A new Hailey South Urban Renewal District is in the planning stages. Streets within the Woodside Light Industrial area are deteriorating with poor drainage, no sidewalks and inadequate parking. If approved, reconstruction of Glenbrook Drive is anticipated as an early project of the new District. This is a revenue-neutral project, as funds earmarked for this ($2.5 million) are 100% Urban Renewal funds and are contingent on the enactment of the new District. If the District is not enacted in FY 26, this project will be dropped from the list.

- **Housing**. The City of Hailey has identified that it, like most other significant employers within Blaine County, needs to provide housing for its employees in transition in order to recruit and retain employees. Hailey has identified funding within the Capital Fund for this purpose. The last three (3) Capital Improvement Plans have funded $500,000 each fiscal year towards this effort.

- **National Guard Armory Land /Building Acquisition.** The City has leased the National Guard Armory from the National Guard since 2016 for use by the Hailey Police Department. The building and site are ideal, and the city wishes to be granted or to acquire the building and site from the National Guard. The building has been listed for surplus, and discussions continue.

- **Fire Station Remodel and/or New Build**. The City has contracted with an architect to study the future needs of the Fire Department, including possible needs of consolidated fire and EMS services. A line item has been created for this effort, with no funds proposed to be allocated at this time.

- **Grant Match/Contingency Reserve.** This category allows the City to be opportunistic with grants that may become available. This also provides important reserves in the event that projects come in for bid over the estimate or run over budget during construction.

Contractual Obligations: Some of the monies within Hailey's Capital Fund are obligated under direct contracts or by ordinance. These funds should be held until the projects for which they are earmarked can be constructed. These contractual obligations include:

- Colorado Gulch sidewalk in-lieu fees in the amount of $60,000 were collected in 2018 and are intended for the Broadford Road pathway, when it is constructed in the future. These funds will be supplemented by Development Impact Fees to complete the Broadford Road Pathway project.
- Sidewalk in-lieu fees, in general, are not specifically tied to contracts but are obligated by ordinance to be used on sidewalks within Hailey. The amount of sidewalk in-lieu fees available for projects is $225,864 and will be expended in FY 25 and FY 26 capital projects.
- Park in-lieu fees held at year-end FY 24 amount to approximately $133,474 and will be applied to FY25 and FY 26 capital projects.
- The City has $200,000 remaining from its Pathways for People tax, which voters approved for use on bike/ped infrastructure.
- Development Impact Fees must be spent only within the categories they are collected. On hand at year-end FY 24 and available for budgeting on projects in FY 25&26 are development impact fees in the following amounts and categories. Note that portions of these totals are likely to be expended in FY 25, such as the Hop Porter Stage and the Fire Truck purchase.

Transportation DIF for street capital projects & equipment to serve growth:	$239,129
Park DIF for city-wide park improvements:	$199,205
Fire DIF for the portion of fire trucks & stations that serve growth:	$ 66,631
Studies DIF to be used for 5-year CIP Study Update and master plans:	$0
TOTAL DEVELOPMENT IMPACT FEES	**$504,965**

Report Filed: This constitutes the Annual Report, which should be discussed, debated and potentially amended by the Development Impact Fee Advisory Committee, after which a final motion will be to recommend the report to the Hailey City Council for consideration in its annual budgeting process. The attached Capital Improvement Plan and Budget Spreadsheet are part of this report.

9/30 Audit For FY26			
Total Governmental Funds Balance			**$8,902,110**
New Operating Reserve: % of OP Budget	35.0%	$9,256,539	($3,239,788.65)
New Capital Reserve: Fixed			($1,500,000.00)
	Assigned Funds		
Clear Creek Rate Stabilization		$272,222	
In Lieu: Parks		$133,474	
In Lieu: Sidewalk		$225,864	
DIF: Parks		$199,205	
DIF: Police		$0	
DIF: Transportation		$239,129	
DIF: Fire		$66,631	
DIF: CIP		$0	
Pathways for People		$200,000	
Housing LOT		$94,155	
Fireworks		$33,542	
		$1,464,222	($1,464,222)
Unassigned			**$2,698,099**

FY 26 CAPITAL PROJECTS LIST - General Fund

		Project Description	Estimated Cost	Capital Fund Balance Expenses: Anticipated Rebudget/carryover into next FY	Capital Fund Balance Expenses: FY 26	Current Revenue & Funding	Anticipated *FUTURE* Revenue	Revenue Source
						2,698,099		**Unassigned Governmental Fund Balance**
						(1,683,520)		**Expenditures in progress this FY, previously budgeted**
Streets	1	Relocate 8th further west between Bullion & Croy, Concept Development	15,000	15,000	15,000			
Streets	2	Relocate 8th further west between Bullion & Croy, Construction	175,000	20,000	20,000			
Streets	3	Winterhaven Parking Improvements	120,000	0	60,000			Needs Development Match
Streets	4	Ellsworth Estate Sidewalk	108,745	108,745	108,745	97,036		Sidewalk In Lieu Reserve
Streets	5	Old Town Sidewalk Repairs and/or Removal	50,000	0	50,000			
Pathway	6	Construct new pathway along east side of relocated 8th Street, Concept Development	5,000	5,000	5,000			Sidewalk In Lieu Reserve for pathway
Pathway	7	Construct new pathway along east side of relocated 8th Street, Construction	75,000	75,000	75,000	84,829		Sidewalk In Lieu Reserve for pathway
Pathway	8	East Croy Pathway Reconstruct	150,000	0	100,000			Add to operations plan, results in trees/new curb line/etc.
Pathway	9	South River Street Pathway	475,000	0	200,000	200,000		Apply Last of P4P funds previously allocated to HES to Skate Park; Need Gateway URA to finish
Pathway	10	Pathway Connectors	150,000	0	150,000			Alturas PUE Bridge, Countryside add on, other TBD
Parks	11	DTMP: Hop Porter Stage Phase 1	110,000	0	0	143,474		$30k from WR Womens Foundation via Kiwanis, $113,474 Parks In Lieu Reserve
Parks	12	Hop Porter Stage Phase 2: Roof & vertical structure	200,000	0	200,000	199,205		100% of Parks DIF in Reserve or substitue Capital Campaign
Parks	13	Park Master Planning and Implementation Projects	200,000	0	20,000			
Parks	14	Play structure expansions & installations	30,000	0	10,000	20,000		Parks In Lieu Reserve; Installation for Kiwanis provided structures, etc.
Parks	15	Bullion Pocket Park	75,000	0	75,000			
Parks	16	Skate Park Shade Structure	150,000	0	75,000			Consider Parks in Lieu Reserve or??
Parks	17	Town Center Plaza & Town Center Building West/Library External Restrooms	1,600,000	0	25,000			
Admin	18	City Housing	500,000	0	400,000	207,330		FY 25 Revenue & LOT in Reserve at time of audit
Admin	19	2026 DIF Update Study	20,000	0	0			
Admin	20	2025 Comprehensive Plan Update Continuation	100,000	0	0			Small CIP DIF in Reserve, if any
Admin	21	Pathway Wayfinding/Branding	10,000	0	10,000			
Admin	22	Transportation Master Plan & Area Specific Study Updates	10,000	0	0			
Admin	23	Police Car Leases (one time transitional payment)	50,000	0	50,000			
Admin	24	City Hall Elevator	200,000	0	0			
Admin	25	Grant Match Reserve/Estimating Contingency Reserve	290,000	0	250,000			
Fire	26	Pumper Truck Payment (previously Rolling Stock spreadsheet)	112,000	0	112,000			Use DIF in FY 27
Art/CD	27	Public Art Maintenance	0	0	0			
Art/CD	28	Public Art Contributions	0	0	0			
Art/CD	29	FY Capital Project Art & Maint. Contribution (1.25% of eligible projects)	Calculated	0	16,922			1.25% of Applicable Current FY Allocations
Revenue Neutral	30	Glenbrook Typ. Section Update	2,500,000				2,500,000	South Woodside URA if established
Revenue Neutral	31	South Woodside Industrial Park Other Typical Section Upgrade Concept Development	1,500,000				1,500,000	South Woodside URA if established
Revenue Neutral	32	River Street STP	3,550,000				3,550,000	STP Grant Funding, URA Match
Revenue Neutral	33	Airport Way Typical Section Upgrade, Aviation Dr. to SH-75: Concept/Design	50,000				50,000	Airport URA
Revenue Neutral	34	River Street South URA Project	850,000				850,000	Gateway URA
Revenue Neutral	35	DTMP: Bullion Pathway & Pocket Park	1,800,000				1,800,000	
Revenue Neutral	36	River Street Wellhead Park	200,000				200,000	Gateway URA, Water Enterprise for $83,101
Revenue Neutral	37	Meriweather Building Curb, Gutter & Sidewalk	200,000				200,000	LID??
Revenue Neutral	38	Grant Contingency: Projects not yet funded but possible Grant awards	500,000				500,000	
Revenue Neutral	39	URA Contingency: Projects not yet funded or identified but possible URA funding	500,000				500,000	
Revenue Neutral	40							
Revenue Neutral	41						0	
				Totals:	**$2,027,667**	**$1,966,453**		
				Total Revenue Minus Total Appropriations:	**($61,214)**			

Long Term CIP Project Funding Amounts (See 3 - 20 Year Project List)		years 3 - 5	$17,887,500
		years 6 - 10	$38,025,000
		years 11 - 20	$18,841,500

CIP Projects: Years 3-20

Cost estimates shown below are either pulled from the identified planning study when available or are VERY RUDIMENTARY Planning estimates and warrant further confirmation as a project advances.

Abbreviations
DTMP: 2024 Downtown Master Plan
TMP: 2020 Transportation Master Plan Update
HGMP: 2018 Hailey Greenway Master Plan

	Project Description	Planning Estimates	Schedule Years: 2 - 5	6 - 10	11 - 20	Notes	Funding
			Prelim. Cost per Schedule Group: $17,887,500	$38,025,000	$18,841,500		
Streets	DTMP: Main St Enhancements Phase 1	$2,400,000	X			3 blocks between Walnut St & Carbonate St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Main St Crossings Phase 1	$750,000	X			Crossing at Main St & Bullion St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Croy St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	
Streets	DTMP: River St Enhancements Phase 1	$0	X			5 blocks between Croy St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	URA
Streets	DTMP: Croy Festival St	$1,000,000	X			1 block between Main St & River St: install specialty paving, plantings, and street furnishings using materials consistent with the future Town Center Plaza; install removable bollards to safely shut down the festival street for events.	
Streets	DTMP: Croy St Enhancements	$1,600,000	X			3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Bullion St Enhancements	$1,600,000	X			3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Main St Enhancements Phase 2	$1,600,000		X		2 blocks between Walnut St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Main St Crossing Enhancements Phase 2	$750,000		X		Crossings at Main St & Carbonate St, Main St & Walnut St, and Main St & Pine St: provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances and enhancing crosswalks.	
Streets	DTMP: River St Enhancements Phase 2	$0		X		3 blocks between Croy St & Elm St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; provide protected bike lanes; install planters with silva cells and plant consistent Northern Acclaim Honey Locusts along streets and Swamp White Oaks at curb bulbs; install consistent street furnishings and street lighting; provide outdoor cafe space at mixed use development and public art at curb bulbs.	URA
Streets	DTMP: Walnut St Enhancements	$1,600,000		X		3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Carbonate St Enhancements	$1,600,000		X		3 blocks between the alley west of River St & 1st Ave: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Main St Enhancements Phase 3	$3,200,000			X	4 blocks between Carbonate St & Myrtle St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distances; expand planters and plant consistent Hybrid Elm or American Linden trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Main St Crossing Enhancements Phase 3	$750,000			X	Crossings at Main St & Spruce St, Main St & Silver St, and Main St & Galena St: implement curb bulbs to shorten crossing distance and enhance crosswalks. Crossing at Main St & Maple St: install HAWK, implement curb bulbs to shorten crossing distance and enhance crosswalks.	
Streets	DTMP: 1st Ave Enhancements	$800,000			X	1 block between Carbonate St & Bullion St: provide safety enhancements by implementing an enhanced mid-block crossing and curb bulbs at intersections to shorten crossing distances; expand planters and plant consistent street trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Pine St Enhancements	$1,600,000			X	2 blocks between the alley east of Main St & the alley west of River St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Galena St Enhancements	$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Silver St Enhancements	$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	DTMP: Spruce St Enhancements	$1,600,000			X	2 blocks between the alley west of River St & the alley east of Main St: provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance; expand planters and plant consistent Swamp White Oak trees with silva cells; install consistent street furnishings and street lighting.	
Streets	TMP 202: Myrtle Street Reconstruction	$63,000			X		
Streets	TMP 203: Airport Way Reconstruction	$2,000,000			X		
Streets	TMP 304: Cobblestone Reconstruction	$100,000			X		
Streets	TMP 504: Intersection Improvements - Cedar/Broadford/SH-75	$350,000		X			
Streets	TMP 505: Intersection Improvements - Maple/SH-75	$200,000			X		
Streets	TMP 506: Intersection Improvements - Woodside/SH-75	$350,000			X		
Streets	TMP 507: Intersection Improvements - Airport Way/SH-75	$350,000			X		
Streets	TMP 508: Intersection Improvements - Fox Acres/SH-75	$350,000			X		
Streets	TMP 510: Intersection Improvements - Bullion/SH-75	$350,000			X		
Streets	TMP 511: Intersection Improvements - Myrtle/SH-75 (Signal)	$800,000		X			
Streets	TMP 512: Intersection Improvements - Elm/SH-75 (Signal)	$800,000		X			
Streets	5th Avenue Upgrade &Traffic Calming	$350,000			X		
Streets	Bullion Street Upgrade	$200,000			X		
Streets	Salt Storage Shed (Initial Phase)	$100,000		X			
Streets	Indian Creek Tailwater/Buttercup ROW Drainage Improvements	$30,000	X			Need Partnership: HOA, BC, Others	
Streets	Wertheimer/Blaine Manor Area Road & Parking Improvements (Estimate Pending)	$250,000		X			
Streets	Myrtle Street Pathway/Roundabout/road surface	$200,000	X				
Streets	Traffic Calming: Roundabouts/etc., locations TBD	$200,000	X				
Streets	Bullion Sidewalks Upgrade	$250,000	X				
Streets	Woodside Bus Pullouts	$350,000	X				
Streets	Airport Way URA Improvements, other URA TBD	$0		X			
Streets	Enhanced Main Street Crossings: Bulbs/underpass/other	$400,000	X				
Streets	Traffic Signal Interconnect	$100,000		X			
Pathways	DTMP: Bullion St Promenade Phase 1	$1,800,000	X			Provide a protected multi-use pathway from Main St to Hop Porter Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan.	
Pathways	DTMP: Bullion St Promenade Phase 2	$1,750,000		X		Provide a protected multi-use pathway from Hop Porter Park to Lions Park; line with planters featuring Japanese Tree Lilacs and understory plantings; install specialty furnishing zones per plan; create new pedestrian crossing over Big Wood River; install plaza crossings at bridge per plan.	
Pathways	HGMP A2: Convert road to Draper Pavilion to pathway	$81,000			X	City, WRLT	
Pathways	Broadford Road Pathway	$350,000	X			Airport URA?	
Pathways	HGMP A5: Trail connections to adjacent neighborhoods	$90,000			X	City, WRLT, land- owners	
Pathways	HGMP A8: Greenway Branding	$50,000	X			City, WRLT	

CIP Projects: Years 3-20

Cost estimates shown below are either pulled from the identified planning study when available or are VERY RUDIMENTARY Planning estimates and warrant further confirmation as a project advances.

Prelim. Cost per Schedule Group		
$17,887,500	$38,025,000	$18,841,500

Abbreviations
DTMP: 2024 Downtown Master Plan
TMP: 2020 Transportation Master Plan Update
HGMP: 2018 Hailey Greenway Master Plan

	Project Description	Planning Estimates	Schedule Years			Notes	Funding
			2 - 5	6 - 10	11 - 20		
Parks	DTMP: Hop Porter Park Enhancements Phase 1	$350,000	X			Enhance park with reconfigured parking, entry, and a new connection to the Bullion St Promenade.	
	DTMP: Lions Park Enhancements Phase 1	$1,000,000	X			Enhance park with river access, recreational amenities, reconfigured parking, and native landscape restoration; preserve existing ball fields.	
	DTMP: Hop Porter Park Enhancements Phase 2	$500,000		X		Enhance park with a new pavilion, stage, and event lawn.	
	DTMP: Lions Park Enhancements Phase 2	$500,000		X		Complete park enhancements, extending through area that currently holds ball fields.	
	HGMP A1: Relocate Lions Park Entrance	$247,500			X	City, WRLT, land- owners	
	HGMP A3: Road and Parking Improvements at Lions Park	$165,000			X	City, WRLT, COE	
	HGMP L1: Reconstruct ball field in Lions Park; or, if the opportunity arises, con- sider another lo	$112,500	X			City, BCRD, special interest groups	
	HGMP L2: Recreational play wave with grade control and boat launch	$150,000		X		City, special interest groups, COE	
	HGMP L3: Restrooms at Lions Park	$195,000	X			City	
	HGMP L4: Construct concessions area at Lions Park	$20,000			X	City, BCRD, special interest groups	
	HGMP L6: Heagle Park Tennis Courts ; or, if the opportunity arises, consider anoth- er location	$200,000	X			City, BCRD, special interest groups	
	Campground: Land acquisition	$1,500,000		X			
	Campground: Construction	$850,000		X			
	Heagle Park Pavilion and Restroom Improvements	$200,000	X				
	Balmoral Novice Scooter Park Improvements	$250,000		X			
	Intermediate Skill level skate/scooter park (pump park?)	$600,000		X			
	Hop Porter Play Structure Replacement	$750,000		X			
	Skate Park Concrete Replacement	$150,000		X			
	Hop Porter Stage Phase 2/Parking/Other	$0	X			Included in DTMP Estimate	
	Lions Park Improvements	$0	X			Included in DTMP Estimate	
	RV Dump Relocation	$100,000		X			
	Arena Multi-use flooring/shade/Pickleball/other	$200,000		X			
Admin	DTMP: Town Center Plaza	$2,500,000		X		Create a new civic plaza with specialty paving, planters, furnishing, and art features; renovate Hailey City Hall entry; provide art feature at curb bulb; install parking with retractable bollards; provide service parking; install specialty paving across alley.	
	DTMP: Civic Building	$2,000,000		X		Construct new civic building in Town Center Plaza.	
	Fox Building Council Chambers Remodel	$150,000			X		
	Town Square: Library Expansion	$0		X		Part of Civic Building	
	City Hall Elevator Replacement	$200,000	X				
	City Hall Carpet	$25,000	X				
Fire	Fire Station	$15,000,000		X			
	FD SH-75 Emergency Signal	$300,000		X			
Police	Armory Purchase	$1,500,000			X		
Other	DTMP: Development Opportunity at River St & Bullion St	$0	X			Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at River St & Croy St	$0	X			Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Parking Deck Development at River St & Bullion St	$0		X		Construct mixed use parking deck with active retail/commercial storefronts at ground floor.	
	DTMP: Development Opportunity at Bullion St & River St	$0		X		Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at Main St & Croy St	$0			X	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at Bullion St & 1st Ave	$0			X	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	DTMP: Development Opportunity at 1st Ave	$0			X	Construct mixed use development with open, active storefronts; retail/commercial ground floor with housing above.	
	HGMP R1: Stream stabilization and resto- ration from Bullion Bridge to Bow Bridge	$1,125,000	X			City, WRLT, Flood Con- trol Dist, County, FEMA, COE	
	HGMP R2: Recreational pond / sediment trap and floodplain reconnection in Lions Park with project R1	$2,000,000	X			City, WRLT, Flood Con- trol Dist, County, COE	
	HGMP R3: Stream stabilization and resto- ration from Bow Bridge through Heagle Park to address bedload migration	$1,125,000		X		City, WRLT, Flood Con- trol Dist, County, FEMA, COE	
	HGMP R4: Setback barrier berm at edge of neighborhood through Draper Preserve with project R3	$750,000		X		City, WRLT, Flood Con- trol Dist, County, COE, neighbors, owners	
	HGMP R5: Construct conveyance swales through Heagle Park	$750,000		X		City, Flood Control Dist,	
	HGMP R5A: Floodplain reconnection and removal of tennis courts in Heagle Park	$1,500,000	X			City, Flood Control Dist, County, BCRD	
	HGMP R6: Conveyance ditch and neighbor- hood drainage improvements	$1,200,000		X		City, Flood Control Dist,	
	HGMP R7: Stream stabilization and resto- ration from Heagle park to Colora- do Gulch	$1,125,000			X	City, WRLT, Drainage Dist, County, FEMA, COE	

Return to Agenda

Agenda
Hailey Planning and Zoning Commission
Monday, May 5, 2025
5:45 p.m.

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

Join on your computer, mobile app, or room device.
Click here to join the meeting
Meeting ID: 249 576 139 181
Passcode: Ge6Z7Q
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Or call in (audio only)
+1 469-206-8535,,602369677# United States, Dallas
Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve meeting minutes dated April 21, 2025. **ACTION ITEM**

Public Hearing(s) 5:30PM - ACTION ITEM

- **PH 1** Consideration of a City-initiated infrastructure project pursuant to Title 18: Mobility Design, consisting of the proposed design plans for construction of the Bullion Street Pathway, to be located on the north side of Bullion Street between Main Street and the Hop Porter Stage access road. **ACTION ITEM**

- **PH 2** Consideration of a Conditional Use Permit (CUP) Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A). **ACTION ITEM**

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

- **PH 3** Consideration of a Design Review Application submitted by The Friedman Memorial Airport Authority for the construction of a new 1,160 square foot, Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A). **ACTION ITEM**

Administrative Review – NO ACTION ITEM

- **AR 1** Administrative Design Review of a Tiny Homes on Wheels (THOW) Application by The White Family Properties, LLC, for the installation of a new Tiny Home on Wheels (THOW), to be located at 3061 Shenandoah Drive (Lot 5, Block 26, Woodside Subdivision #6)) within the General Residential (GR) Zoning District.

Staff Reports and Discussion

- **SR 1** Discussion:
- **SR 2** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
    - Monday, May 19, 2025: DIF CIP ; PP Rimrock

Adjourn - No later than 8:00 PM - ACTION ITEM

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Return to Agenda

Agenda
Hailey Planning and Zoning Commission
Monday, April 21, 2025
5:30 p.m.

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Or call in (audio only)
+1 469-206-8535,,602369677# United States, Dallas
Phone Conference ID: 602 369 677#

Present
Commission: Dan Smith, Sage Sauerbrey, Michael Smith, Jordan Fitzgerald
Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker
Absent: Janet Fugate

5:30:00 PM **Call to Order**
- 5:31:14 PM Public Comment for items not on the Agenda.

5:31:32 PM Jay Cone, Hailey Resident, thanked commission for pulling item and that no longer has comments on this project.

5:32:37 PM No further comments.

5:32:46 PM **Consent Agenda - ACTION ITEM**
- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Hailey 31, LLC represented by Galena-Benchmark Engineering, to subdivide Copper Ranch #1 Parcel A5 into 31 condominium units. **ACTION ITEM**

- **CA 2** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by ARCH Community Housing Trust. Inc., for the construction of a duplex, consisting of two (2) attached dwelling units, with 1,670 square feet of living space each. This project is located at the addresses of 702 S 3rd Avenue, 623 S 4th Avenue, and 715 S 4th Avenue (Lots 2, 3 ,4, 5, and 6, Blocks 1 and 125, Hailey Replat) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The subject property

has been, and continues to be, commonly known as the Ellsworth Inn property. **ACTION ITEM**

- CA 3 Motion to approve meeting minutes dated April 7, 2025. **ACTION ITEM**

5:32:51 PM **M. Smith motion to approve CA 1 – CA 3. Fitzgerald seconded. All in Favor.**

Public Hearing(s) 5:30PM - ACTION ITEM

- 5:33:11 PM PH 1 Consideration of a Design Review Pre-Application by Dale and Lia Johnson, represented by Chrysalis Architecture and Planning, for the construction of three (3) new mixed-use buildings, each building approximately 9,532 square feet in size. Each building is proposed to comprise of four (4) mixed-use units, each unit containing 900 square feet of residential area and 1,393 square feet of commercial area. Twelve (12) mixed-use units are proposed overall for the site. This project is proposed to be located at 1611 Avia on Drive (Lot 3B, Blocks 4, Airport West Subdivision) within the SCI-Industrial (SCI-I) Zoning District.

5:34:04 PM Rodrigue noted correction application submitted by Dale Mountain LLC represented by Chrysalis. Rodrigue summarized proposed project with twelve, mixed use units. Rodrigue noted project is represented as live work, explaining though the applicant is curious if there could be flexibility of uses, using example of if owner of one unit to use it solely as commercial vs. live work.

5:37:03 PM Richard Wilmot, Chrysalis Architecture, thanked staff for introduction. Wilmot noted project development to the north and intent to remove cross access. Wilmot explained applicants reasoning for removing the cross access, that primarily runs along south boundary of property. Wilmot went on to describe proposed three buildings and each of the unit floor plans. Wilmot described the proposed site plan, noting access to property, access to units and parking. Wilmot described proposed materials to be used.

5:47:18 PM M. Smith asked about reasoning for building 1 having articulate façade on parking side and not Aviation side. Wilmot explained reasoning for design but that believes there is an easy way to update. M. Smith questioned garage door size. Wilmot confirmed resolved on set of garage door size. Wilmot suggested looking at garage door design to help break up the design. M. Smith expressed concern of lack of outdoor space and windows on two interior residential units. Wilmot summarized potential options, stating would assume residential portion would take advantage of second floor deck. M. Smith expressed concern of Building 2 designs, noting potential safety issues and that would like to see better pedestrian access. Wilmot noted potential of man door on back of these units that faces parking lot. M. Smith noted limited usable outdoor space on grade. Wilmot explained reasoning for vehicular access design, noting how site is connected to public pathways.

5:58:01 PM Sauerbrey expressed concern of lack of usable outdoor space being this is a potential residential area. Sauerbrey would like to see open space in another proposal. Sauerbrey asked about utility and mechanical systems being put into the units. Wilmot stated a Douglas mini split, tankless water meter, gas meters and electrical meters per unit. Sauerbrey asked if will be working with buyer or if buyer will be purchasing empty unit. Wilmot stated buyer would be purchasing shell. Discussion continued of state of building prior to selling of units. Sauerbrey asked about estimated sell price. Jeff

Leach, property owner, estimates $700,000 to $800,000 per unit. Sauerbrey recommends, pending on amount of units with ADUs, that they finish out the ADUs. Discussion continued of mechanical systems and build out. Sauerbrey does agree that would stick with 14' tall garage doors. Sauerbrey asked staff about density.

6:10:15 PM Fitzgerald asked staff if these would actually be ADUs. Davis explained how each unit if condo minimize, each principal building is allowed one adu. Fitzgerald about a pop on elevation. Wilmot noted error on applicant part. Fitzgerald asked about sidewalk on west property. Wil mot explained connection point to sidewalk. Fitzgerald noted her concerns of on build out process. Wilmot summarized build out process and their reasoning for not fully building out. Fitzgerald noted concerns of circulation, not clear on where Lear Road is in relation to project design, pedestrian circulation.

6:20:42 PM D. Smith asked about handicapped parking. Wilmot confirmed handicapped parking provided. D. Smith asked about EV charging. Wilmot stated currently do not have proposed, but if going to be a requirement would suggest providing within the buildings. D. Smith agrees with M. Smith comments regarding the façade. D. Smith suggested potential changes to exterior design. D. Smith expressed concern on site circulation. D. Smith suggested potential options that could amend the floor plan with. D. Smith suggested additional floor drains. D. Smith noted error on unit 3, only showing one window.

6:28:54 PM **D. Smith opened public comment.**

6:29:16 PM Steven Daniels, 830 Broadford, not opposed to this project. Suggested doing same thing on both sides of the elevations – Aviation and Broadford. The pathway mentioned is just grass.

6:30:49 PM Jeff Leach, thanked everyone for all the comments and time today. That hope this development fits well with this zone, that really excited about this project. They will get together with Richard on the design points.

6:32:00 PM Riley Void, another developer, thanked everyone for their time.

6:32:24 PM **D. Smith closed public comment.**

6:32:29 PM Commission summarized their feedback to applicant team of what they would like to see at the full design review.

No motion.

Administrative Review – NO ACTION ITEM

- 5:30:31 PM **AR 1** Consideration of a Design Review Modification by Overland West Inc., represented by Jay Cone Architecture, for the approval of a modification of the approved design of a new 6,654 gross square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located within the proposed structure. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

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This item was pulled from the agenda and will be discussed at future point. No motion.

Staff Reports and Discussion

- **SR 1** Discussion:
    - 2024 Annual Report
    - Housing Report
    - Sustainability Action Plan
- **SR 2** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
    - Monday, May 5, 2025:
        - Title 18 Bullion Pathway
        - Friedman Pilot Lounge
    - Monday, May 5, 2025:
        - DIF

Staff summarized reports and upcoming meetings.

6:49:43 PM **Sauerbrey motion to adjourn. M. Smith seconded. All in favor.**

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

Return to Agenda

Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of May 5, 2025

To: Hailey Planning and Zoning Commission
From: City Staff

Overview: Consideration of a City-initiated infrastructure project pursuant to Title 18: Mobility Design, consisting of the proposed design plans for construction of the Bullion Street Pathway, to be located on the north side of Bullion Street between Main Street and the Hop Porter Stage access road.

Hearing: May 5, 2025

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 16, 2025, and mailed to public agencies on April 16, 2025.

Background: The City of Hailey is proposing to construct the Bullion Street Pathway Design, a project subject to Title 18. The Bullion Street Pathway Design is proposed as a package of streetscape layouts and general features that the City of Hailey intends to implement along the W. Bullion corridor between Main Street and the Hop Porter Stage access road. The Pathway Design is part of the larger Downtown Master Plan concept.

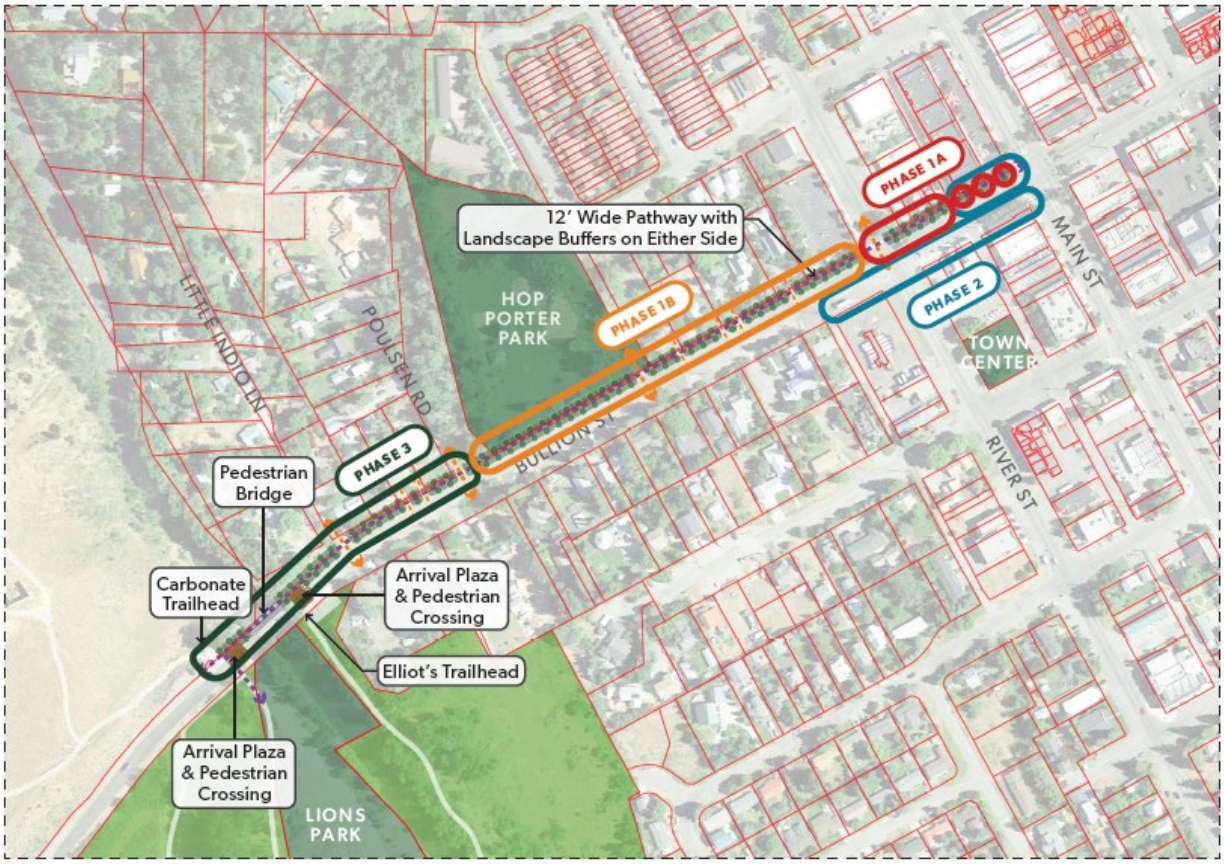
Title 18 applies to new infrastructure projects as follows:

18.04.012: APPLICABILITY:

A. Design: Unless otherwise exempted or as otherwise stated herein, the guidelines and standards of this title shall apply to any design of infrastructure projects within the jurisdiction of the city of Hailey. For any large subdivision application, all guidelines identified herein shall be treated as standards.
B. Construction And Reconstruction: Unless otherwise exempted, the city standards set forth in this title shall apply to any construction and reconstruction of infrastructure projects within the jurisdiction of the city of Hailey. If the city standards do not address a standard found in the infrastructure project, the ISPWC manual in effect at the time of the application shall govern that standard in the project. (Ord. 1116, 2012)

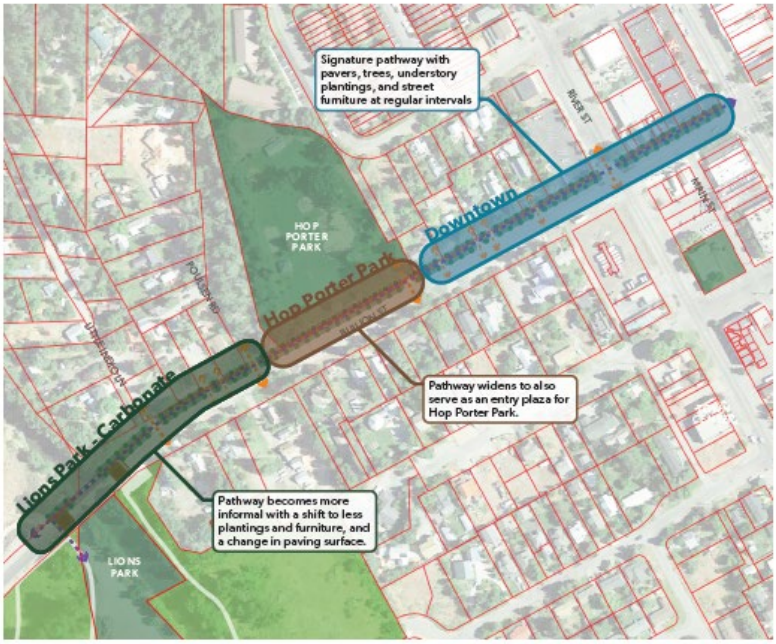
The 2024 Hailey Downtown Master Plan guides street sections, tree selection, downtown and adjacent park improvements, private site redevelopment, and other downtown priorities over the next 15 years. Phase 1 is currently underway with numerous public meetings and workshops guiding the development of the Bullion Pathway. This pathway will be a signature project connecting Main Street to Hop Porter Park and will highlight unique characteristics of Hailey. The Hailey Urban Renewal Agency is committing over $2 million towards the project. The complete Downtown Master Plan can be found here: https://haileycityhall.org/wp-content/uploads/2024/03/Hailey-Downtown-Master-Plan-Pages.pdf

PHASING PLAN



GGLO

PATHWAY CHARACTER



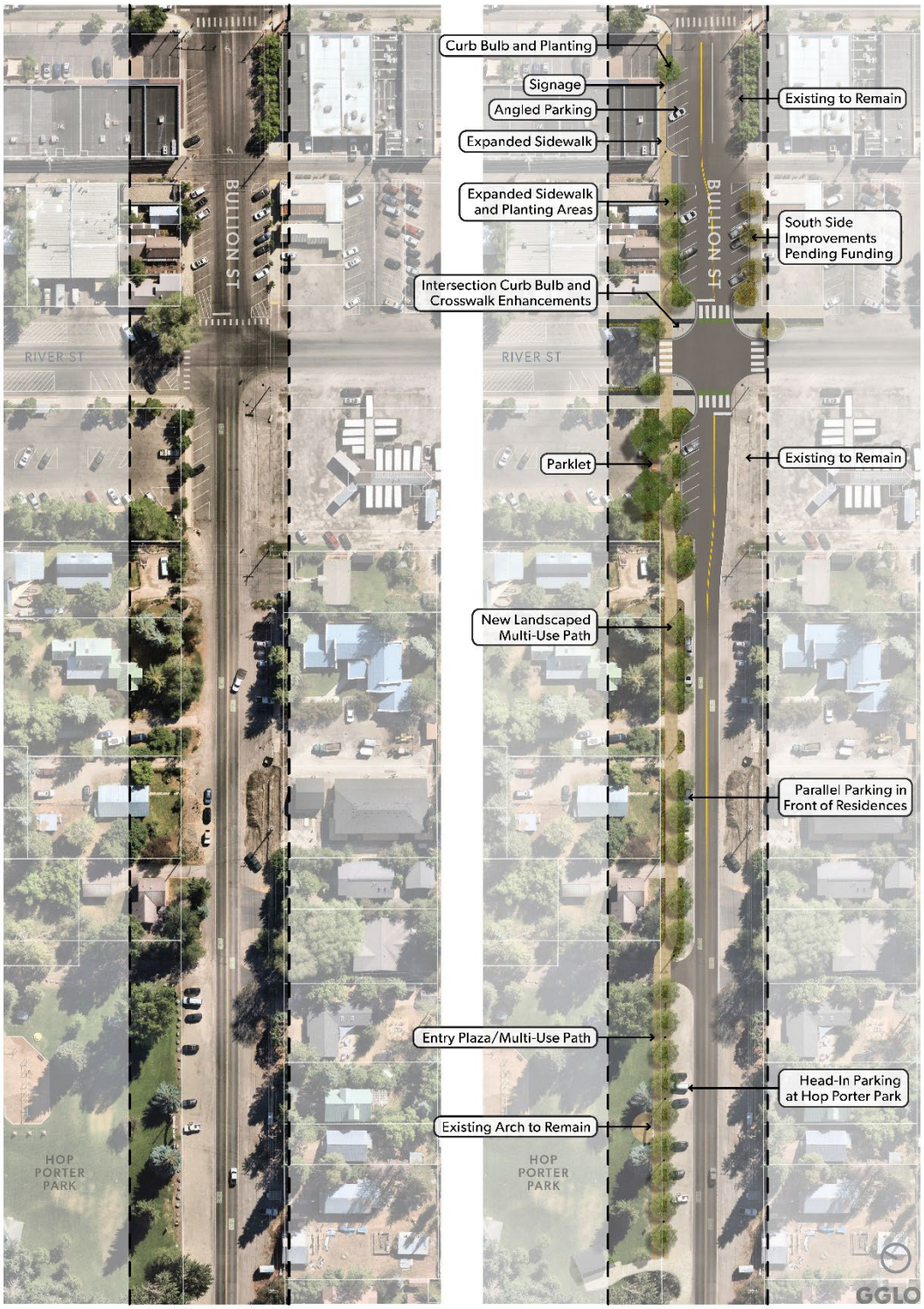
BULLION PATHWAY

DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

HURA

EXISTING CONDITION

PHASE 1A & B

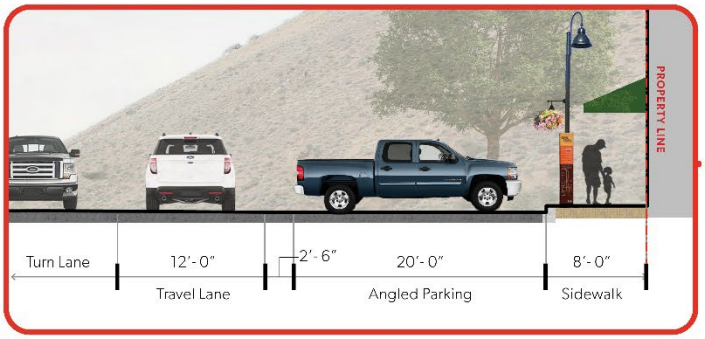


BULLION PATHWAY

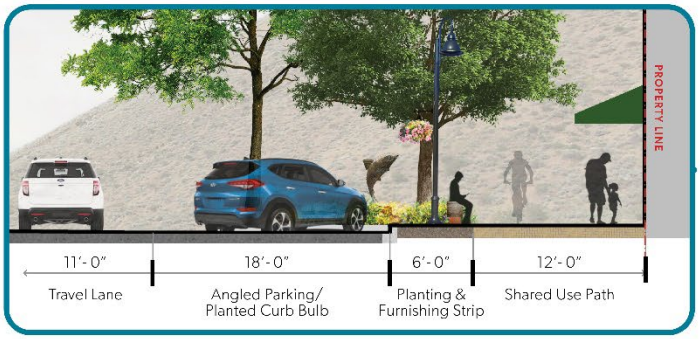
DOWNTOWN MASTER PLAN
PHASE 1 IMPLEMENTATION

HURA

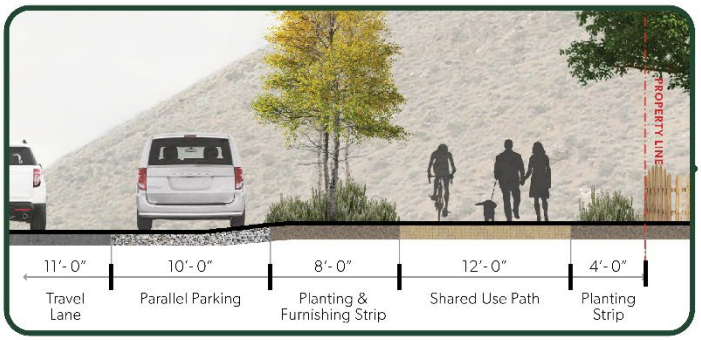
1 DOWNTOWN SECTION 01



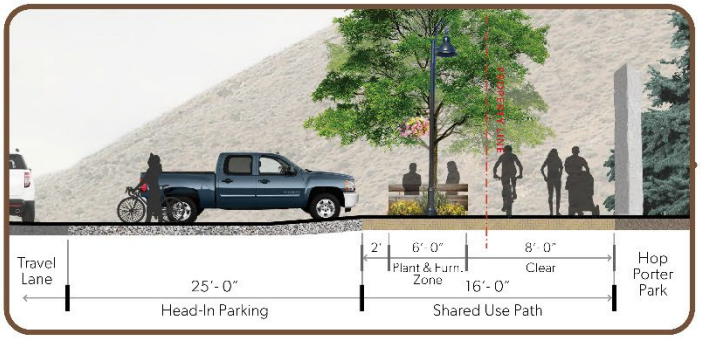
2 DOWNTOWN SECTION 02

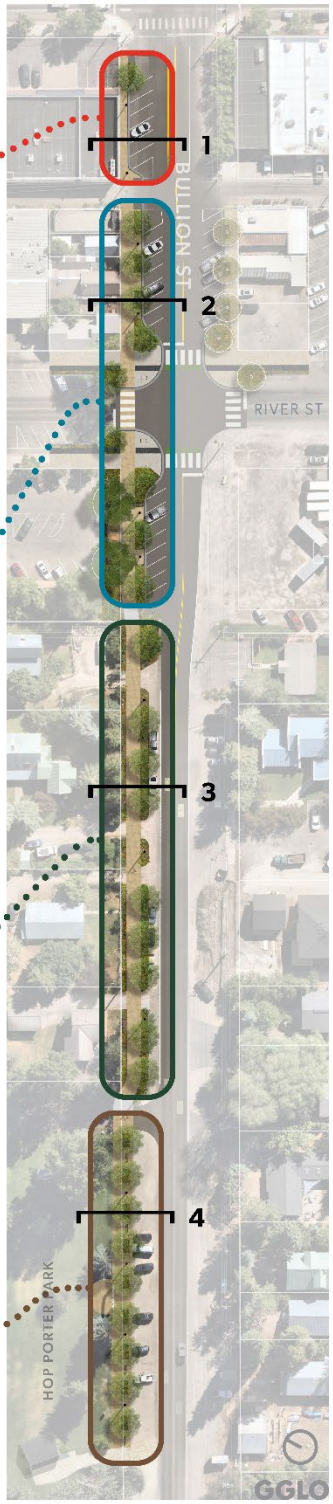


3 RESIDENTIAL SECTION



4 HOP PORTER PARK SECTION





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

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

1. The proposed amendment is in accordance with the Comprehensive Plan;
The Comprehensive Plan articulates the merits of effective transportation and recognizes the importance of safe vehicular and pedestrian connections between the city and its neighborhoods. The Comprehensive Plan also emphasizes efficient movement of people, not just cars. Economic Development goals in the 2024 Comprehensive Plan Update are also directly linked to the implementation of the Downtown Master Plan, helping support the Objective (Obj. 3.6.5) of "Downtown as the economic, social, cultural, and historical heart of Hailey".

Staff finds that this capital infrastructure project is in keeping with the multimodal goals of the Comprehensive Plan and the Downtown Master Plan.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
The proposed capital infrastructure project will not create excessive additional requirements at public cost for services. There will be costs associated with ongoing maintenance of the pathway and adjacent landscaping, which will be fully discussed by the Council.

3. The proposed uses are compatible with the surrounding area; and
Extensive public comment has been solicited in the form of public meetings and specific work sessions for adjacent residential and commercial businesses. On some topics, such as parking, a variety of viewpoints exist. A compromise design for the first half-block between Main Street and the alley retains the current existing five (5) angle-in parking spaces.

4. The proposed amendment will promote the public health, safety and general welfare.
The capital infrastructure project is consistent with the Hailey Comprehensive Plan, and will promote the public health, safety and general welfare of the community. It will increase both nonmotorized and vehicular safety by creating landscape buffers and clear travel areas for pedestrians and bicycles alike.

Motion Language:
Approval: Motion to recommend approval of the capital infrastructure project reviewed under Title 18: Mobility, t the Bullion Street Pathway Design, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements

at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety, and general welfare.

Denial: Motion to deny the recommendation of the attached revisions to Hailey Municipal Code, Title 18: Mobility Design, Section 18.14.012: Street and Drainage, the Bullion Street Pathway Design, to be located on the north side of Bullion Street, as an adopted infrastructure project within the Hailey Municipal Code, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Bullion Pathway Concept Refinement | P&Z Meeting

May 5 2025

HURA Hailey Urban Renewal Agency GGLO

Introduction

GGLO

CONNECT DOWNTOWN TO PARKS & TRAILS

Create a multi-use path connecting Main Street to Hop Porter and Lions Parks.

IMPROVE SAFETY ALONG BULLION CORRIDOR

Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.

INCREASE PLACEMAKING, BEAUTY & COMFORT

Contribute to the attractiveness, sense of place, and walkability of the corridor.

PROVIDE ENVIRONMENTAL BENEFIT

Expand roadway plantings that increase carbon sequestration, pollinator habitat, and heat island mitigation.

REDUCE DEPENDENCY ON VEHICULAR TRANSIT

Provide safe, convenient, and attractive routes for human-powered transit, making it easy to get around without a car.

DESIGN COST-EFFECTIVE SOLUTION

Specify a design that takes a responsible approach to the construction and maintenance costs of the streetscape.

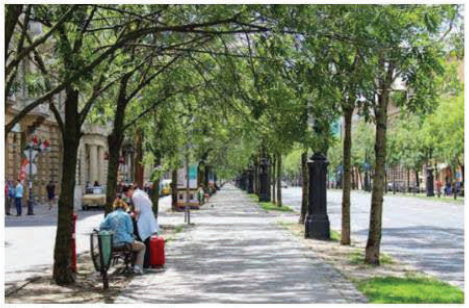
BULLION STREET

GOALS

This set of goals have been identified for the Bullion Street Enhancements project. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

BULLION STREET PROMENADE
CONCEPT DESIGN

The Bullion Street Promenade is envisioned as a way to improve the safety and comfort of accessing destinations along the corridor while also creating a celebrated connection between Downtown and the area's abundant parks and greenspaces. The promenade is conceived as a designated multi-use pathway separated from the roadway and buffered with plantings along its half-mile length. The project aims to increase the safety and attractiveness of traveling along Bullion Street and make it easier for residents and visitors to enjoy all Hailey has to offer.



Tree-lined Pedestrian Promenade

LEGEND

- Parcel Boundary
- Parks
- Wood River Land Trust Parcels
- Vehicular Access
- Pedestrian Access

BULLION STREET PROMENADE

CONCEPT SITE PLAN

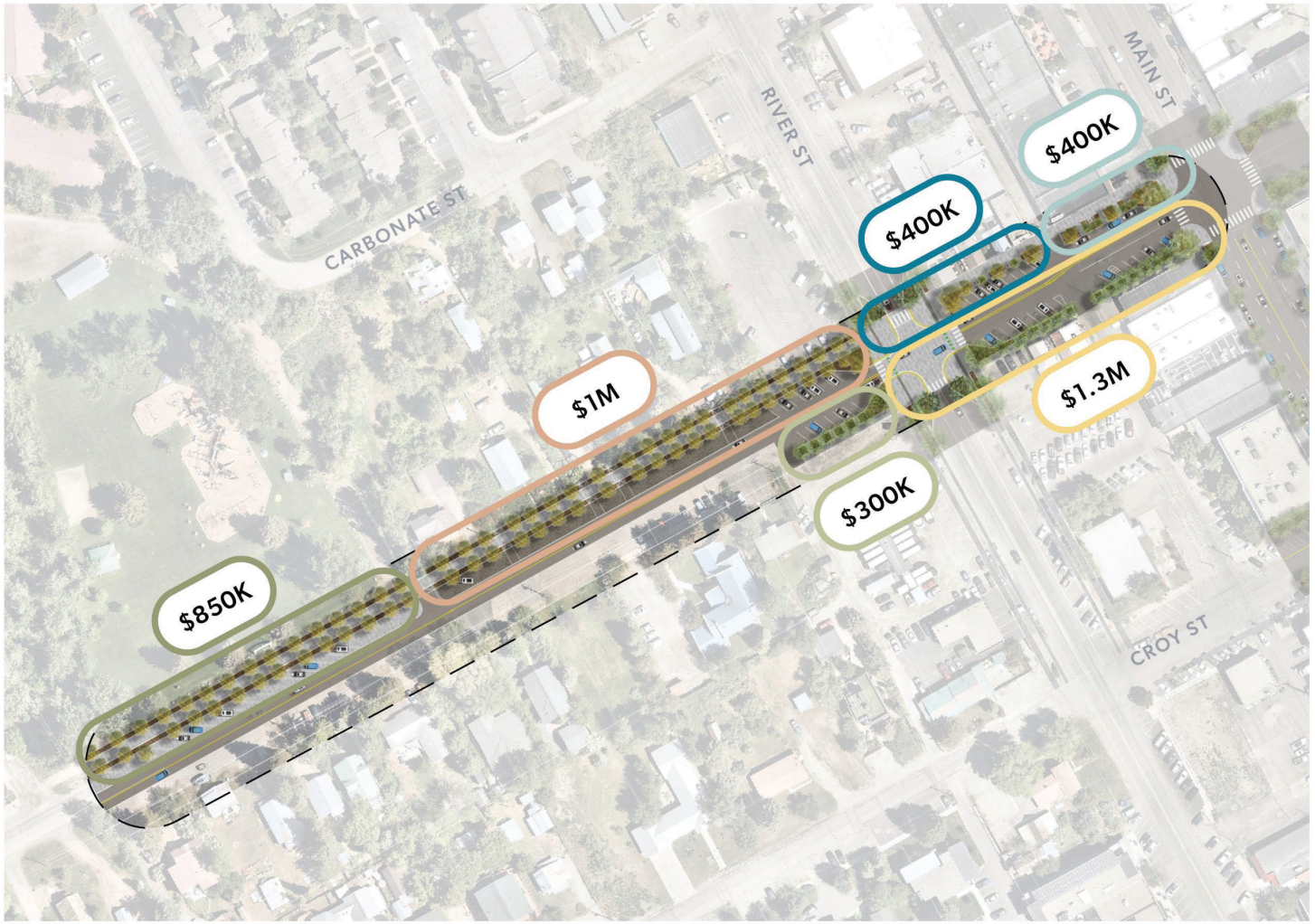
PHASE 1 A & B

4 blocks from Main to Hop Porter Park, north side of the street only, with only partial improvements on the eastern half of the block from River to Main.

Project Budget:
$2,300,000

GGLO

HURA: Hailey Downtown Master Plan Budget & Phasing Plan Presented 01-27-2025

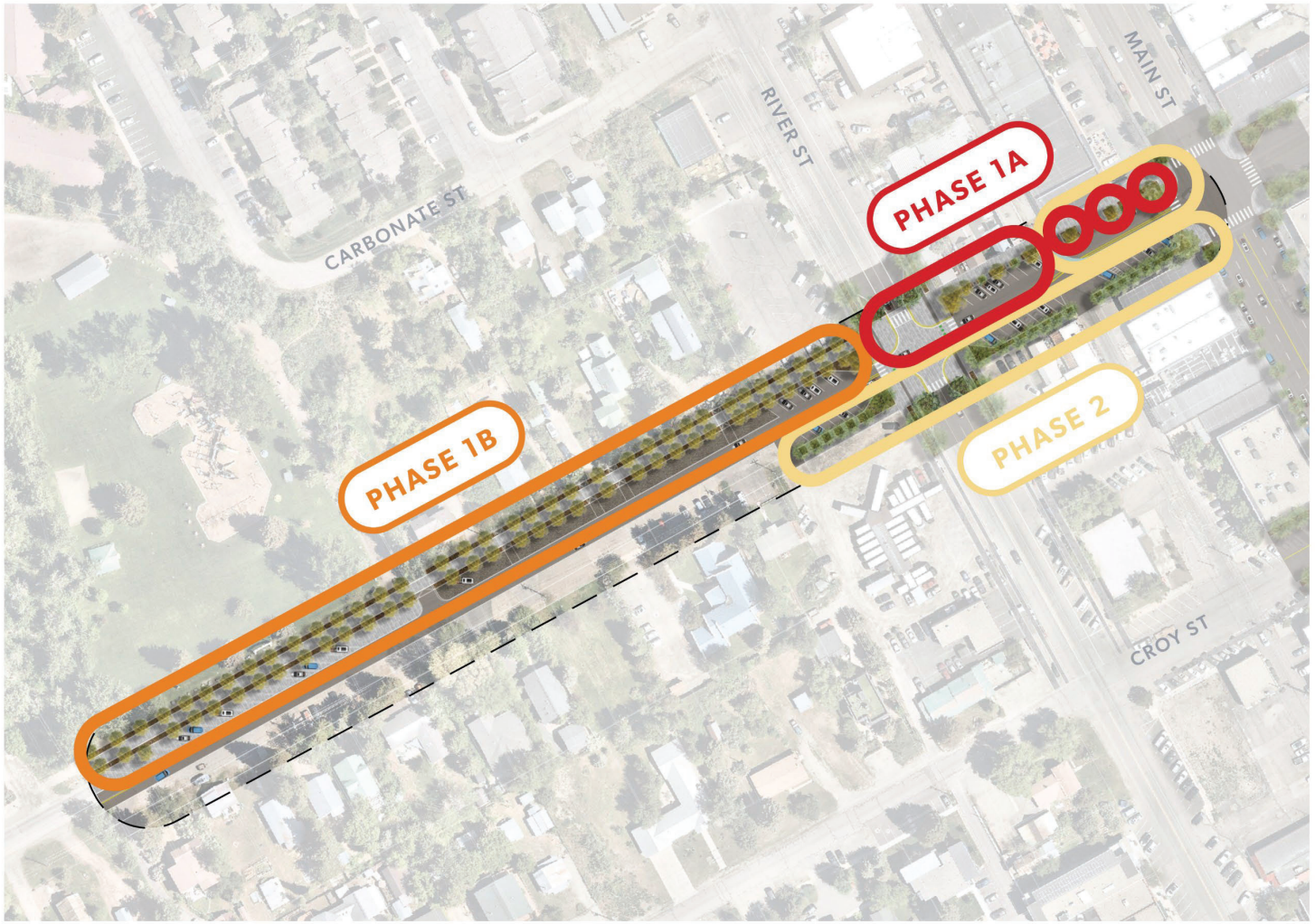


BULLION STREET PROMENADE

CONCEPT SITE PLAN

The Bullion Street Promenade runs along the north side of Bullion Street from Main Street to Lions Park. The first phases of implementation aim to install the promenade from Main Street to Hop Porter Park, shown in the concept site plan here. The promenade takes the form of a 12'-wide, multi-use path lined on both sides with planters featuring Japanese Tree Lilacs and understory plantings. The ADA-compliant path is designed to accommodate human-powered transit of all kinds — bikers, walkers, runners, and rollers — making it easy for Hailey residents to get around without a vehicle. The promenade will also provide a useful connection to Downtown for festival and event attendees at Lions and Hop Porter Parks, encouraging visitors to wander Downtown and support local businesses. The path promises to become a signature feature of Hailey's Downtown and a critical link between Downtown and the area's natural and recreational amenities.

GGLO



BULLION STREET PROMENADE

CONCEPT SITE PLAN

PHASE 1A $450K

1 block between River and Main; Full implementation from River Street intersection to alley, tactical implementation from alley to Main Street.

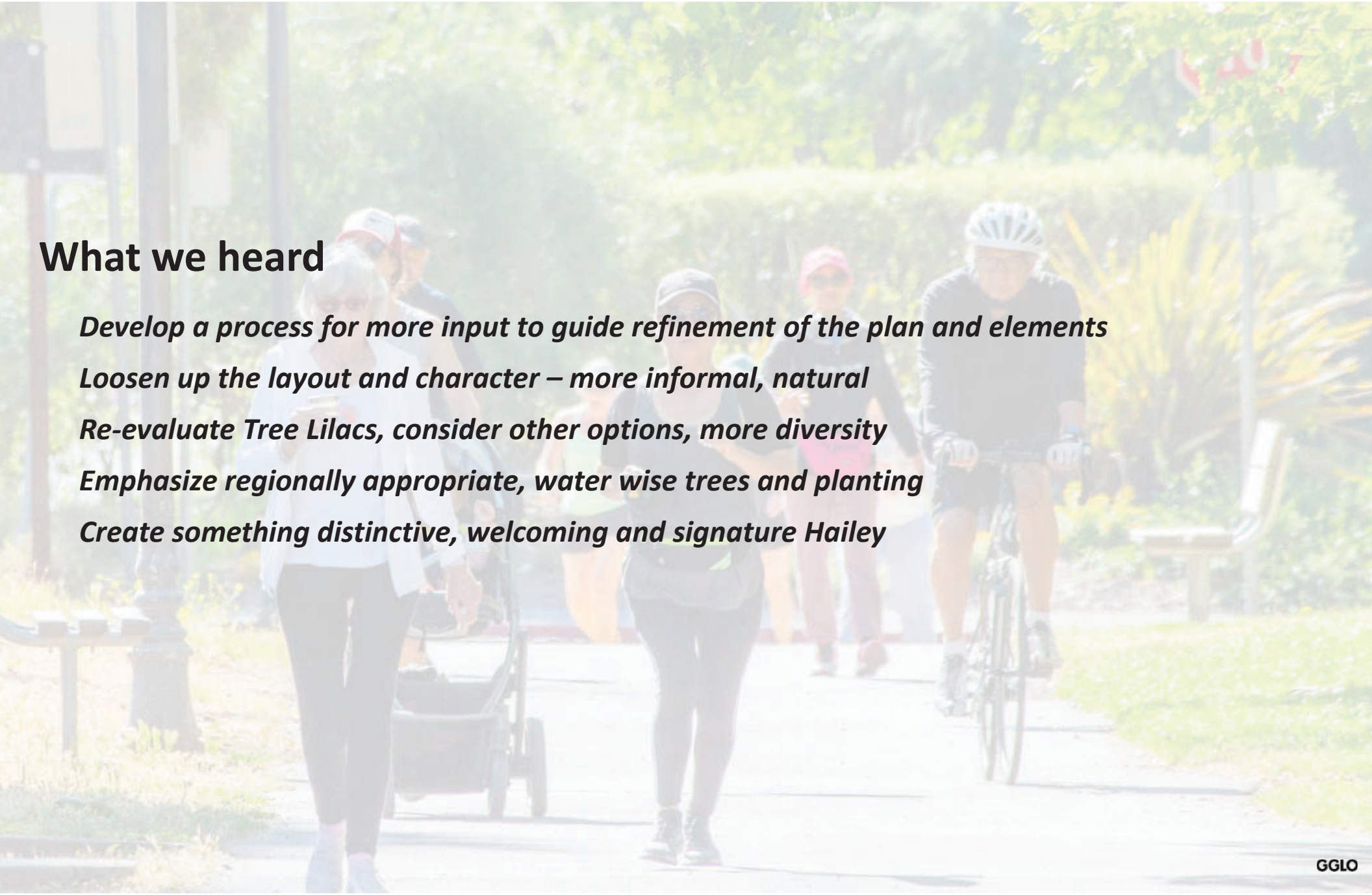
PHASE 1B $1.85M

3 blocks from River Street to Hop Porter Park, north side of the street only.

PHASE 2 $2M

1.5 blocks from Main to beyond River, south side of street; new roadway Main to River; complete implementation on N side of block from Main to alley.

GGLO



What we heard

Develop a process for more input to guide refinement of the plan and elements

Loosen up the layout and character – more informal, natural

Re-evaluate Tree Lilacs, consider other options, more diversity

Emphasize regionally appropriate, water wise trees and planting

Create something distinctive, welcoming and signature Hailey

TIMELINE

2025

February | **March** | **April** | **May**

Week 1 Feb 9-15 | Week 2 Feb 16-22 | Week 3 Feb 23-Mar 1 | Week 4 Mar 2-8 | Week 5 Mar 9-15 | Week 6 Mar 16-22 | Week 7 Mar 23-29 | Week 8 Mar 30-Apr 5 | Week 9 Apr 6-12 | Week 10 Apr 13-19 | Week 11 Apr 20-26 | Week 12 Apr 27-May 3 | Week 13 May 4-10 | Week 14 May 11-17 | Week 15 May 18-24 | Week 16 May 25-31 | Week 17 June 1-7

HURA Input | **Community Input** | **HURA & Council Input** | **Wrap-Up Concept Refinement**

Feb 18
HURA Board
Work Session 1

March 17
Resident
Workshop

March 17
Business Owners
Workshop

March 24
Community
Workshop

April 1
HURA Board
Work Session 2

April 7
P&Z Typical Section/
Title 18 Update

April 9
Hailey Tree
Committee

April 15
HURA Board
Work Session 3

May 5
P&Z Typical Section/Title
18 Approval

May 12
HURA & Council
Joint Session

May 20
HURA Board
Approval

May 27
Council Hearing
Adoption

Q3 2025 or later

Bullion Pathway Phase 1A Construction

2026 or later

Bullion Pathway Phase 1B Construction

2027 or later

Bullion Pathway Phase 2 Construction

GGLO

Bullion Pathway Basics

What's it for?
A safe and enjoyable way for families to walk or bike to Hop Porter Park and out Croy Canyon

Who is it for?
Locals, shoppers, park user's, concert goers, bikers, walkers, strollers, all ages

What's it made of?
Pavers, art, lights, trees, planting, benches and pedestrian amenities

How will it be used?
Mostly for walkers to River Street, then for bikers, walkers and strollers. The pathway will be cleared of snow in the winter from Main to Hop Porter Park.

When will it be completed?
Initial phases will be completed by the end of 2026

How will it be maintained?
Maintenance of this project is very important and the pathway will be treated within the 'high priority' category for maintenance.

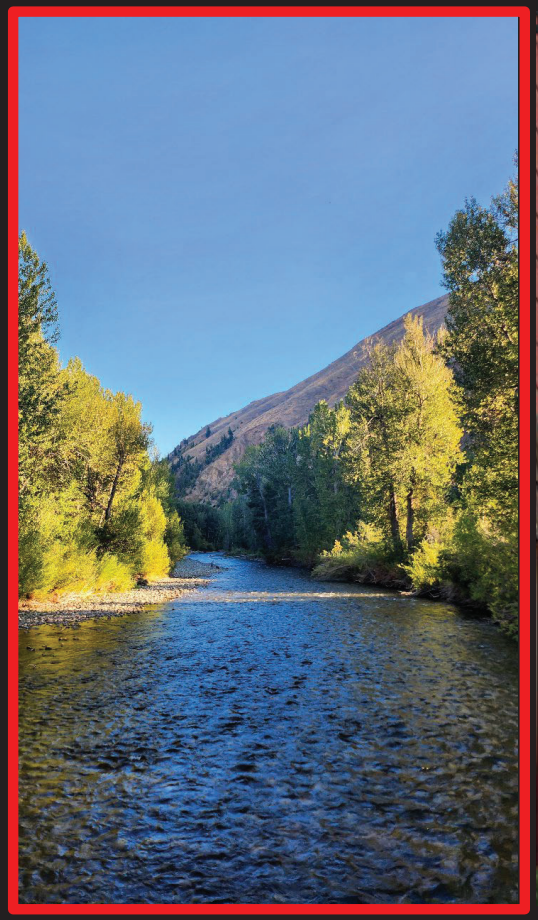
Guiding Vision

GGLO

PLACEMAKING

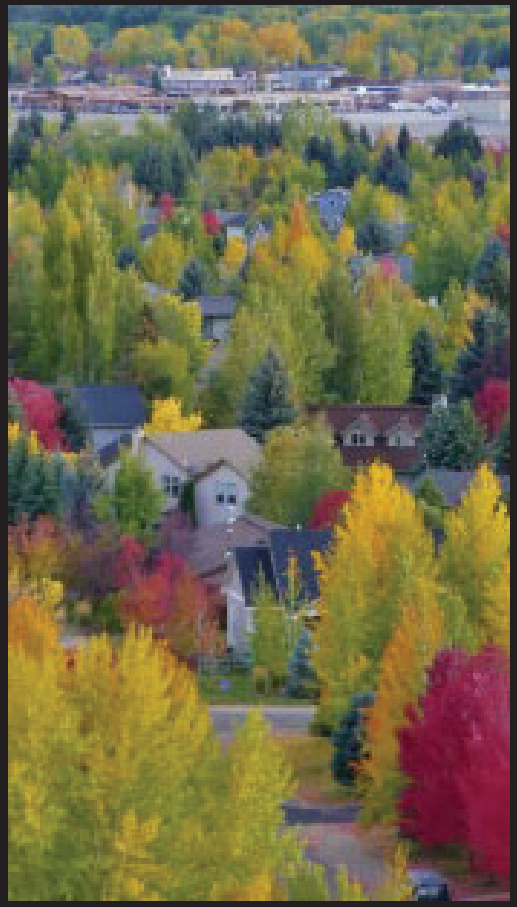
The Bullion Pathway is intended to represent Hailey's culture and environment, be a destination, and a pleasant, comfortable draw for locals to walk and bike along to Hop Porter Park for events, to the Big Wood River, and out to the trails in Croy Canyon.

A guiding ***Vision*** or ***Theme*** *elevates the experience of a place while providing a cohesive direction for the various project elements – including the paving, light fixtures, benches, planting, art and wayfinding.*

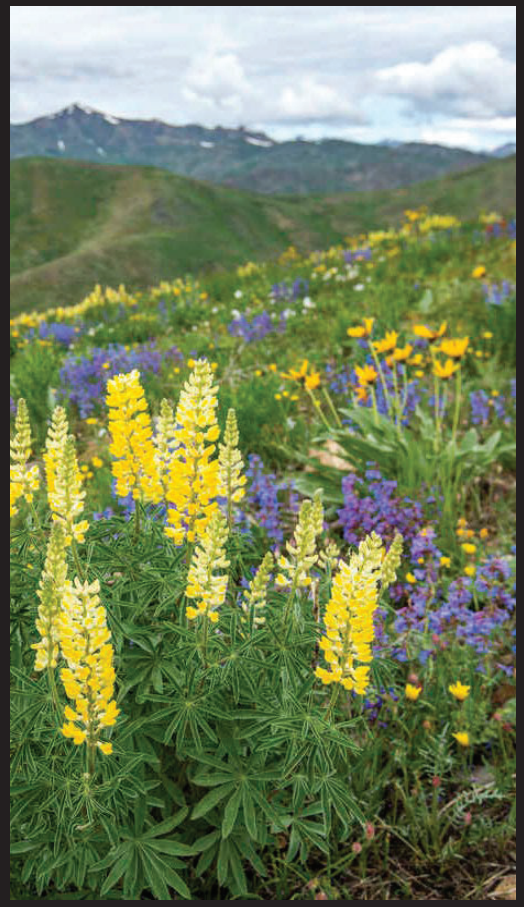


Big Wood River

Hailey's Quirky Culture



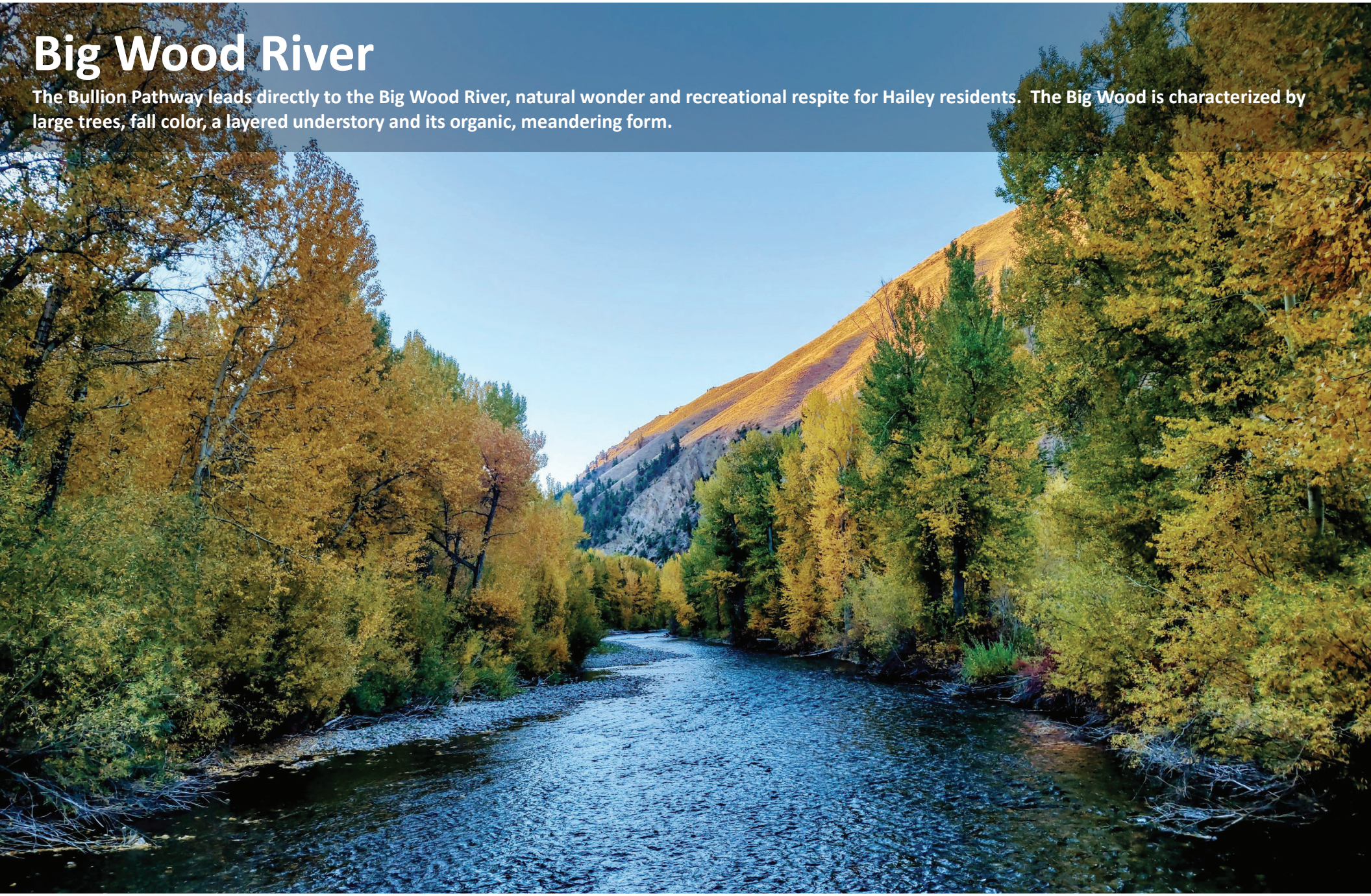
City of Trees



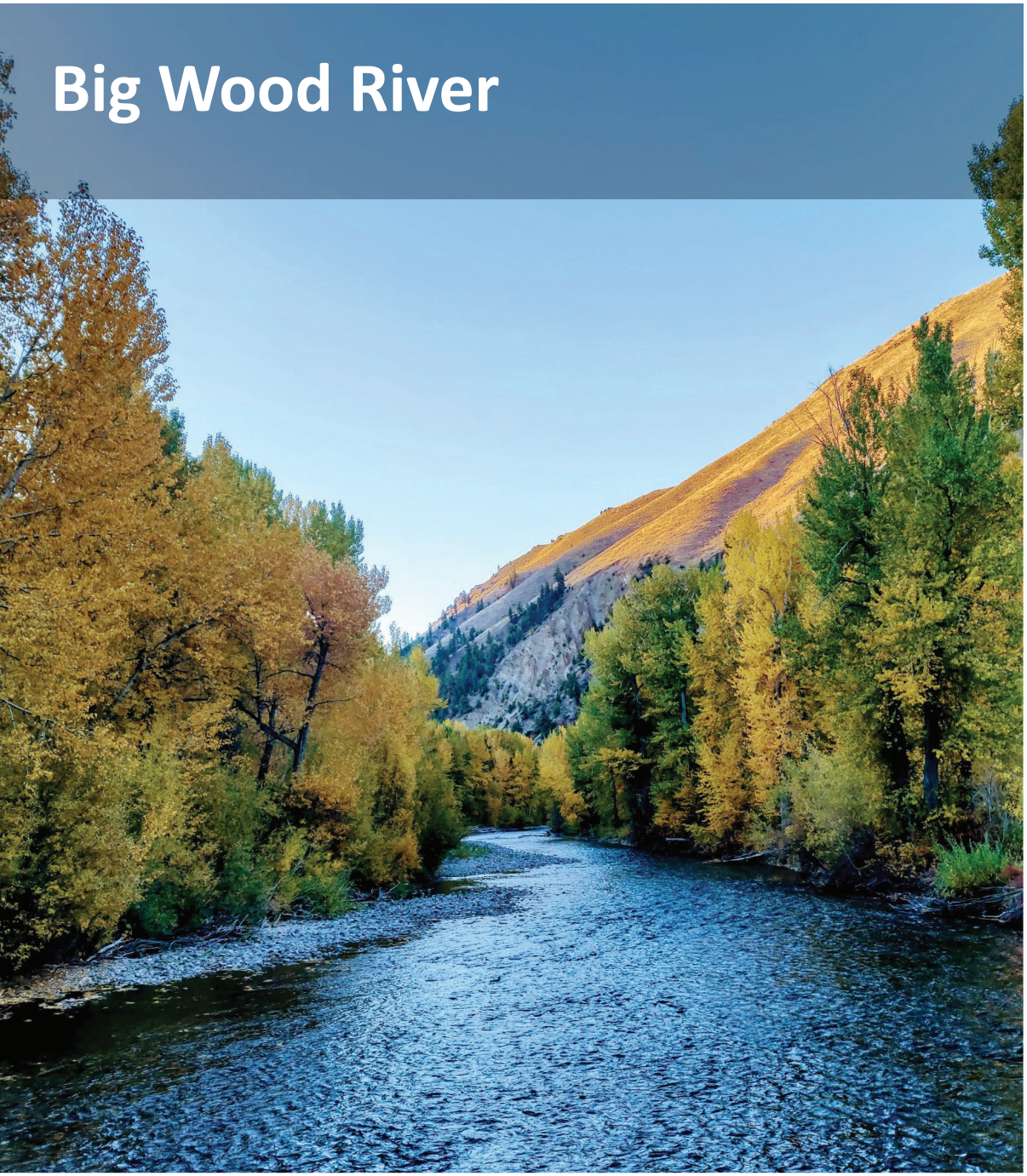
Carbonate Mt & Croy Canyon

Big Wood River

The Bullion Pathway leads directly to the Big Wood River, natural wonder and recreational respite for Hailey residents. The Big Wood is characterized by large trees, fall color, a layered understory and its organic, meandering form.



Big Wood River

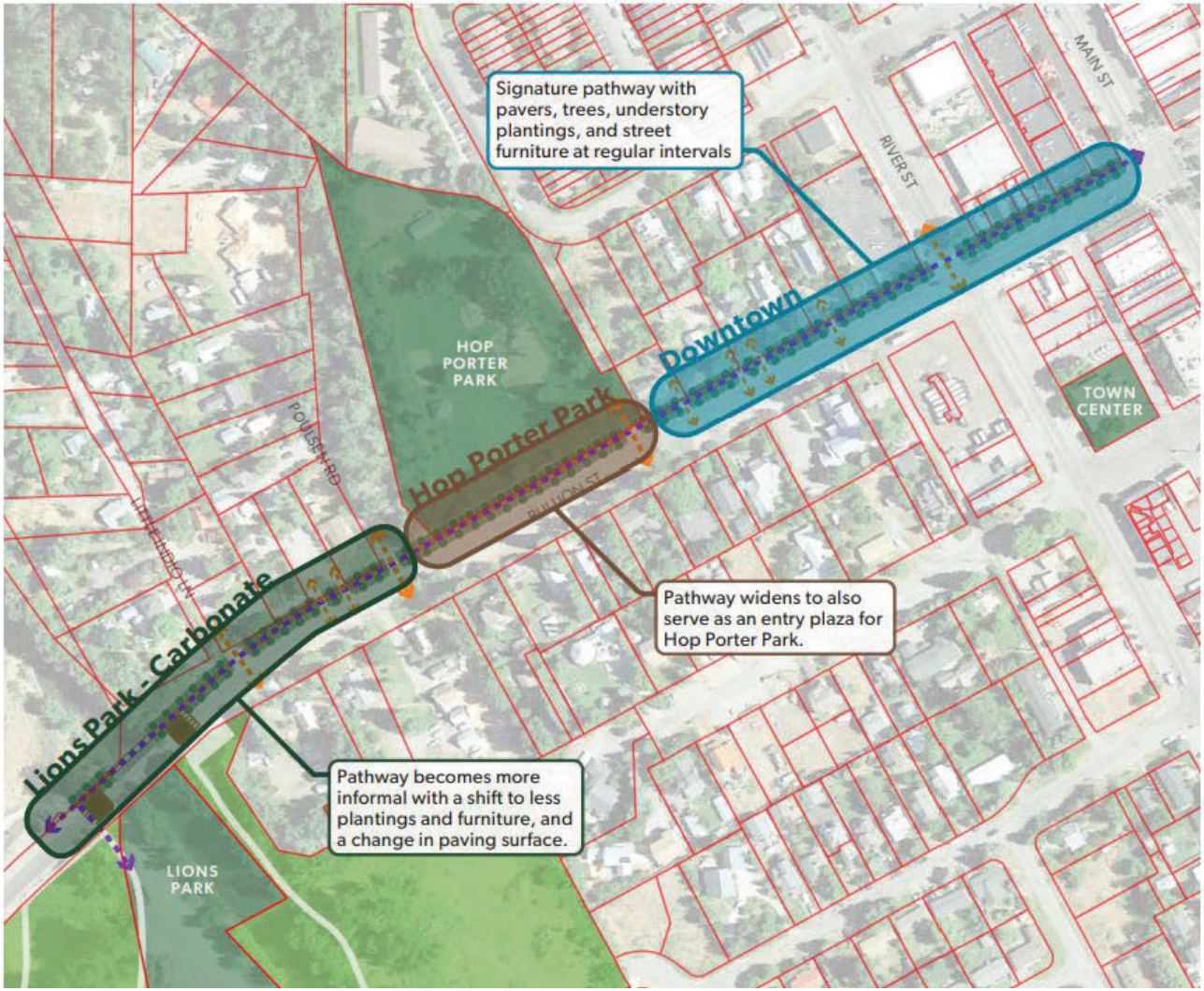


Pathway

GGLO

Hop Porter Park Bullion Street Master Plan Adopted 5-30-24

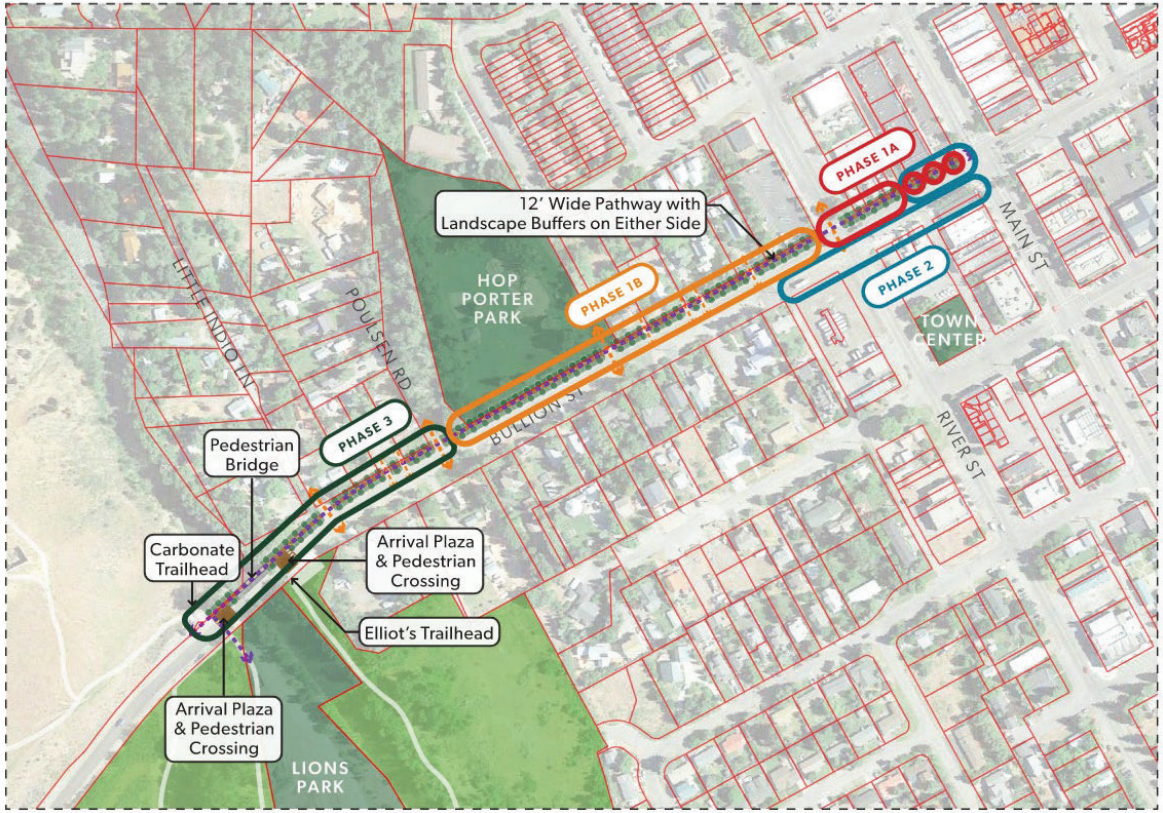
PATHWAY TYPOLOGIES



GGLO

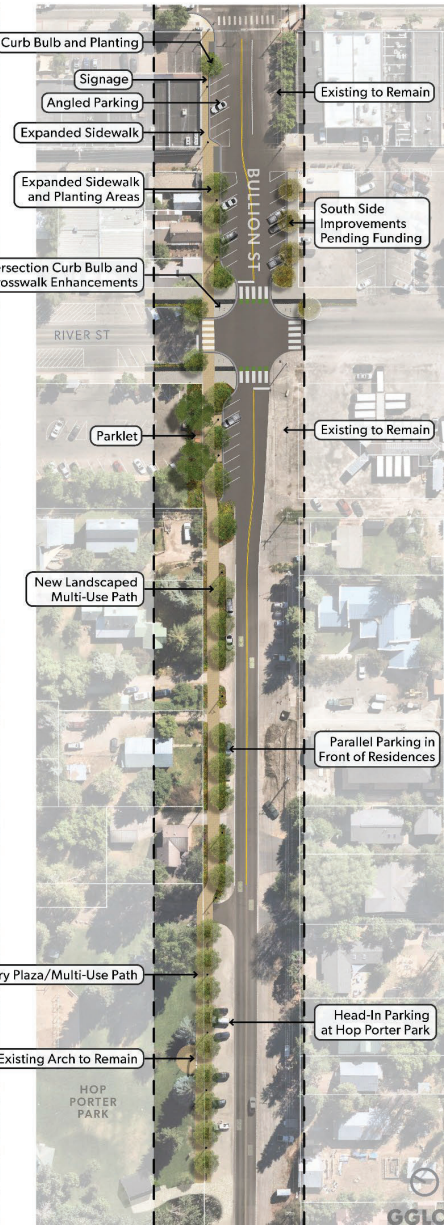
Bullion Pathway Update 3-24-25

PHASING PLAN

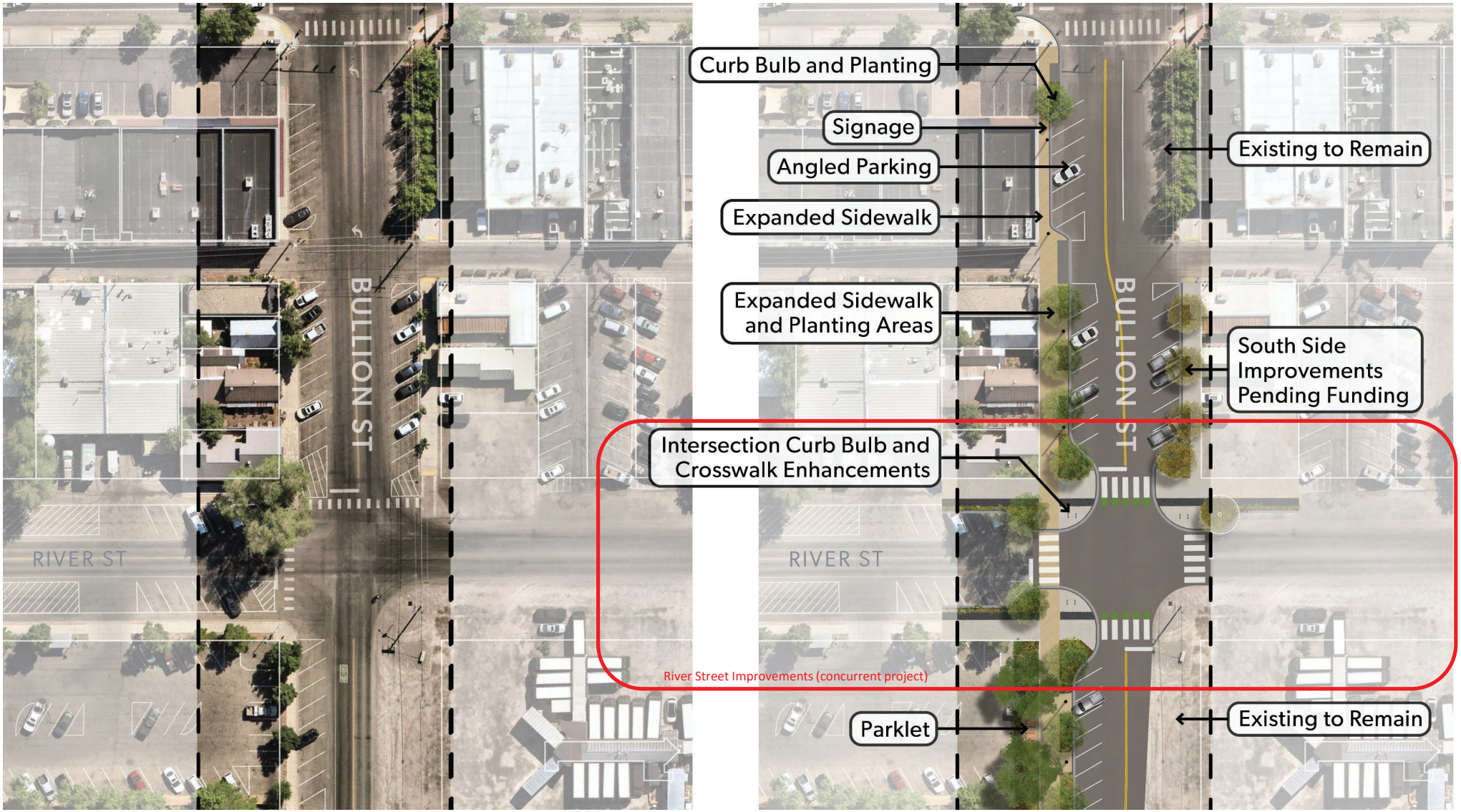


EXISTING CONDITION

PHASE 1A & B

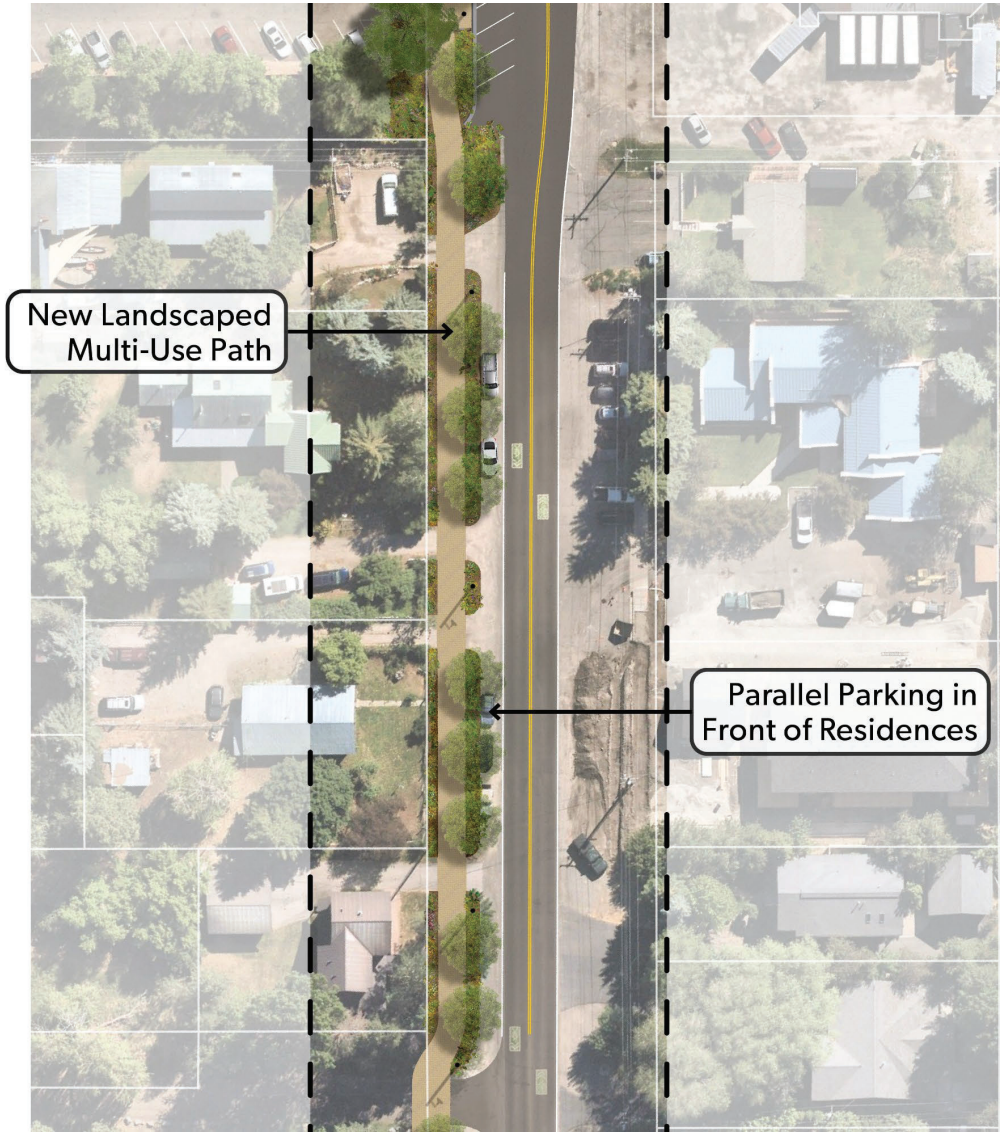


Bullion Pathway Concept Refinement | Plan Main to River Street



GGLO

Bullion Pathway Concept Refinement | River Street to Hop Porter Park



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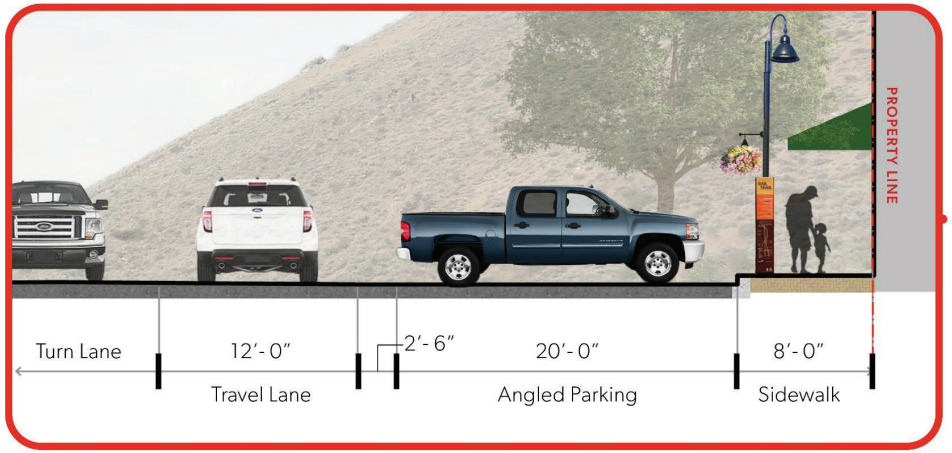
Bullion Pathway Concept Refinement | Hop Porter Park

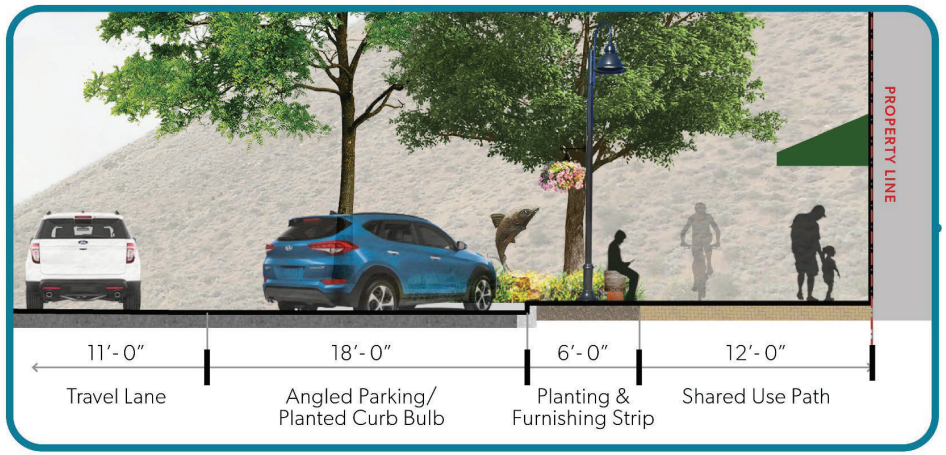
GGLO

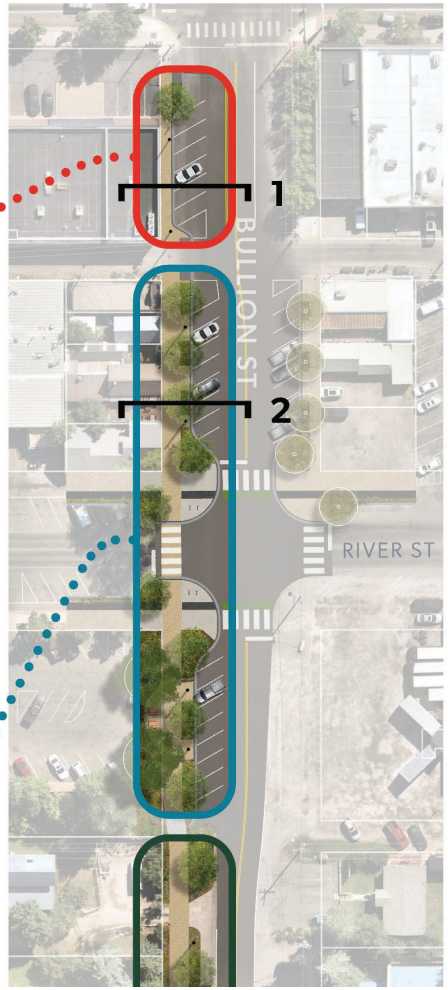
Bullion Pathway Concept Refinement | Typical Section

1 DOWNTOWN SECTION 01



2 DOWNTOWN SECTION 02

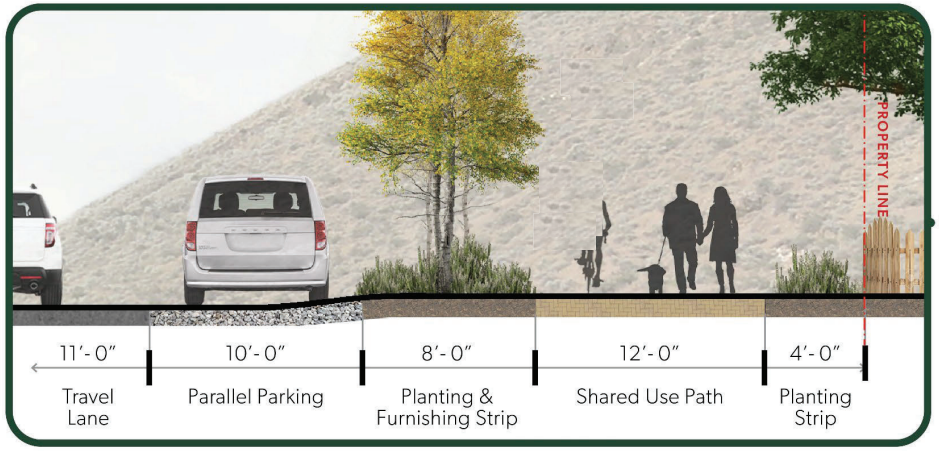




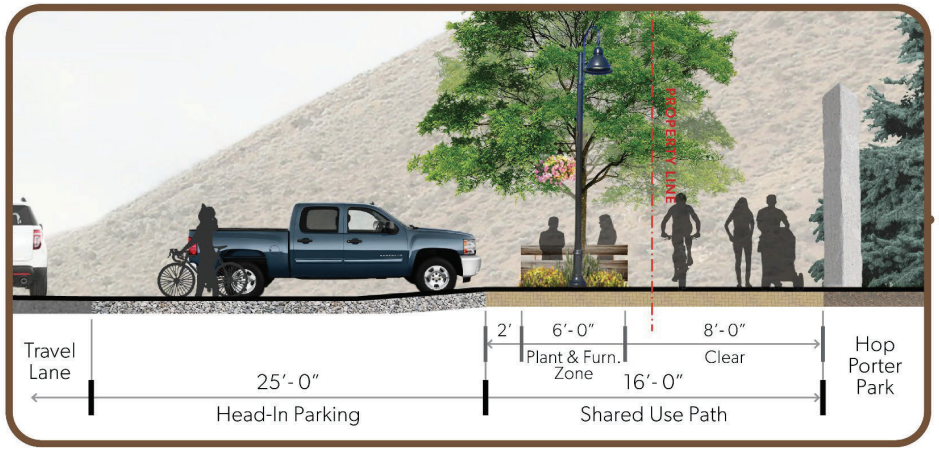
GGLO

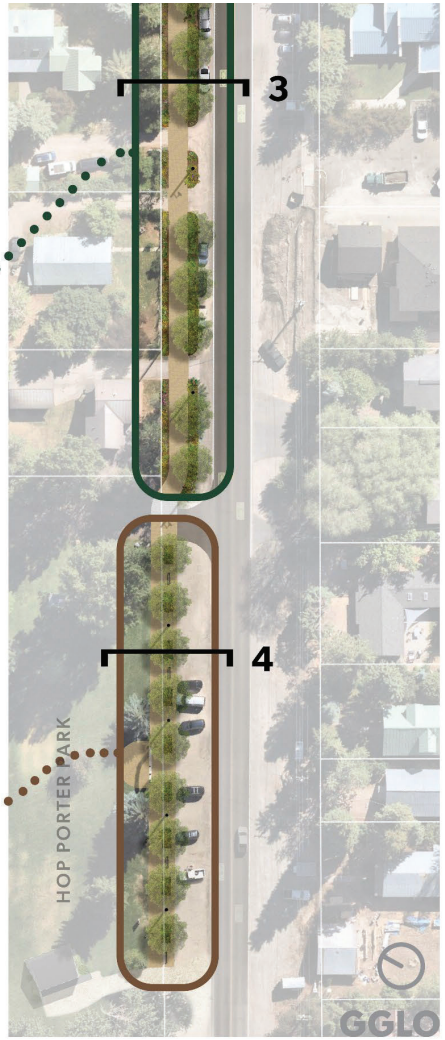
Bullion Pathway Concept Refinement | Typical Section

3 RESIDENTIAL SECTION



4 HOP PORTER PARK SECTION



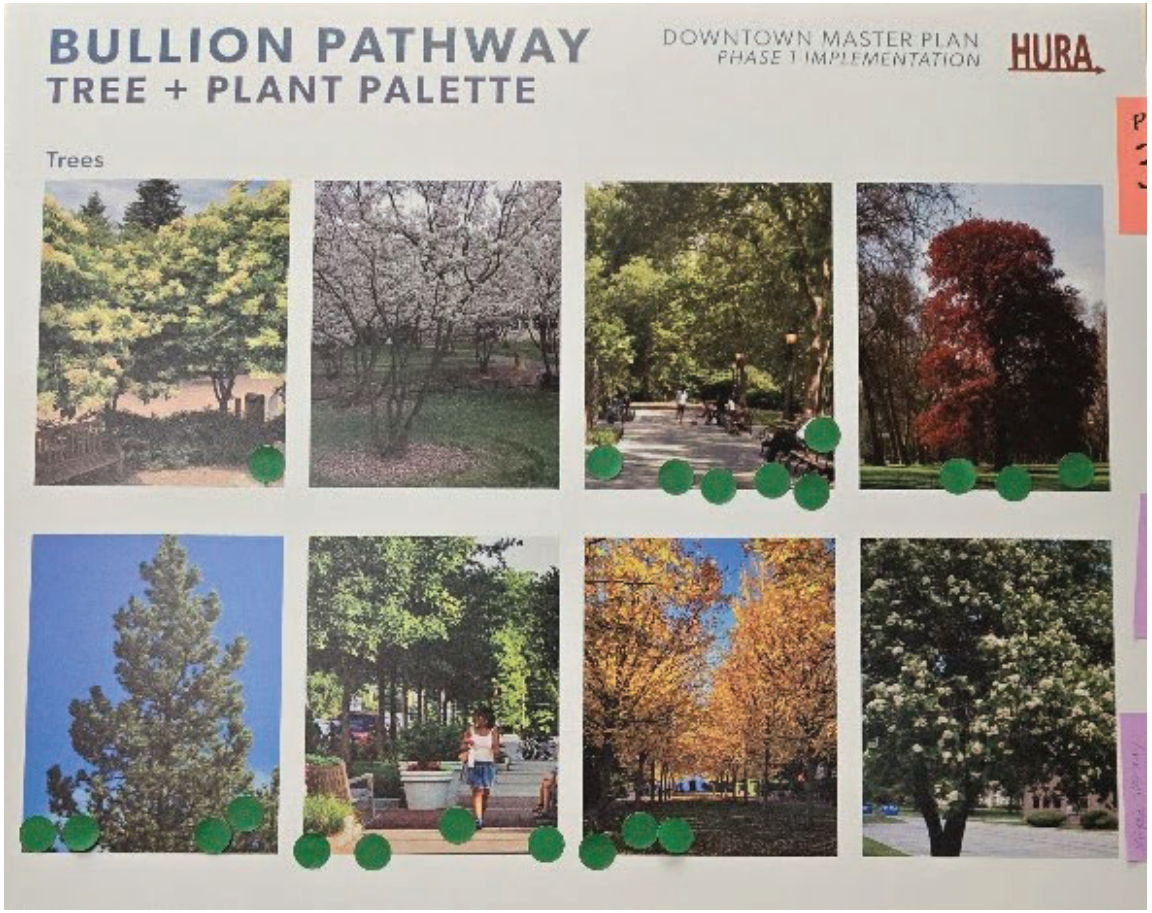


Pathway Components

GGLO

Bullion Pathway Concept Refinement | Trees

Bullion Pathway Concept Refinement | Trees



Bullion Pathway Concept Refinement | Paving & Amenities

LIGHTING

PAVING, FURNISHINGS

WAYFINDING AND ART

GGLO

PLANTING

Community feedback on Trees

Overwhelming majority want trees (small but vocal minority was against trees)

Desire was for large shade trees and conifers, less enthusiasm for flowering trees

Some level of diversity and informality was desired for all elements of the plan

GGLO

Bullion Pathway Concept Refinement | Trees

DOWNTOWN
STREET TREE PLAN

Hailey's residents covet the large established trees on the edges of town, but Downtown lacks the significant urban tree canopy necessary to mitigate traffic noise and environmental impacts. This plan outlines modest but transformational steps to establish a Downtown street tree canopy that balances place creation with diversity of species. Each street is allocated a signature street tree, creating a distinctive setting, intuitive wayfinding, and over time, a truly Hailey experience not achievable by other cities in the Wood River Valley. The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets, as well as the Bullion Street Promenade.

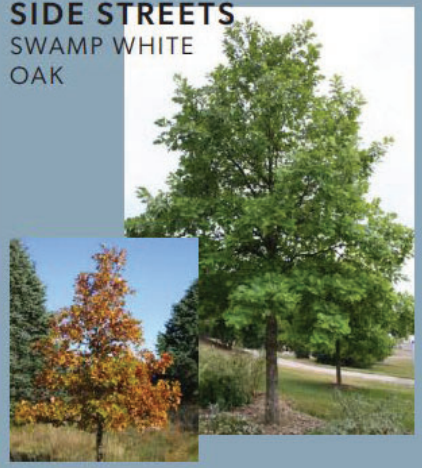
- Swamp White Oak
- Northern Acclaim Honeylocust
- Hybrid Elm
  - alternate: American Linden
- Japanese Tree Lilac
  - alternate: Washington Hawthorn

- Study Area boundary

DOWNTOWN
TREE SELECTIONS

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level.

SIDE STREETS
SWAMP WHITE OAK



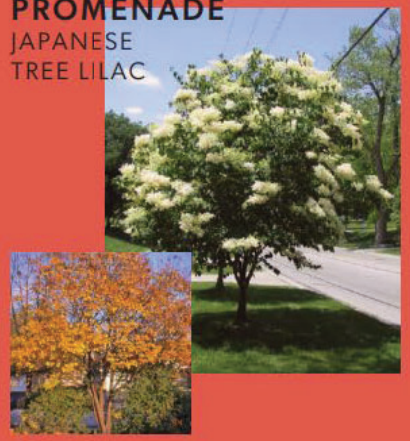
MAIN STREET
HYBRID ELM

alternate:
AMERICAN LINDEN

RIVER STREET
NORTHERN ACCLAIM HONEYLOCUST

CURB BULBS (AT RIVER STREET)
SWAMP WHITE OAK

BULLION STREET PROMENADE
JAPANESE TREE LILAC



alternate:
WASHINGTON HAWTHORN

Bullion Pathway Concept Refinement | Trees

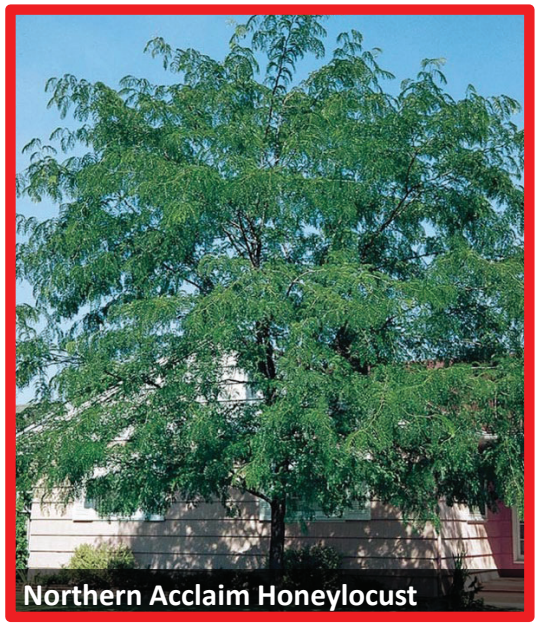
FLOWERING TREES

Tree Lilac

Washington Hawthorn

Serviceberry (tree form)

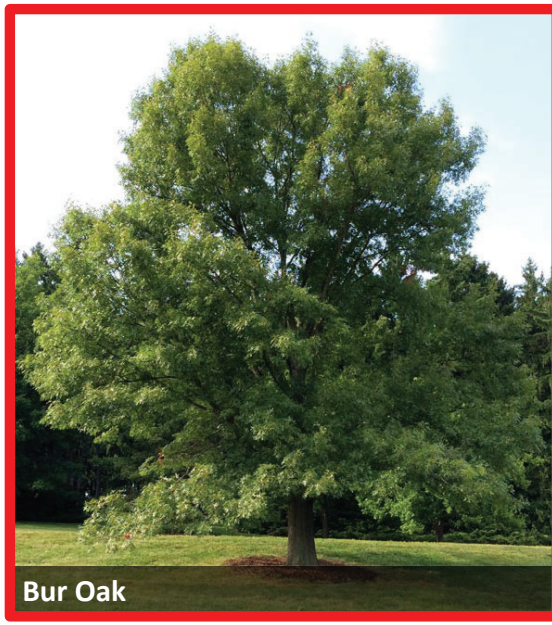
PARK/PLAZA TREES


Northern Acclaim Honeylocust

Willow Oak

LARGE CANOPY TREES

London Plane Tree


Bur Oak

American/Princeton Elm (disease resistant)

White Pine (or conifers)

Location	Proposed Tree Type	Proposed Tree Species
Downtown Section	Class III Street Tree	Princeton Elm
Residential Section	Class III Shade Tree	Princeton Elm
Hop Porter Section	Class II Shade Tree	Northern Acclaim or Shademaster Honeylocust
Parklet at City Lot	Class III Shade Tree	Bur Oak
River Street Corner	Class III Street Tree	Swamp White Oak or White Oak
River Street	Class II Street Tree	Northern Acclaim or Shademaster Honey Locust

Bullion Pathway Concept Refinement | P&Z Meeting

May 5 2025

HURA Hailey Urban Renewal Agency GGLO

Return to Agenda

Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of May 5, 2025

To: Hailey Planning & Zoning Commission
From: Ashley Dyer Community Development City Planner

Overview: Consideration of a Conditional Use Permit (CUP) Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

Hearing: May 5, 2025

Applicant: Friedman Memorial Airport Authority
Location: 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land)
Zoning: Airport

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 16, 2025. The onsite notice was posted to the property on April 25, 2025.

Application: The Applicant is requesting approval for the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

The Friedman Memorial Airport is a commercial airport operating under the provisions and requirements of the Federal Aviation Administration (FAA) and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542. As part of those requirements, providing and maintaining a secure perimeter boundary to the Airport is required. This is done through the use of chain link fencing of various heights, and in certain conditions, the use of barbed or razor wire is also required.

The proposed Conditional Use of the security perimeter fencing will have no negative effects on adjoining properties in terms of noise, vehicular odor, and associated fumes as the proposed use correlates with the existing airport security barrier that is already constructed of chain link fencing and wire where needed. This Conditional Use Permit (CUP) establishes and memorializes that use so long as the Airport continues to be utilized as a public commercial and/or general aviation airport under the auspices of Federal regulations.

Background and Procedural History: On April 4, 2025, the Applicant, Friedman Memorial Airport Authority, submitted an Application for a Conditional Use Permit for the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site of a new Pilots Lounge, as well as the entire airport property in perpetuity to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

This CUP Application will be heard concurrently with their Design Review Application, which proposes the construction of
a new 1,160 square foot Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, located at 1610 Airport Circle. The proposed Pilot's Lounge will not be utilized nor occupied by the general public.

The Conditional Use Permit Application was submitted on April 4, 2025, and certified complete on April 18, 2025. A public hearing before the Planning and Zoning Commission is scheduled for May 5, 2025, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Conditional Use Permits	
Compliant	**Standards and Commission Findings**

Yes	No	N/A	City Code	City Standards and *Commission Findings*
☒	☐	☐	**17.11.020**	**Complete Application:** **17.11.020 The application shall include at least the following information:** **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 VIIIB 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.**
☐	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer:
				Building: *No comments*
				Streets: *No comments*
				Parks: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A. No signage is proposed.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **e. All exterior lighting shall be designed, located and lamped in order to prevent:** **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 encouraged to replace existing lighting that is desired for security purposes.

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.

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.

Staff Comments

While this application does not require onsite lighting, the Applicant is proposing one (1) Dark Bronze wall mounted Architectural wall sconce for the exterior entrance of the building. The wall fixture is 9.2" high and 11.5" wide and has a built-in motion sensor with external dusk to dawn switching. The wall mounted fixture is 1,197 Lumens. The Applicant is also proposing four (4) 6" recessed soffit downlighting for the covered patio area which equals (500 each) for a total of 2,000 Lumens. One (1) LED Area Luminaire ground fixture is also proposed in Dark Bronze to replace an existing fixture- and is approximately 17' in height. The ground mounted fixture is 5,359 Lumens, ***for a total of 8,556 Lumens proposed for exterior lighting.*** *An Electrical Photometric Plan has been submitted for your review. This has been provided and is discussed in more detail in the associated Design Review Application.*

EXTERIOR LIGHTING LEGEND

A

TYPE 'A':
ARCHITECTURAL WALL SCONCE
1,197 LUMENS, 10W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: WDGE2 LED
PACKAGE: P1SW
DISTRIBUTION: VW (VISUAL COMFORT WIDE)
HEIGHT: ±9'-2"; ALIGN W/ SIDING PANEL

B

TYPE 'B':
6" RECESSED SOFFIT DOWNLIGHT
500 LUMENS, 5.1W LED, 2700K 80CRI
MANUF: GOTHAM
MAKE: IVO 6" SQUARE DOWNLIGHT
BEAM ANGLE: 75°
DIMMING LEVEL: MIN. 10% DIM LEVEL
HOUSING: NON-IC NEW CONSTRUCTION
TRIM: OPEN REFLECTOR
FINISH: CLEAR METALIZED - SEMI SPECULAR
FLANGE STYLE: SELF FLANGED
HEIGHT: PER DRAWINGS

C

TYPE 'C':
LED AREA LUMINAIRE
5,359 LUMENS, 45W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: D-SERIES SIZE 0
LED: P2 (20 LED COUNT)
DISTRIBUTION: TFTM (FORWARD THROW MED.)
MOUNTING: SPA (SQUARE POLE MOUNTING)
FINISH: DDBXD (DARK BRONZE)
MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT "A" SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

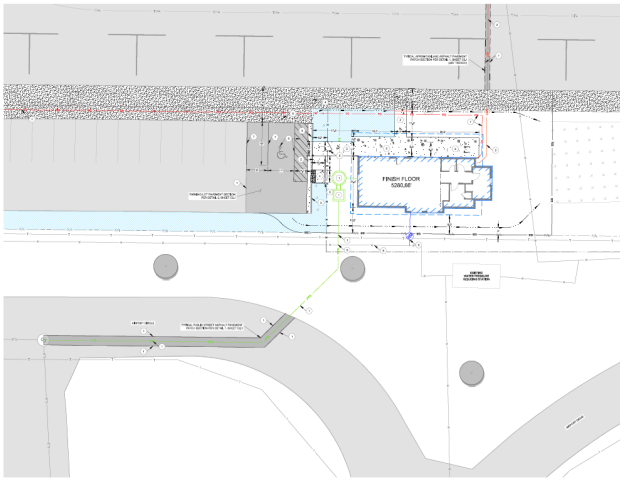
ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

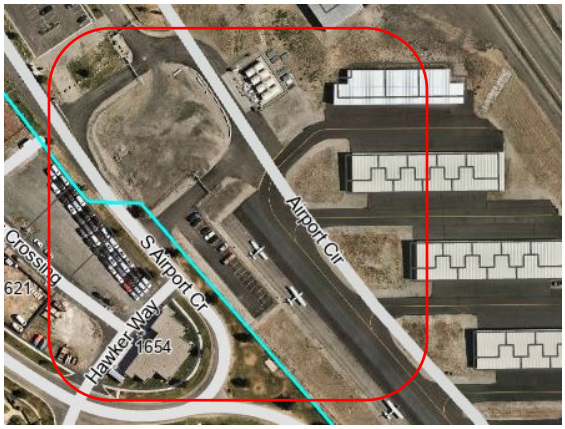
TOTAL LUMEN CALCULATION:

TYPE 'A': 1,197 LUMENS x 1 FIXTURES =	1,197 lm
TYPE 'B': 500 LUMENS x 4 FIXTURES =	2,000 lm
TYPE 'C': 5,359 LUMENS x 1 FIXTURES =	5,359 lm
TOTAL LUMENS:	**8,556 lm**

MOUNTING HEIGHT/LAMP OUTPUT RECOMMENDATIONS

Mounting Height (Feet)	Max Lumens
6	1,000
8	1,600
10	2,000
12	2,400
16	6,000
20	8,000
24	9,000
28	12,000
32	24,000
36	28,000
40 or more	32,000

☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*While this application does not require onsite parking, the Applicant has submitted a Design Review Application for a new building. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial/Industrial use. The project is approximately 1,160 square feet in size. This requires the project to provide a total of one and a half (1.5) additional onsite parking spaces. The proposed onsite parking for the Pilots lounge utilizes the existing parking facilities located north of the lounge. There are 21 (twenty-one) existing parking spaces, and limited modifications are proposed to the existing parking area to provide Accessible van parking. This has been provided and is discussed in more detail in the associated Application for Design Review Application.*
☐	☐	☒	**17.09.020.08(B)**	**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 adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.**
			Staff Comments	*N/A, as the site is not serviced by an alley and no onsite parking is required to be provided for the placement and installation of an above-ground fuel tank.*
☒	☐	☐	**17.09.020.08(C)**	**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.**
			Staff Comments	*The proposed site access is from a single ingress/egress location at the north end of the exiting parking area and connected to South Airport Circle, as shown below. Safe pedestrian access is proposed with the addition of a new concrete sidewalk from the parking area to the newly proposed lounge, providing clear pedestrian and vehicular pathways through an existing entrance, as shown below.* 

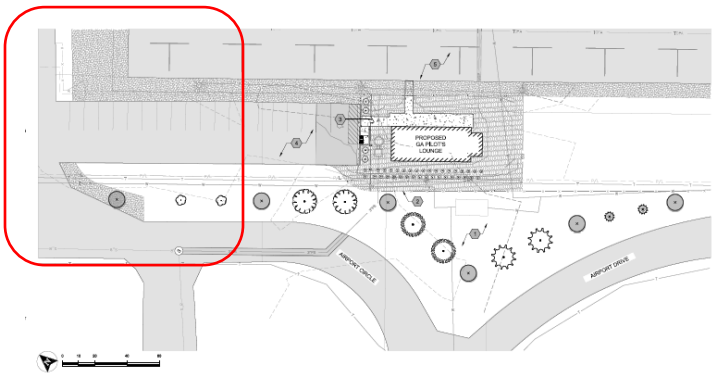
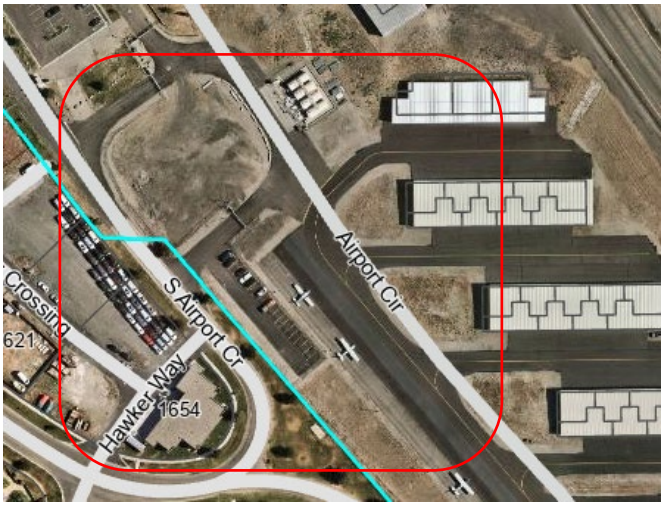
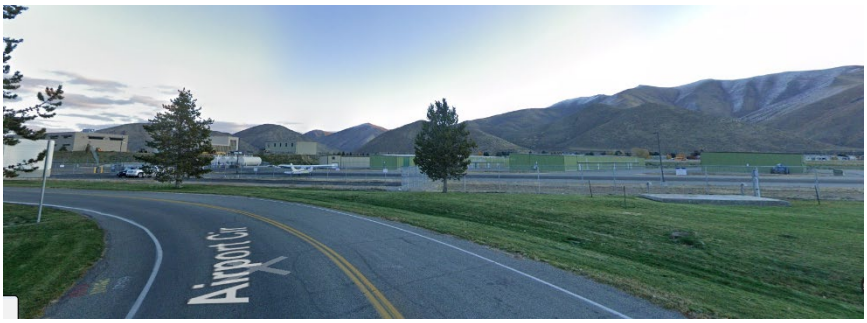
				
☒	☐	☐	**17.09.020.08(D)**	**D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.**
			Staff Comments	*No onsite parking or loading spaces are required by this Conditional Use Application. Please see the accompanying Design Review Staff Report for further information on parking, onsite access, and pedestrian areas/connectivity through the site.* *All ingress and egress to the site located at 1610 Airport Circle, is existing and access to the new Pilot's Lounge will be off S. Airport Circle. No loading space is required nor proposed with this use. All parking and loading requirements for the new Lounge will be met through the Design Review standards.*
☐	☐	☒	**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.**
			Staff Comments	*N/A. No subdivision access will be impacted by this project.*
☐	☐	☒	**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.**
			Staff Comments	*N/A*
☒	☐	☐	**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.**
			Staff Comments	*While there is no required parking for this application, the proposed project does not include any proposed stacked parking for the commercial building.*
☒	☐	☐	**Chapter 17.05: Bulk Requirements**	**A District:** *The Applicant is proposing the following setbacks with FAA compliance.* • **Minimum Setbacks:** o **Front Setback (*E*):** *1207'* o **Side Setback:** *(N)-1427'-4/ (S)-4756'.3* o **Rear Setback:** *(W) 9'.5* • **Maximum Lot Coverage:** *N/A*

			Staff Comments	*The Airport District is operated under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542.*

Chapter 17.11 Criteria for Review of Conditional Use Permits

Compliant			Standards and Commission Findings	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**17.11.010**	**Compliance with the Comprehensive Plan** **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.**
			Staff Comments	*The Comprehensive Plan supports the presence, function and economic viability afforded to the City of Hailey by the presence of Friedman Memorial Airport. Maintaining and ensuring compliance with applicable FAA & TSA regulations through the approval of this Conditional Use Permit supports the goals and objectives of the Comprehensive Plan by facilitating unimpeded Airport operations in compliance with noted security requirements.* ***5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:*** *i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods.*
☒	☐	☐	**17.11.040.01(a)**	**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:** **a. Will, in fact, constitute a conditional use as established for the zoning district involved; and**
			Staff Comments	*The City recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. To protect public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.* *The property is located in the Airport District, and under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542. The Conditional Use Permit for the addition of perimeter fencing provides and maintains a secure perimeter boundary to the Airport as required. The approval of the CUP is required to permit the use of chain link*

				fencing of various heights, and in certain conditions, the use of barbed or razor wire where required *The use is compatible in the Airport (A) Zoning District and is not adjacent to any residential zones.*
☒	☐	☐	**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;**
			Staff Comments	*The property is located in the Airport (A) Zoning District and operates under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542.*
☒	☐	☐	**17.11.040.01(c)**	**c. Will not be hazardous or disturbing to existing or future neighboring uses;**
			Staff Comments	*The approval of this Conditional Use Application will have no effect on adjoining properties, businesses, or individuals. The existing airport security barrier is already constructed of chain link fencing and wire where needed. This conditional use permit establishes and memorializes that use so long as the Airport continues to be utilized as a public commercial and/or general aviation airport under the auspices of Federal regulations.*
☒	☐	☐	**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**
			Staff Comments	*The site is currently serviced by essential public facilities and services.*
☒	☐	☐	**17.11.040.01(e)**	**e. Will not create excessive additional requirements at public cost for public facilities and services; and**
			Staff Comments	*At this time, no additional cost will be incurred from any public agencies for the operation of the proposed above-ground fuel tank, as it is private.*
☒	☐	☐	**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**
			Staff Comments	*The proposed Conditional Use of the security perimeter fencing will have no negative effects on adjoining properties in terms of noise, vehicular odor, and associated fumes as the proposed use correlates with the existing airport security barrier that is already constructed of chain link fencing and wire where needed.*
☒	☐	☐	**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;**
			Staff Comments	*While this CUP Application does not require onsite access, the proposed site access for the associated Pilot's Lounge is from a single ingress/egress located at the north end of the exiting parking area and connected to South Airport Circle, as shown below.*

				 
☒	☐	☐	**17.11.040.01(h)**	**h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.**
			Staff Comments	*No trees or mature landscaping, scenic or historic features will be removed from the site to accommodate for the proposed use. All existing trees and lawn will be retained.* 

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 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 (d).

Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

a) All Fire Department and Building Department requirements shall be met regarding all maintenance, administrative, and other functions of the proposed project.
b) Construction staging and storage shall not be in the City Right-of-Way, or impact existing vehicular parking, nor vehicular and pedestrian circulation. All construction impacts shall occur within the property boundary.

c) Approval of this CUP does not require an annual review unless there are significant changes proposed, issues arise or are expressed, or maintenance and/or code compliance are of concern.

Motion Language

Approval: Motion to approve the Conditional Use Permit Application submitted by The Friedman Memorial Airport Authority for the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A), finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (c) will be met.

Denial: Motion to deny the Conditional Use Permit Application submitted by The Friedman Memorial Airport Authority for approval of the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A), finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 5, 2025

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

Overview: Consideration of a Design Review Application submitted by The Friedman Memorial Airport Authority for the construction of a new 1,160 square foot, Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, to be located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport Zoning District (A).

Hearing: May 5, 2025

Applicant: Friedman Memorial Airport Authority
Location: 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land)
Zoning & Lot Size: Airport; Lot size 113,090.70 square feet

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 16, 2025.

Application: The Applicant is proposing to construct a new 1,160 square foot Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport. The Pilot's Lounge will also be used by the local General Aviation Pilot's Lounge Association to conduct association meetings and conduct business for the management of associated hanger storage spaces, located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land). The new Pilots Lounge, located at 1610 Airport Circle, is proposing the following:

Proposed General Aviation Use:

- 1,160 square foot General Aviation Lounge

Airport District (A):
The airport district is intended to provide an area that would allow regularly scheduled commercial passenger aircraft services to be used by the general public. The airport district is also intended to allow other general aviation services for private aircraft and private aircraft charter only in conjunction with regularly scheduled commercial passenger aircraft services. (Ord. 1191, 2015)

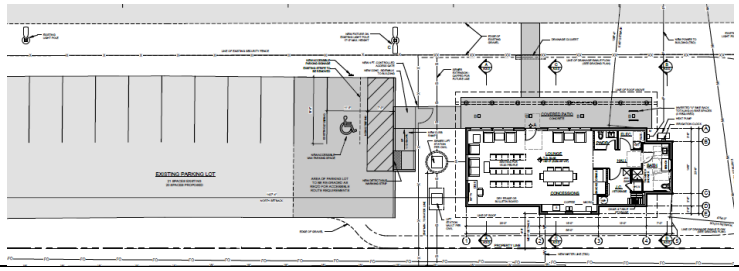
The proposed development project aligns with the purpose and intent of the Airport Zoning District, as the building design, exterior features, and use characteristics support the Aviation guidelines and provides a designated space for the general aviation pilots.

Site access is located off the existing public street, Airport Drive, and South Airport Circle, which is intended to service the parcel.

Background and Procedural History: On April 4, 2025, the Applicant, Friedman Memorial Airport Authority, submitted Conditional Use Permit and Design Review Applications, to be heard concurrently by Hailey Planning and Zoning Commission. The joint Applications were submitted for consideration and approval of the construction of a new 1,160 gross square foot building to be known as the Pilot's Lounge. The Design Review Application was submitted on April 4, 2025, and certified complete on April 18, 2025. A public hearing before the Planning and Zoning Commission is scheduled for May 5, 2025, in the Hailey City Council Chambers and virtually via GoTo Meeting.

This Design Review Application will be heard concurrently with their Conditional Use Permit Application for approval of the use of chain link security fencing with or without barbed or razor wire (as may be required by Federal regulations) at the current project site, as well as the entire airport property in perpetuity. This request is being made for the entire property solely to reduce administrative and entitlement approval requirements as may be required with future development applications on Airport property.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *No Comments*
				Life/Safety: *All codes (Municipal, Building, Fire, and Energy) shall be met.*
				Water and Sewer: *No comments*
				Building*: No comments*
				Streets, Landscaping, Other:
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, no signage is proposed, and signage is prohibited in the GR District.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*The proposed project is located in the Airport (A) Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial/Industrial use. The project is approximately 1,160 square feet in size. This requires the project to provide a total of one and a half (1.5) additional onsite parking spaces. The proposed onsite parking for the Pilot's Lounge utilizes the existing parking facilities located north of the lounge. There are 21 (twenty-one) existing parking spaces, and limited modifications are proposed to the existing parking area to provide accessible van parking.*

				This standard has been met. 
☐	☐	☒		**17.09.040.06: EXCESS OF PERMITTED PARKING:** **A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.** *N/A- Site parking meets requirement.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant is proposing one (1) Dark Bronze wall mounted Architectural wall sconce for the exterior entrance of the building. The wall fixture is 9.2" high and 11.5" wide and has a built-in motion sensor with external dusk to dawn switching. The wall mounted fixture is 1,197 Lumens. The Applicant is also proposing four (4) 6" recessed soffit downlighting for the covered patio area which equals (500 each) for a total of 2,000 Lumens. One (1) LED Area Luminaire ground fixture is also proposed in Dark Bronze to replace an existing fixture- and is approximately 17' in height. The ground mounted fixture is 5,359 Lumens,* ***for a total of 8,556 Lumens proposed for exterior lighting.*** *An Electrical Photometric Plan has been submitted for your review. Said plan depicts an average foot candle of 1.3, or 0.2 fc less than the maximum average allowed by code. Per Hailey's Municipal Code, the proposed mounting height and output standards have been met.*

EXTERIOR LIGHTING LEGEND

A

TYPE 'A'
ARCHITECTURAL WALL SCONCE
1,197 LUMENS, 10W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: WDGE2 LED
PACKAGE: P1SW
DISTRIBUTION: VW (VISUAL COMFORT WIDE)
HEIGHT: ±9'-2"; ALIGN W/ SIDING PANEL

B

TYPE 'B'
6" RECESSED SOFFIT DOWNLIGHT
500 LUMENS, 5.1W LED, 2700K 80CRI
MANUF: GOTHAM
MAKE: IVO 6" SQUARE DOWNLIGHT
BEAM ANGLE: 75°
DIMMING LEVEL: MIN. 10% DIM LEVEL
HOUSING: NON-IC NEW CONSTRUCTION
TRIM: OPEN REFLECTOR
FINISH: CLEAR METALIZED - SEMI SPECULAR
FLANGE STYLE: SELF FLANGED
HEIGHT: PER DRAWINGS

C

TYPE 'C'
LED AREA LUMINAIRE
5,359 LUMENS, 45W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: D-SERIES SIZE 0
LED: P2 (20 LED COUNT)
DISTRIBUTION: TFTM (FORWARD THROW MED.)
MOUNTING: SPA (SQUARE POLE MOUNTING)
FINISH: DDBXD (DARK BRONZE)
MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT "A" SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

TOTAL LUMEN CALCULATION:

TYPE 'A': 1,197 LUMENS x 1 FIXTURES =	1,197 lm
TYPE 'B': 500 LUMENS x 4 FIXTURES =	2,000 lm
TYPE 'C': 5,359 LUMENS x 1 FIXTURES =	5,359 lm
TOTAL LUMENS:	**8,556 lm**

MOUNTING HEIGHT/LAMP OUTPUT RECOMMENDATIONS

Mounting Height (Feet)	Max Lumens
6	1,000
8	1,600
10	2,000
12	2,400
16	6,000
20	8,000
24	9,000
28	12,000
32	24,000
36	28,000
40 or more	32,000

☒ ☐ ☐

Bulk Requirements

Zoning District: (A) Airport Authority District: ***The Applicant is proposing the following setbacks with FAA compliance.***
Maximum Height: N/A
Required Setbacks:

- **Front Yard:**
- **Side Yards:**
- **Rear Yard:**
- **Lot Coverage: N/A**

Staff Comments

Zoning District(s): (A) Airport Authority
The Airport District is operated under the provisions and requirements of the Federal Aviation Administration and the Transportation Security Administration in accordance with 14 CFR part 139 and TSR 1540/1542
Proposed Height: 13.11'
Proposed Setbacks:

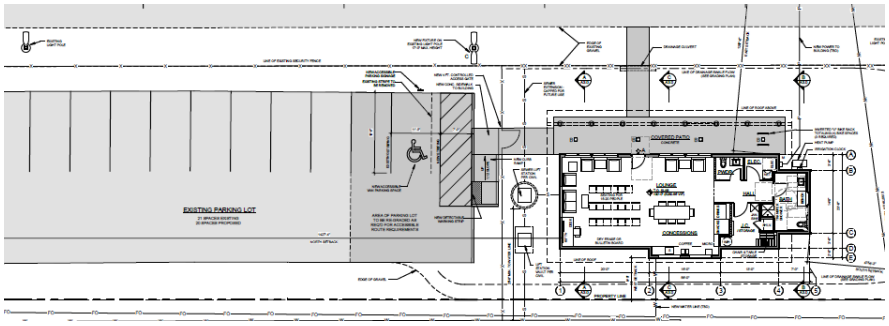
- *Front: (E) 1207'*
- *Rear: (W) 9'.5*
- *Side (N): 1427'.4*

				- *Side (S): 4756'.3* - *Lot coverage: N/A*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The Applicant is proposing to install new sidewalks, curbs and gutters along the property frontage on Airport Circle. Right-of-Way improvements, as applicable, shall meet city standards and requirements.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A - No alley access is proposed.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.**
			Staff Comments	*The building is generally situated NW/SE due to site constraints and developable land on Airport property. The primary walls of the proposed buildings are oriented east/west. An open space area is proposed along the western side of the lounge.*
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*The area is currently a brownfield site used for stormwater run-off from the adjacent taxiway. The site contains no existing vegetation or plant materials and is generally covered by gravel and soil.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*The proposed site access is from a single ingress/egress location at the north end of the exiting parking area and connected to South Airport Circle, as shown below. Safe pedestrian access is proposed through a new concrete sidewalk from the parking area to the newly proposed lounge, providing clear pedestrian and vehicular pathways.*

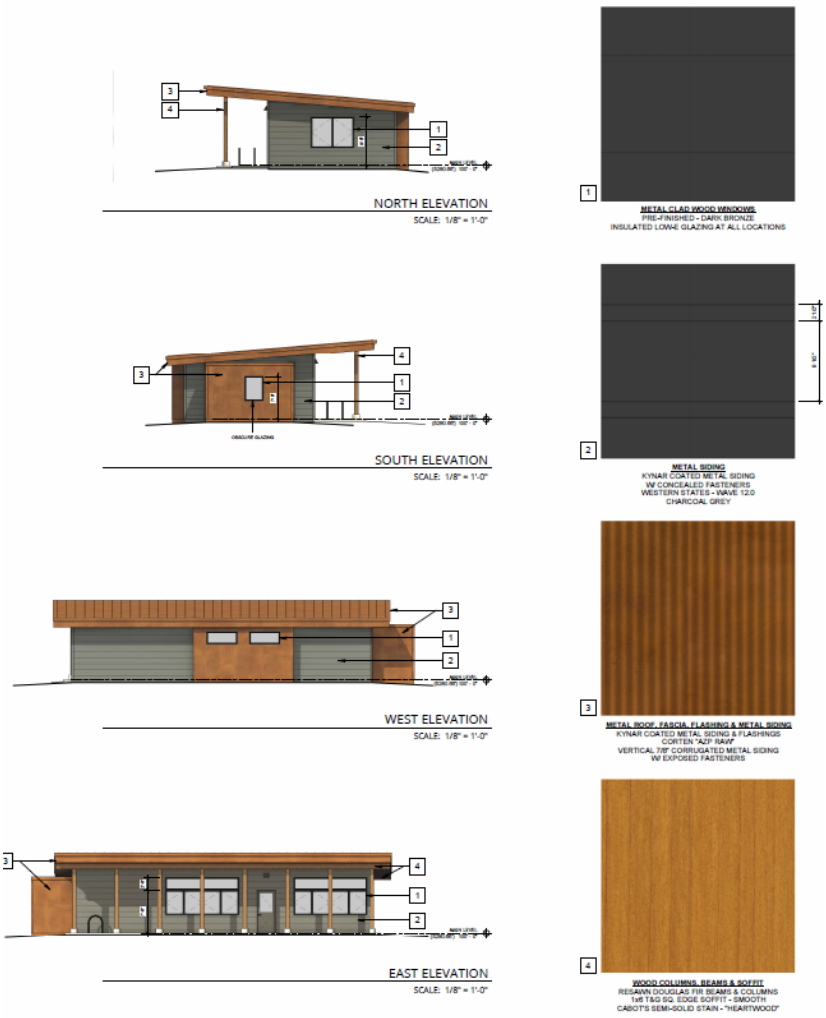
				  
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*The Applicant is proposing that trash will be picked up daily by Janitorial services who currently service multiple facilities on Airport property.* *The transformer shall be screened from view (subject to approval by Idaho Power) of the public street. This has also been made Condition of Approval.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A. There is no existing alley to be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A. No Vending Machines are proposed with this project.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.**

				ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	*The proposed project utilizes existing parking facilities that are located directly to the north of the proposed building. The existing parking area is accessed from a single ingress/egress location at the north end of the parking area and connected to South Airport Circle. A perimeter fence is existing and if approved via the associated CUP, fencing will be updated with new fencing and man-gate access.*
☐	☐	☒	**17.09.020.02**	**Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:** **a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12'.**
			Staff Comments	*No loading space is proposed or required for this development.*
☐	☐	☒	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*N/A, as there is no existing alley. The site and onsite parking area can be accessed via Airport Circle.*
☒	☐	☐	**17.06.080(A)1i**	**i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**
			Staff Comments	*Snow storage areas are currently utilized in the barrow ditch located between the west side of the parking area and the property line. This approach is proposed to be maintained. Additional snow storage is available toward the east and south of the proposed covered patio area.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further information.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further information.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further information.*
☒	☐	☐	**17.06.080(A)1m**	**m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further information.*
☐	☐	☒	**17.06.080(A)1n**	**n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**
			Staff Comments	*N/A. There is no proposed landscaping within the snow storage areas.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposed building accommodates the surrounding industrial properties with a north/south orientation. The articulation of the diverse materials, various sized windows and wood beams complement the surrounding area.* PERSPECTIVE FROM AIRPORT CIRCLE PERSPECTIVE FROM NORTHEAST PERSPECTIVE FROM SOUTHEAST
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the proposed building design is not a standardized corporate building design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.**
			Staff Comments	*The Applicant has integrated the building into the surrounding site and greater area. Various exterior materials and colors emphasize human scale and are pedestrian oriented to encourage human activity. The building is sited in a manner to be inviting and immediately recognizable to incoming and outgoing general aviation pilots, with the front porch oriented to the east toward the taxiway.* *The covered porch, and a mixture of assorted existing and new landscaping encourages human activity and interaction. Please refer to Section 17.06.080(A)4d for further details.*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets,**

				projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	*The primary building façade is not street facing, as engagement with the street and pedestrians are not the typical, anticipated or intended use of the facility. The east and west elevation wall mass is broken up by the various siding and materials, numerous sized windows and the lumber beams.* PERSPECTIVE FROM NORTHEAST PERSPECTIVE FROM SOUTHEAST *Staff support the proposed sitting of the building, as the lounge is not intended to be utilized by the general public, only by pilots and other airport employees, as needed.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no expansion is planned at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.**
			Staff Comments	*A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior walls of the building are clad with two (2) types of metal siding. The primary siding is a concealed fastener profile selected for similarity to comparable residential wood siding profiles, given the modest proportions of the building. The "Charcoal Gray" color complements existing buildings in the Airport West Subdivision located directly west of the project site.*

				The second metal siding is a vertical 7/8" corrugated steel siding. This was selected to complement the Airport Operations Building located to the north of the project site, which utilizes the same material. This siding profile is also in use on a building located directly west of the project site at 1654 Aviation Drive. The finish of this siding material is proposed to be a Kynar painted 'faux' rust color, selected to match the original Corten rusted steel on the Airport Operations Building. *Roofing is proposed to be a single slope standing seam roof. Roofing and fascia are also proposed in the Kynar painted 'faux' rust color to harmonize between the two building masses and complement existing Airport buildings as noted above.* 
☒	☐	☐	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**

			Staff Comments	*The proposed building is not over two stories in height and proposes a variety of colors, various siding and materials, to provide human scale to the building façades.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i. Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii. South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii. Double glazed windows.** **iv. Windows with Low Emissivity glazing.** **v. Earth berming against exterior walls** **vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii. Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The building incorporates the following techniques that minimize its energy consumption:* - *Insulated double glazed windows* - *Low E Glazing* - *Alternative: The project proposes a super insulated building envelope by installing hybrid insulation systems consisting of closed-cell foam insulation coupled with blown -in-bib (BIB) insulation within roof and wall cavities. This allows for an exception air seal (Air Barrier) throughout the building envelope and provides insulation values typically 10-20% in excess of code requirements and industry standard applications.*
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*A single slope standing seam roof is proposed. The roof slopes away from pedestrian circulation areas and directs storm water to a natural drainage swell system at the rear of the building which also supports the proposed landscaping. Storm water is conveyed to an existing drainage drywell system located south of the project site.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*The roof slopes away from pedestrian circulation areas and directs storm water to a natural drainage swell system at the rear of the building which also supports the proposed landscaping. Storm water is conveyed to an existing drainage drywell system located south of the project site.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*NA, as no drive-through canopies are proposed.*

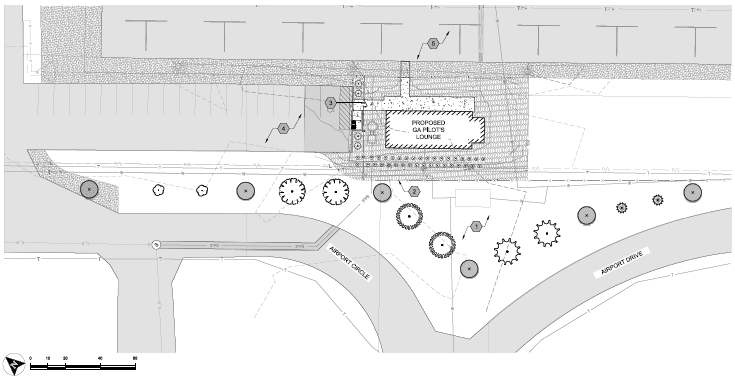
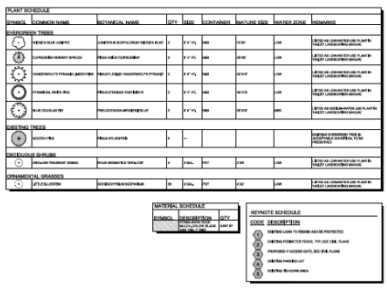
☐	☐	☒	17.06.080(A)2m	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as a Master Signage Plan is not required of a single-tenant building.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	17.06.080(A)3a	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A. No Accessory Structure is proposed.*
☐	☐	☒	17.06.080(A)3b	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A - No Accessory Structure is proposed.*
☐	☐	☒	17.06.080(A)3c	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A - No Accessory structure is proposed.*
☒	☐	☐	17.06.080(A)3d	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*The Applicant is proposing to continue the seven-foot-tall perimeter fence that is required by FAA regulations. This perimeter fence is within the Conditional Use Permit which is being concurrently reviewed for approval.*
☐	☐	☒	17.06.080(A)3e	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A - no roof-mounted mechanical equipment is proposed with this project.*
☐	☐	☒	17.06.080(A)3f	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A- no alternative energy sources are proposed with this project.*
☒	☐	☐	17.06.080(A)3g	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles.*
☒	☐	☐	17.06.080(A)3h	**h. All service lines into the subject property shall be installed underground**
			Staff Comments	*All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.*
☐	☐	☒	17.06.080(A)3i	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A, as no additional appurtenances are proposed.*

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

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

			Staff Comments	*Drought tolerant and/or xeriscape specific plant materials are proposed. The Applicant is proposing the following landscaping onsite:* *Trees* - *Two (2) new Wichita Blue Junipers (6-7')* - *Two (2) new Cupressina Norway Spruce (6-7')* - *Two (2) new Vanderwolf's Pyramid Limber Pine (6-7')* - *Two (2) new Pyramidal White Pine (6-7')* - *Two (2) new Blue Douglas Fir (6-7')* - *Six (6) Existing Scotch Pine trees along the property's frontage will remain in place* *Deciduous Shrubs* - *Four (4) Gro-low Fragrant Sumac (2 Galon)* *Ornamental Grass:* - *Thirty-six (36) Little Bluestem (2 Galon)* *Misc Landscaping* - *An irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, will also be installed.* - *Existing lawn to remain and be protected*  
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*Plant materials will be appropriate for the Zone 4 environment.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**

			Staff Comments	*An automatic drip irrigation system will be installed according to City Standards. The automatically controlled system will include a smart controller and rain sensor for a water-wise system. Low water use rotator nozzles will also be installed in grass spaces. The irrigation system will not be placed against the pavement – it will be positioned in a way where it will not spray water on the pavement or other hardscape areas.*
☒	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*Proposed landscaping varies with a combination of existing and new trees, and shrubs to soften the site, as well as to create visual interest. A variety of colors will be used. Planted areas and planters will be professionally maintained.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping varies with a combination of existing and new trees, and shrubs to soften the site, as well as to create visual interest.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Storm water runoff is located within the landscaping beds, and/or drywells, as shown on the civil plans.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*

☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, no new retaining wall is being proposed with this project.*

17.06.060 Criteria.

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

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

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

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

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

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

The following Conditions are placed on approval of this Application:

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

c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
   - **i. Life and Safety:**
     - i. The building shall comply with IFC and IBC code requirements.
   - **ii. Water and Wastewater:**
     - i. All construction shall be to City Standards.

d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.

e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.

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

g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

h) All exterior lighting shall comply with the Outdoor Lighting Ordinance.

i) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.

j) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.

k) The transformer shall be screened from view (subject to approval by Idaho Power) of the public street.

l) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.

m) All necessary permits shall be filed, and approval received, demonstrating compliance with FAA regulations, including a No Hazard Determination prior to issuance of a Building Permit.

Motion Language:

Approval: Motion to approve the Design Review Application, submitted by The Friedman Memorial Airport Authority, for the construction of a new 1,160 square foot Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport, located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport (A) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project

conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (m) will be met.

Denial: Motion to deny the Design Review Application, submitted by The Friedman Memorial Airport Authority, for the construction of a new 1,160 square foot Pilot's Lounge and General Aviation Terminal for use by general aviation pilots flying into and out of the Friedman Memorial Airport, located at 1610 Airport Circle (FRSEC 10,15 & 22 TL 8151 Airport Land) within the Airport (A) Zoning District, Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

FRIEDMAN MEMORIAL AIRPORT - GENERAL AVIATION PILOT'S LOUNGE

HAILEY

IDAHO

NEIGHBORHOOD MAP

MAP COURTESY OF BLAINE COUNTY GIS

N.T.S.

VICINITY MAP

MAP COURTESY OF BLAINE COUNTY GIS

N.T.S.

PROJECT INFORMATION

OWNER:	FRIEDMAN MEMORIAL AIRPORT AUTHORITY 1616 AIRPORT CIRCLE HAILEY, ID 83333-0000
LEGAL DESCRIPTION:	HAILEY FR SEC 10, 15 & 22 TL 8151 AIRPORT LAND, *SEE NOTES*
PROJECT ADDRESS:	TO BE DETERMINED BY THE HAILEY FIRE DEPARTMENT
PARCEL NUMBER:	RPH2N180150010
ZONING DISTRICT:	A - AIRPORT DISTRICT
PROJECT USE:	GENERAL AVIATION PILOT'S LOUNGE
OCCUPANCY:	A-3
CONSTRUCTION TYPE:	V-B (NON RATED)
HEATING SYSTEMS:	HEAT PUMP (MINI-SPLIT)
LOT AREA:	±7,231,000 SQ.FT (166.00 ACRES)
BUILDING FOOTPRINT:	±1,160 SQ.FT
BUILDING AREA:	±1,160 SQ. FT.
BUILDING HEIGHT:	±13'-11" ABOVE RECORD GRADE*
BUILDING SETBACKS:	FRONT (EAST) ±1207'-0"* SIDE (NORTH) ±1427'-4"* SIDE (SOUTH) ±4756'-3"* REAR (WEST) ±9'-5"* *BULK REQUIREMENTS SUBJECT TO REVIEW OF THE FRIEDMAN MEMORIAL AIRPORT DIRECTOR FOR COMPLIANCE WITH FAA REGULATIONS AND 14 CFR, CHAPTER 1, SUBCHAPTER E, PART 77
BUILDING CODE:	-2018 INTERNATIONAL BUILDING CODE (IBC) -2018 INTERNATIONAL FIRE CODE (IFC) -2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) -2018 INTERNATIONAL MECHANICAL CODE (IMC) -2017 IDAHO STATE PLUMBING CODE (ISPC) -2023 NATIONAL ELECTRICAL CODE (NEC) -ICC/ANSI A117.1-2009 ACCESSIBLE & USEABLE BUILDINGS & FACILITIES -TITLE 15, CITY OF HAILEY BUILDING CODE ADOPTION & AMENDMENTS & BUILD BETTER PROGRAM -TITLE 17, CITY OF HAILEY ZONING ORDINANCE
FIRE PROTECTION:	NON-SPRINKLERED
ROOF CONSTRUCTION:	SLOPED ROOF CLASS 'A' STANDING SEAM METAL ROOFING FLAT ROOF BALLASTED CLASS 'A' SINGLE PLY MEMBRANE ROOFING ASSEMBLY
EXTERIOR LIGHTING:	ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND FULLY SHIELDED, OR PARTIALLY SHIELDED PER HAILEY LIGHTING ORDINANCE, ARTICLE C OUTDOOR LIGHTING

PROJECT TEAM

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INDEX OF DRAWINGS

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C2.1	CIVIL DETAILS
C3.0	GRADING & DRAINAGE PLAN
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LANDSCAPE

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A2.1	ROOF PLAN
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ISSUED

2025.04.04	DESIGN REVIEW SUBMITTAL

LICENSED ARCHITECT AR-985842
4/4/2025
MICHAEL CHRISTOPHER SMITH
STATE OF IDAHO

RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.
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FRIEDMAN MEMORIAL AIRPORT (SUN)

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PROJECT INFORMATION

DWG #

A0.1

VIEW OF NEIGHBORING BUILDING TO THE WEST OF SITE

VIEW OF AIRPORT HANGERS TO THE NORTH OF SITE

VIEW OF FRIEDMAN MEMORIAL AIRPORT MANAGEMENT & OPERATIONS CENTER

VIEW OF LIVE WORK UNITS TO THE WEST OF SITE

VIEW OF AIRPORT HANGERS TO THE EAST OF SITE

VIEW OF FRIEDMAN MEMORIAL AIRPORT MANAGEMENT & OPERATIONS CENTER

VIEW OF LIVE WORK UNITS TO THE WEST OF SITE

VIEW OF AIRPORT HANGERS TO THE SOUTH OF SITE

VIEW OF FRIEDMAN MEMORIAL AIRPORT MANAGEMENT & OPERATIONS CENTER

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2025.04.04	DESIGN REVIEW SUBMITTAL
2025.04.22	DESIGN REVIEW UPDATE

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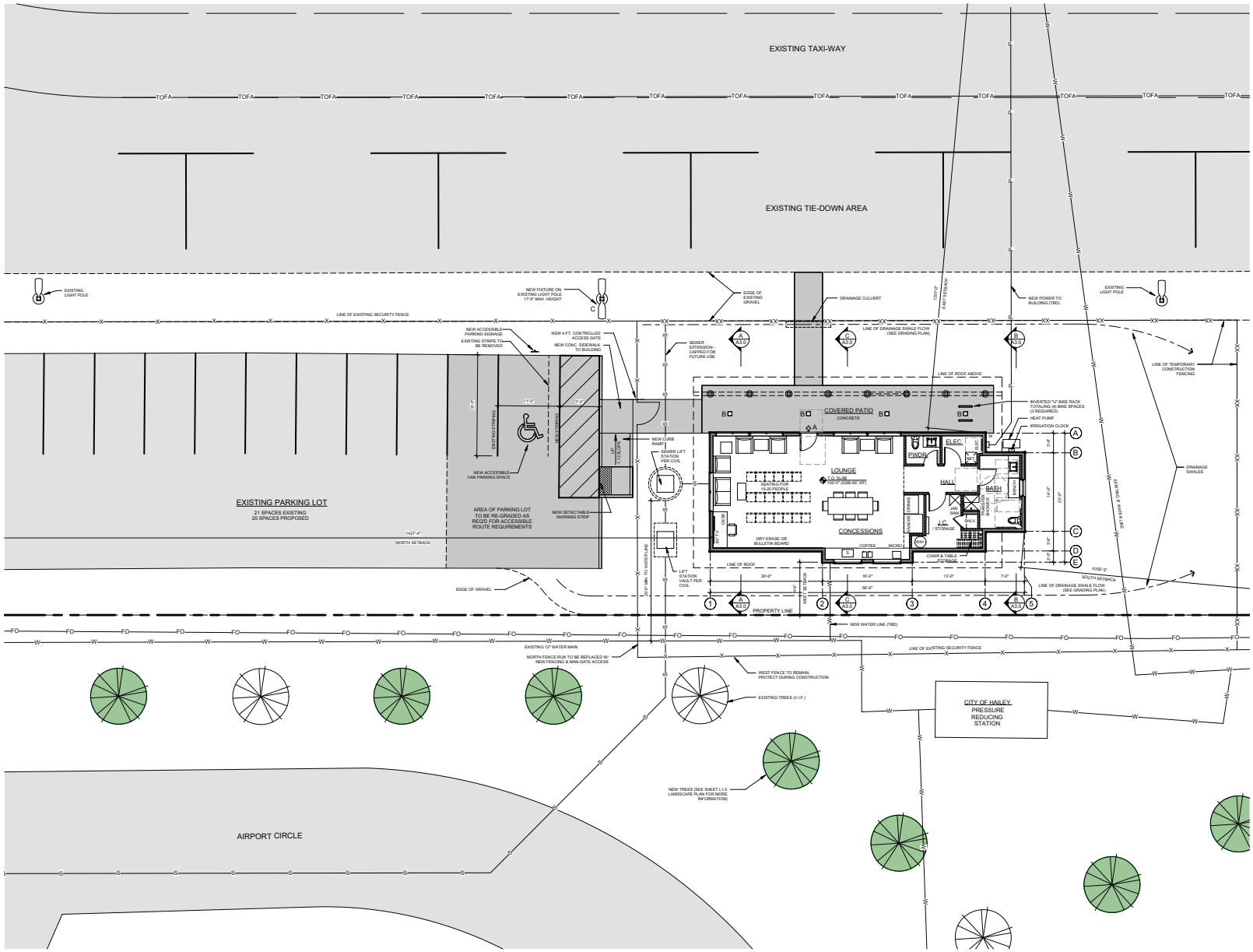
SITE IMAGES

DWG #

A0.2



FLOOR PLAN

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

0' 4' 8' 16'

SYMBOL LEGEND

ROOM NAME / ROOM ID — INTERIOR ELEVATION ID
SECTION ID — REVISION ID
DETAIL ID — CARBON MONOXIDE DETECTION ALARM
DETAIL AREA ID — SMOKE DETECTION ALARM. REFER TO GENERAL NOTE 8
DOOR ID — EXHAUST FAN WITH AUTOMATIC TIMER AND / OR HUMIDISTAT
WINDOW ID — DOWN SPOUT

WALL LEGEND

2x4 WOOD STUDS @ 16" O.C.
2x6 WOOD STUDS @ 16" O.C.
8x8 TIMBER COLUMN

BUILDING INFORMATION

BUILDING AREA 1,160 SQ. FT.

SEATING PROVIDED

LOUNGE SEATING	7 SEATS
TABLE SEATING	8 SEATS

MECHANICAL SYSTEMS

ELEC. WATER HEATER	80 GAL.
HEAT PUMP W/ FAN-COILS	

BUILDING SYSTEMS

- 18" ROOF JOISTS W/ SUPER-INSULATED HYBRID SYSTEM
- 2x6 STUD WALLS W/ CONTINUOUS INSULATION & HYBRID SYSTEM
- SLAB ON GRADE FLOORS W/ CONTINUOUS INSULATION
  - FINISH FLOORING TBD

EXTERIOR LIGHTING LEGEND

A — **TYPE 'A'**
ARCHITECTURAL WALL SCONCE
LIST LUMENS: 1197 LED, 2700K 80 CRI
MANUF: AUTOMAN LIGHTING
MAKE: MODERN WARD
PACKAGE: PT6W
DISTRIBUTION: VW (VISUAL COMFORT WIDE)
HEIGHT: 48'-2"; ALIGN W/ SIDING PANEL

B — **TYPE 'B'**
FLUSH MOUNTED SOFFIT DOWNLIGHT
500 LUMENS, 5.1W LED, 2700K 80CRI
MANUF: GOTHAM
MAKE: IVO 6" SQUARE DOWNLIGHT
BEAM ANGLE: 75°
DIMMING LEVEL: MIN. 10% DIM LEVEL
HOUSING: NON-IC NEW CONSTRUCTION
TRIM: OPEN REFLECTOR
FINISH: DEEP BRONZE (DB) - SEMI SPECULAR
FLANGE STYLE: SELF FLANGED
HEIGHT: PER DRAWINGS

C — **TYPE 'C'**
LED AREA LUMINAIRE
5,359 LUMENS, 45W LED, 2700K 80 CRI
DIMMING: 0-10V DIMMING DRIVER
MAKE: D-SERIES SIZE 0
LED: P2 (20 LED COUNT)
DISTRIBUTION: TFTM (FORWARD THROW MED.)
MOUNTING: SPA (SQUARE POLE MOUNTING)
FINISH: DDBXD (DARK BRONZE)
MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT "H" SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

TOTAL LUMEN CALCULATION:

TYPE 'A': 1,197 LUMENS x 1 FIXTURES =	1,197 lm
TYPE 'B': 500 LUMENS x 4 FIXTURES =	2,000 lm
TYPE 'C': 5,359 LUMENS x 1 FIXTURES =	5,359 lm
TOTAL LUMENS:	**8,556 lm**

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4/4/2025
MICHAEL CHRISTOPHER SMITH
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FLOOR PLAN

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ROOF KEY

- WALL LINE BELOW
- 2-BAR SNOW RETENTION
- FLAT ROOF DRAIN
- STANDING SEAM METAL ROOFING
- BALLASTED FLAT ROOF

GENERAL ROOFING NOTES

1. FLAT ROOFS TO BE GRAVEL WASHROCK BALLAST OVER CONTINUOUS EPDM MEMBRANE OVER EPS SLOPED FOAM. INSTALL PER MANUFACTURER'S SPECIFICATIONS TO OBTAIN A CLASS 'A' ASSEMBLY.
2. ALL ROOF DRAIN AND DOWNSPOUT LINES SHALL EXTEND TO SOLID COLLECTOR LINE BELOW GRADE. SOLID COLLECTOR LINE TO DRY WELL SYSTEM PER CIVIL PLANS AND SHALL COLLECT 3' MINIMUM BELOW GRADE.
3. VERIFY ROOF DRAIN AND DOWNSPOUT ROUTING WITH ARCHITECT AND STRUCTURAL ENGINEER.
4. FLASH AND COUNTER FLASH ALL ROOF TO WALL TRANSITIONS.
5. FLASHING SHALL BE KYNAR COATED METAL UNLESS NOTED OTHERWISE. COLOR PER ARCHITECT.
6. ALL FLASHING, PIPE BOOTS, CURBS, ROOF PENETRATIONS, MEMBRANE SEAMS, ATTACHMENTS, WALL FLASHING, PARAPET, FLASHING AND MECHANICAL EQUIPMENT ATTACHMENTS PER ROOF MANUFACTURER SYSTEM DETAILS U.N.O.
7. ALL SUBCONTRACTOR ROOF PENETRATIONS SHALL BE INSTALLED BY THE ROOF SUBCONTRACTOR.
8. ALL SUBCONTRACTORS SHALL PROTECT ROOF SUBCONTRACTOR'S WORK AND SHALL KEEP THE ROOF MEMBRANE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
9. VERIFY ALL ROOF PENETRATION LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.

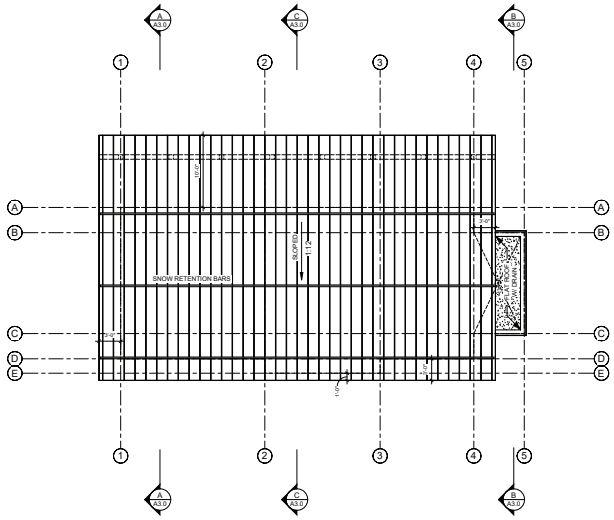
ROOFING NOTES

TYPICAL SLOPED ROOFS:
- STANDING SEAM METAL CLASS 'A' ROOF
- GRACE "ULTRA" SELF-ADHERED UNDERLAYMENT

TYPICAL FLAT ROOF:
- 1"# MIN. WASHROCK BALLAST
- CONTINUOUS 60mil. EPDM MEMBRANE, BLACK; INSTALL PER MANUFACTURER'S SPECIFICATIONS TO OBTAIN CLASS 'A' ASSEMBLY
- EPS FOAM SLOPED TO DRAIN PER PLAN (1/4"/FT. MIN.)

TYPICAL ROOF FLASHING:
- METAL FLASHING AT ALL EAVES, GABLES, RIDGES, VALLEY'S & ROOF/WALL TRANSITIONS.
- PROVIDE GRACE "ULTRA", FLASH, AND COUNTER FLASH ALL ROOF TO WALL TRANSITIONS.
- FLASH & COUNTER FLASH ALL ROOF PENETRATIONS AS MAY BE REQUIRED.
- PROVIDE "NOBOUT FLASHING" AT ALL ROOF TO WALL LOCATIONS TO DIVERT DRAINAGE FROM ROOF TO WALL TRANSITIONS.

2-BAR SNOW RETENTION DEVICES:
- PRE-MANUFACTURED ENGINEERED 2-BAR SNOW RETENTION DEVICES ATTACHED TO METAL ROOFS. SNOW RETENTION ENGINEERING BY MANUFACTURER.
- PROVIDE ENGINEERING SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL.



ROOF PLAN

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

0' 4' 8' 16'

ISSUED	
2025.04.04	DESIGN REVIEW SUBMITTAL

LICENSED ARCHITECT AR-985842

4/4/2025

MICHAEL CHRISTOPHER SMITH

STATE OF IDAHO

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ROOF PLAN

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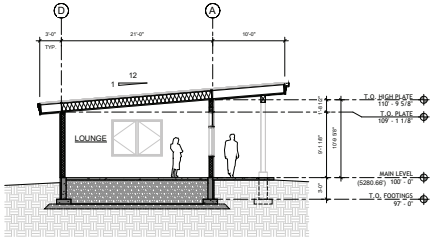
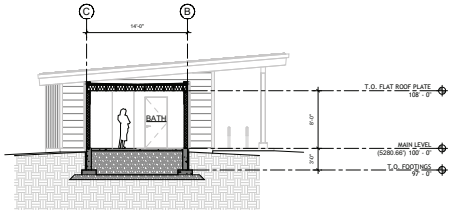


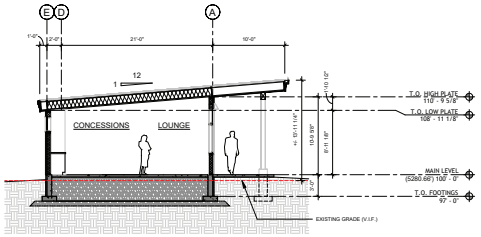
BUILDING SECTION 'A'

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



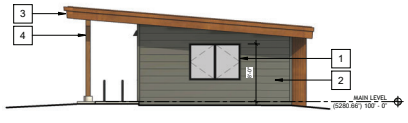
BUILDING SECTION 'B'

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



BUILDING SECTION 'C'

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



NORTH ELEVATION

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

SOUTH ELEVATION

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

WEST ELEVATION

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

EAST ELEVATION

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

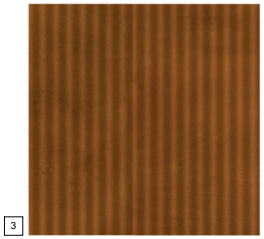
1

METAL CLAD WOOD WINDOWS
PRE-FINISHED - DARK BRONZE
INSULATED LOW-E GLAZING AT ALL LOCATIONS

2

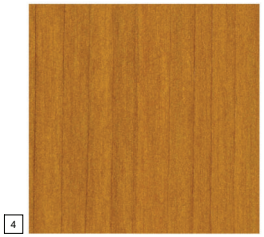
METAL SIDING
KYNAR COATED METAL SIDING
W/ CONCEALED FASTENERS
WESTERN STATES - WAVE 12.0
CHARCOAL GREY

3



METAL ROOF, FASCIA, FLASHING & METAL SIDING
KYNAR COATED METAL SIDING & FLASHINGS
CORTEN "AZP RAW"
VERTICAL 7/8" CORRUGATED METAL SIDING
W/ EXPOSED FASTENERS

4



WOOD COLUMNS, BEAMS & SOFFIT
RESAWN DOUGLAS FIR BEAMS & COLUMNS
1x6 T&G SQ. EDGE SOFFIT - SMOOTH
CABOT'S SEMI-SOLID STAIN - "HEARTWOOD"

ISSUED

2025.04.04	DESIGN REVIEW SUBMITTAL

LICENSED ARCHITECT
AR-985842
04/04/2025
MICHAEL CHRISTOPHER SMITH
STATE OF IDAHO

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MATERIALS, ELEVATIONS & SECTIONS

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PERSPECTIVE FROM AIRPORT CIRCLE

PERSPECTIVE FROM NORTHEAST

PERSPECTIVE FROM SOUTHEAST

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4/4/2025

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EXTERIOR VIEWS

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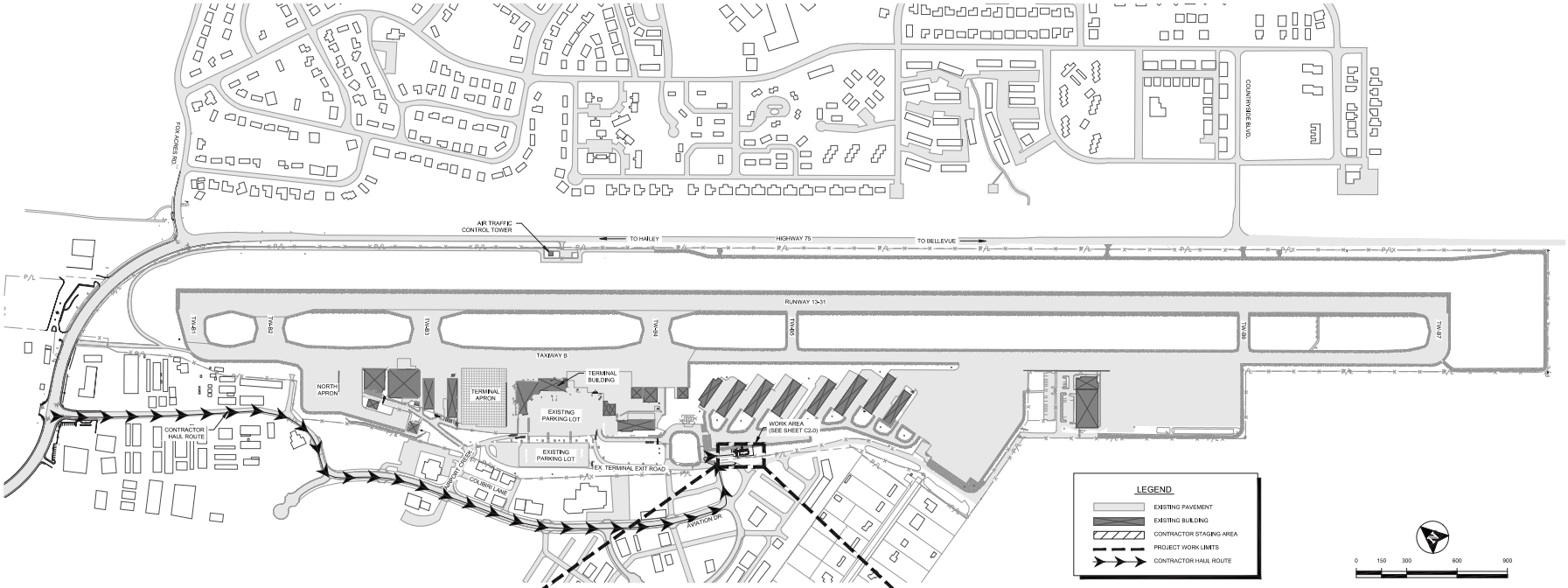
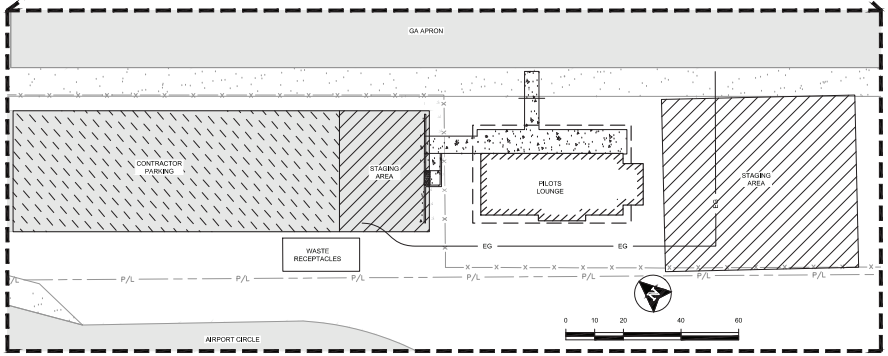


LEGEND

- EXISTING PAVEMENT
- EXISTING BUILDING
- CONTRACTOR STAGING AREA
- PROJECT WORK LIMITS
- CONTRACTOR HAUL ROUTE

0 150 300 600 900



MAGNIFIED VIEW

CONSTRUCTION LAYOUT PLAN NOTES

1. THIS CONSTRUCTION LAYOUT PLAN IDENTIFIES GENERAL WORK AREAS FOR ORIENTATION ONLY. SEE ADDITIONAL PLAN SHEETS FOR DETAILS OF CONSTRUCTION.
2. ACCESS LOCATIONS, STAGING AREAS, HAUL ROUTES AND OTHER ACTIVITIES ON OR AROUND THE AIRPORT BY THE GENERAL CONTRACTOR, SUPPLIERS OR SUBCONTRACTORS SHALL BE COORDINATED WITH AND APPROVED NOT LESS THAT 24 HOURS IN ADVANCE BY THE AIRPORT SAFETY OFFICER, OR HIS ASSIGNED REPRESENTATIVE. THE CONTRACTOR SHALL CONDUCT ALL SUCH OPERATIONS IN A MANNER WHICH ADHERES TO THE REQUIREMENTS AND GUIDELINES OF THE SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
3. STAGING AREAS ARE GENERAL IN NATURE. FINAL LOCATION AND LIMITS OF AREAS SHALL BE COORDINATED WITH AIRPORT PERSONNEL AND THE ENGINEER. CONTRACTOR SHALL STORE MATERIALS AND EQUIPMENT ON SITE AT LOCATION(S) APPROVED BY THE AIRPORT, SAFETY OFFICER OR AIRPORT MANAGER. IN NO CASE SHALL CONTRACTOR BLOCK ACCESS TO ANY EXISTING BUSINESS, OR AIRPORT FACILITY. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY AND SECURITY RELATED TO CONSTRUCTION AND STORAGE OF MATERIALS AND EQUIPMENT.
4. THE CONTRACTOR SHALL LIMIT OPERATIONS TO THE GENERAL WORK AREAS IDENTIFIED ON THIS PLAN. ALL OTHER AREAS OF THE AIRPORT ARE RESTRICTED. THE CONTRACTOR SHALL RECEIVE PERMISSION FROM THE AIRPORT SAFETY OFFICER PRIOR TO WORKING OR MOVING EQUIPMENT IN OTHER AREAS OF THE AIRPORT.
5. NO CONSTRUCTION SHALL PROCEED WITHOUT APPROVAL OF THE AIRPORT.
6. NO SANITARY FACILITIES ARE AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE AND MAINTAIN ON-SITE SANITARY FACILITIES THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL USE INDICATED LOCATIONS FOR ACCESS ONTO THE AIRPORT. GATES SHALL REMAIN LOCKED AT ALL TIMES. GATES MAY ONLY BE UNLOCKED TO ALLOW PASSAGE OF VEHICLES AND EQUIPMENT AND THEN IMMEDIATELY SHUT AND LOCKED. THE CONTRACTOR MAY ELECT TO CONTROL SECURITY BY STATIONING APPROVED PERSONNEL OR FLAG PERSONS AT THE GATES ON A CONTINUOUS BASIS. MAINTENANCE AND SECURITY OF ACCESS GATES WILL BE REQUIRED AND PAYMENT FOR THIS WORK WILL BE CONSIDERED INCIDENTAL TO OTHER WORK ITEMS.
8. OTHER CONTRACTORS MAY BE WORKING ON SITE DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR IS REQUIRED TO COORDINATE AND COOPERATE WITH OTHER CONTRACTORS AS REQUIRED TO PROGRESS THE WORK WITH MINIMUM CONFLICT AND INTERFERENCE.
9. ALL DAYS IN THE PROJECT SCHEDULE ARE CALENDAR DAYS. CONTRACTOR WORKING DAYS SHALL BE MONDAY THROUGH FRIDAY. WORK ON SATURDAY AND SUNDAY MAY BE ALLOWED IF APPROVED BY THE OWNER AND THE ENGINEER.
10. IN ADDITION TO CONSTRUCTION WASTE RECEPTACLES, BINS FOR CARDBOARD AND METAL SHALL BE PROVIDED AND SORTED ACCORDINGLY ON SITE DURING CONSTRUCTION AND WILL BE VERIFIED BY THE PROGRAM ADMINISTRATORS DURING REGULARLY SCHEDULED INSPECTIONS.

OPERATIONAL SAFETY AND PHASING NOTES

1. CONTRACTOR SHALL PROVIDE SCHEDULING DOCUMENTS 5 CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION CONFERENCE AND SUBSEQUENT SCHEDULE UPDATES AS DETAILED IN SPECIFICATION SECTION 1310, PROJECT CONSTRUCTION PROGRESS SCHEDULE.
2. ALL PERSONNEL AND EQUIPMENT SHALL BE CONFINED TO THE IMMEDIATE WORK AREA AT ALL TIMES. CONTRACTOR SHALL ONLY USE DESIGNATED HAUL ROUTES AND GATES TO ACCESS WORK AREAS.
3. THE OWNER'S DESIGNATED PROJECT SAFETY OFFICER IS MR. TIM BURKE. (208) 788-4956 x105. THE OWNER'S DESIGNATED PROJECT SAFETY OFFICER IS RESPONSIBLE FOR ISSUING, MAINTAINING AND UPDATING NOTAMS AND HAS AUTHORITY IN ALL MATTERS REGARDING AIRPORT OPERATIONS AND SAFETY. OWNER SHALL BE RESPONSIBLE FOR COORDINATING DETAILS OF CONSTRUCTION SAFETY AND PHASING WITH AIRPORT USERS AND TENANTS.
4. THE LOCATION OF THE CONTRACTOR'S STAGING AREAS ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHEETS. NO STAGING SHALL OCCUR OUTSIDE OF THE NOTED AREAS WITHOUT APPROVAL FROM THE AIRPORT. ACCESS TO STAGING AREA SHALL BE BY THE ROUTE SHOWN. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY SIGNS AND DEVICES AT LOCATIONS WHERE CONSTRUCTION TRAFFIC ENTERS PUBLIC FLOW. ALL SUCH SIGNS AND DEVICES SHALL COMPLY WITH THE LATEST EDITION OF MUTCD.
5. CONTRACTOR SHALL APPOINT ONE INDIVIDUAL AND MINIMUM OF ONE ALTERNATE TO BE ON-CALL 24 HOURS A DAY THROUGHOUT PROJECT FOR EMERGENCY REPAIRS TO HAZARD MARKINGS AND LIGHTING ASSOCIATED WITH PROJECT. CONTRACTOR SHALL FILE CONTACT INFORMATION OF THESE PARTIES WITH AIRPORT PRIOR TO COMMENCING CONSTRUCTION.
6. ANY CRANES OR OTHER OVERHEAD EQUIPMENT UTILIZED ON THE PROJECT WILL BE EQUIPPED WITH FLAGS AND OBSTRUCTION LIGHTS. CRANE BOOMS WILL BE LOWERED WHEN NOT IN USE.

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

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DESIGN REVIEW DRAWINGS FOR SUN GA TERMINAL/PILOTS LOUNGE
CONSTRUCTION LAYOUT PLAN

DATE: 04.04.2025
PROJECT: 250021
SHEET: C0.1

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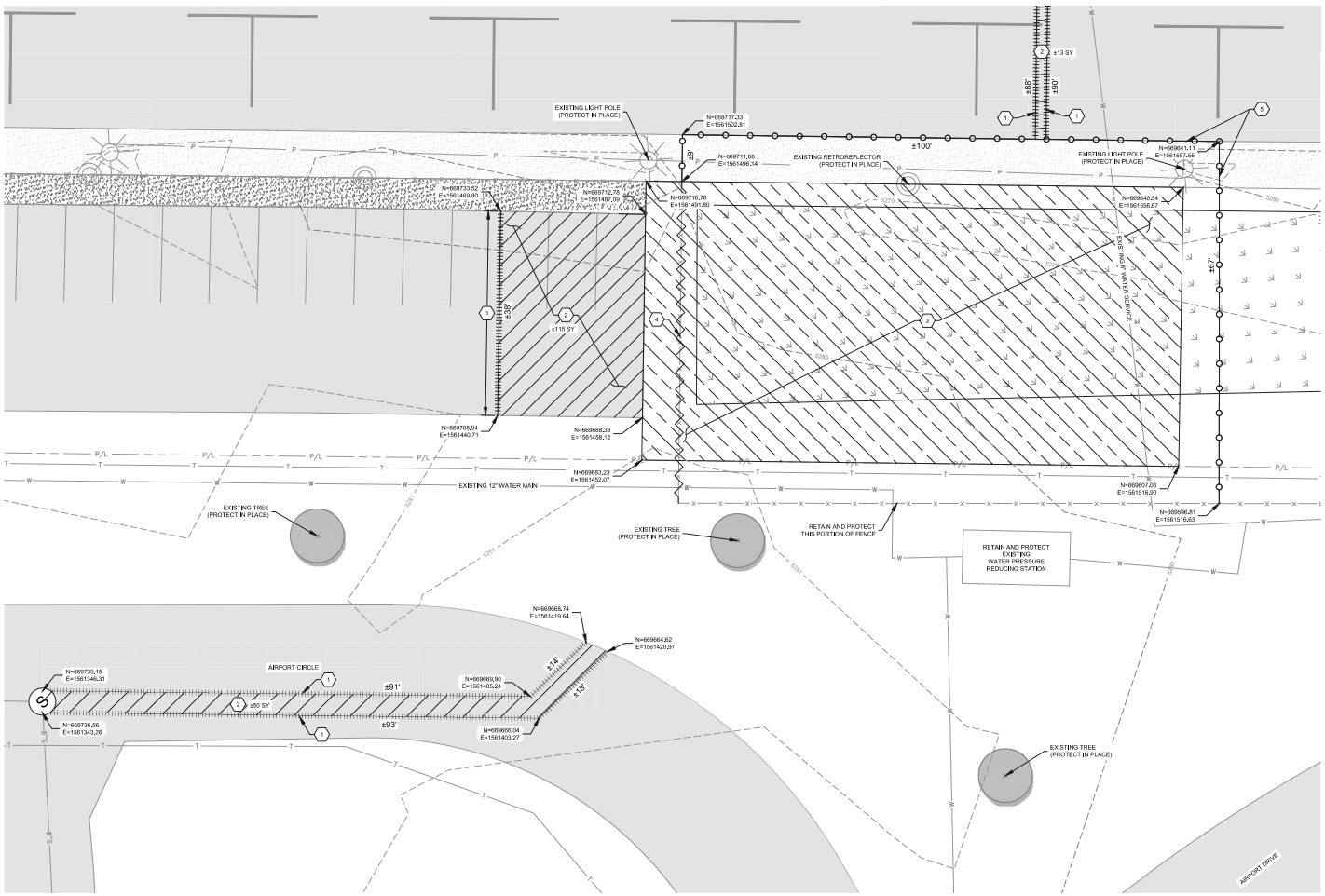

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING TAXILANE SHOULDER
- EXISTING CONVEYANCE SWALE
- EXISTING ASPHALT PAVEMENT REMOVAL
- EXISTING LANDSCAPING/TOPSOIL REMOVAL
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING LIGHT POLE
- EXISTING RETROREFLECTOR
- EXISTING TREE
- TEMPORARY CONSTRUCTION FENCE
- FENCE REMOVAL
- PAVEMENT SAW CUT

KEY NOTES

1. SAW CUT EXISTING ASPHALT PAVEMENT.
2. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND STOCKPILE ±580 SY OF EXISTING LANDSCAPE/TOPSOIL.
4. REMOVE AND SALVAGE ±60 LF OF EXISTING CHAINLINK FENCING.
5. INSTALL ±180 LF OF TEMPORARY CONSTRUCTION FENCE

NOTES

1. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON FIELD OBSERVATION AND RECORD INFORMATION. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS DURING CONSTRUCTION. ANY MONUMENTS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE CONTRACTOR'S SOLE EXPENSE.
3. ABANDONED TEST PITS, DRAINAGE DITCHES, OR ANY OTHER DISTURBED EXCAVATION LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR BUILDABLE PARCELS SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL IN ACCORDANCE WITH THE IBPWC AND GEOTECHNICAL REPORT. ALL GRADING AND COMPACTION SHALL BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.

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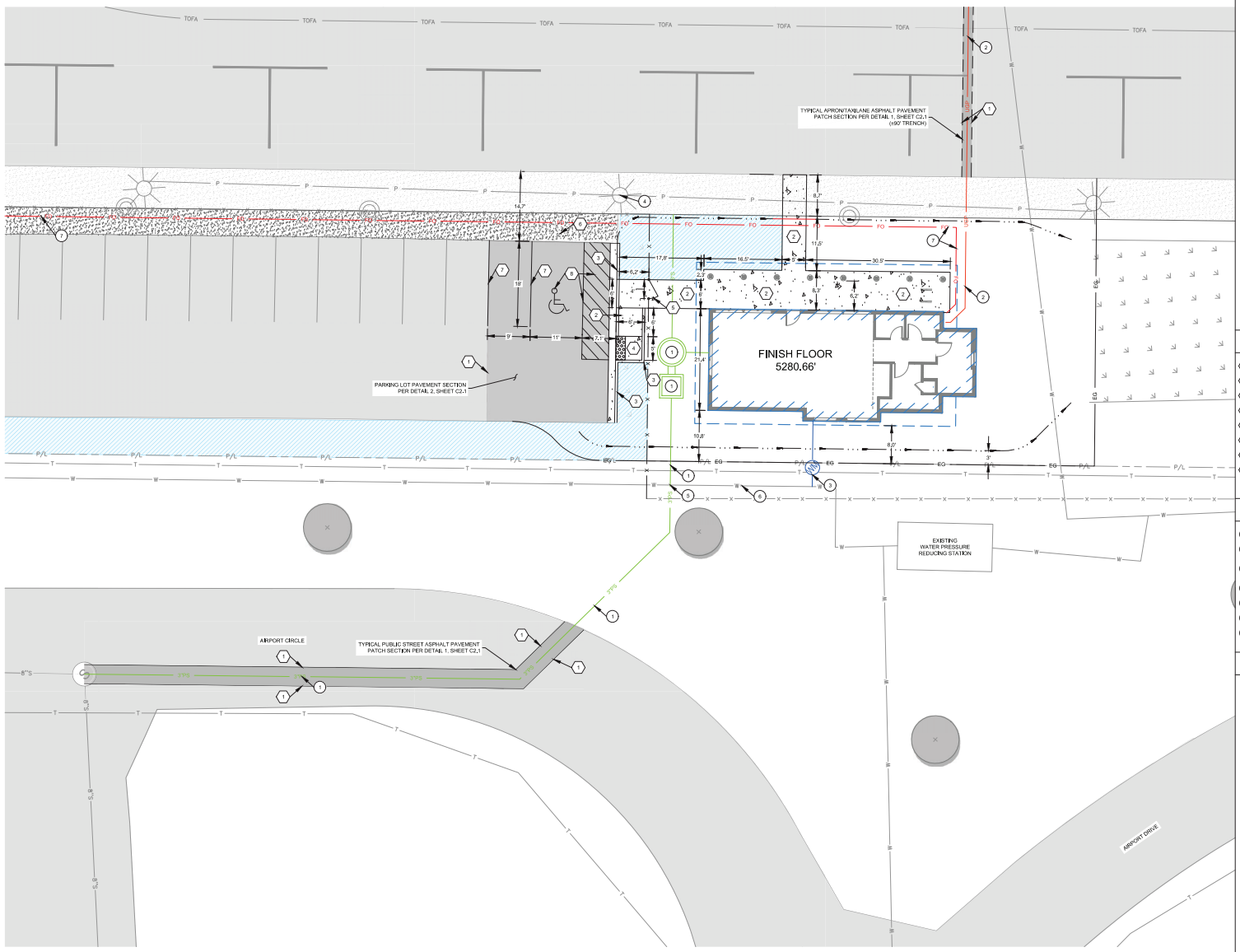
DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
EXISTING CONDITIONS & DEMOLITION PLAN

DATE: 04.04.2025
PROJECT: 250021
SHEET: C1.0



LEGEND

P/L	EXISTING PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED BUILDING ROOF OVERHANG
SEW	PROPOSED 6" GRAVITY SEWER LINE
3"PS	PROPOSED 3" PRESSURE SEWER LINE
8"S	EXISTING 8" SEWER LINE MAIN
	PROPOSED WET WELL
	PROPOSED VALVE VAULT
S	EXISTING SEWER MANHOLE
T	EXISTING TELECOMM LINE
P	EXISTING UNDERGROUND POWER LINE
X	EXISTING FENCE
X	PROPOSED FENCE
W	PROPOSED WATER SERVICE
	PROPOSED WATER METER
W	EXISTING WATER SERVICE/MAIN
UGP	PROPOSED UNDERGROUND POWER LINE
FO	PROPOSED FIBER OPTIC LINE
EG	PROPOSED EDGE OF GRAVEL
	PROPOSED CUTOFF DITCH FLOW LINE
	EXISTING LIGHT POLE

SNOW STORAGE AREAS (INCLUDING EXISTING PARKING LOT)
TOTAL PAVEMENT AREA = 7,350 SF
REQUIRED SNOW STORAGE AREA (25%) = 1,840 SF
PROVIDED SNOW STORAGE AREA = 1,915* SF

*ADDITIONAL SNOW BEYOND THE EXTENDS OF THE AREAS SHOWN ON THIS PLAN SHALL BE HAULED TO AN OFF SITE DESIGNATED SNOW STORAGE AREA BY AIRPORT STAFF.

SITE KEY NOTES

1. SAWCUT EXISTING ASPHALT PERPENDICULAR AND PARALLEL TO PROVIDE A SMOOTH TRANSITION TO NEW ASPHALT.
2. CONCRETE SIDEWALK PER ISPWC SD-709.
3. 6" VERTICAL CURB AND GUTTER PER ISPWC SD-701.
4. PEDESTRIAN RAMP WITH TRUNCATED DOMES PER ISPWC SD-712G (MOBILOCK TYPE WITH ONE WING). MAINTAIN GUTTER FLOW LINE AT CURB CUT PER ISPWC SD-707.
5. PEDESTRIAN GATE PER DETAIL 6, SHEET C2.1.
6. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 4, SHEET C2.1 AND PER APPLICABLE ADA REQUIREMENTS.
7. PARKING PAVEMENT MARKINGS PER MUTCD. MATCH EXISTING TYPE AND COLOR.
8. ADA ACCESSIBLE PARKING STALL WITH ADA ACCESS AISLE. STRIPING PER MUTCD AND ADA GUIDELINES.

UTILITY KEY NOTES

1. SANITARY SEWER LIFT STATION AND FORCE MAIN. REFER TO SHEET C4.2 FOR SANITERY SEWER PLAN AND SHEETS C4.1 AND C4.2 FOR LIFT STATION DETAILS.
2. ELECTRICAL SERVICE CONNECTION. REFER TO ELECTRICAL DRAWINGS FOR DETAIL AND COORDINATE WITH IDAHO POWER COMPANY FOR ADDITIONAL REQUIREMENTS.
3. INSTALL 3/4" PVC WATER SERVICE AND WATER METER. MAKE CONNECTION TO EXISTING 12" WATER MAIN. REFER TO CITY OF HAILEY STANDARD DETAILS FOR INSTALL REQUIREMENTS. COORDINATE WITH MEP PLANS FOR CONNECTION TO BUILDING.
4. INSTALL NEW FIXTURE ON EXISTING LIGHT POLE PER ELECTRICAL PLANS.
5. POTABLE/NON-POTABLE CROSSING. SEE ISPWC SD-407 AND ISPWC SECTION 405 FOR REQUIREMENTS.
6. CONTRACTOR TO POTHOLE AND LOCATE EXISTING WATER LINE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. INSTALL (1) 2" CONDUIT FOR AIRPORT IT FIBER CONNECTION LOCATED NEAR EXISTING EXIT TOLL BOOTH. TOTAL CONDUIT LENGTH IS ~700'. TOTAL FIBER LENGTH IS ~790'.

GENERAL NOTES

1. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL LOCATE ALL UTILITIES AND PROTECT THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
3. IF IT IS NECESSARY TO DE-ENERGIZE ANY CIRCUITS, OR OTHERWISE INTERRUPT UTILITY SERVICES AT THE AIRFIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER NO LESS THAN 48 HOURS IN ADVANCE.
4. CONTRACTOR SHALL ALWAYS HAVE POSITIVE CONTROL OF WORK AREA AND ACCESS ONTO AIRPORT PROPERTY.
5. ALL EXISTING SIGNS SHALL BE REMOVED PRIOR TO DEMO AND REINSTALLED ON NEW FENCES AND GATES.
6. CONTRACTOR SHALL NOTIFY THE AIRPORT EACH TIME AN OPENING IN EXISTING OR TEMPORARY FENCING IS EXPOSED AND SHALL NOT LEAVE THE SITE WITHOUT APPROVAL FROM AIRPORT OPERATIONS THAT THE AREA IS SECURED FOR THE NIGHT.
7. EXISTING PARKING LOT PROVIDES 21 STANDARD PARKING STALLS. THIS PROJECT INTENDS TO REDUCE THE EXISTING PARKING COUNT TO 20 TOTAL STALLS (19 STANDARD, 1 ADA STALL, 1 ACCESS AISLE).

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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
CIVIL SITE PLAN

DATE: 04.04.2025
PROJECT: 250021
SHEET: C2.0

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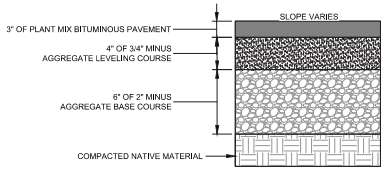
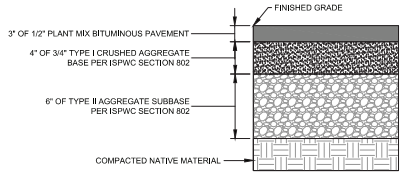


NOTES:

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

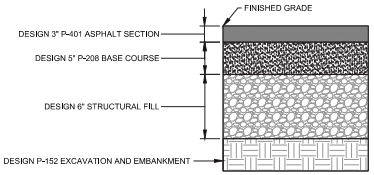
TYPICAL PUBLIC STREET ASPHALT SECTION N.T.S. 1



NOTE:

1. PIT RUN GRAVEL MAY BE SUBSTITUTED FOR THE 2" GRAVEL BASE COURSE WITH PRIOR APPROVAL BY THE ENGINEER. THE PIT RUN GRAVEL SHALL CONSIST OF 6" MINUS, WELL GRADED, PIT RUN GRAVEL WITH NO MORE THAN 12% PASSING THROUGH THE NO. 200 SIEVE THAT IS IN ACCORDANCE WITH THE CURRENT EDITION OF THE ISPWC SECTION 801. UNCRUSHED AGGREGATES, PIT RUN GRAVEL SHALL BE CLEAN AND FREE FROM ROOTS OR ORGANIC MATERIAL.

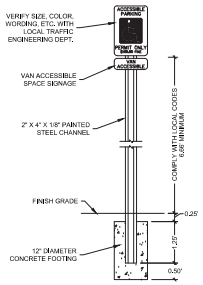
TYPICAL PARKING LOT ASPHALT SECTION N.T.S. 2



NOTE:

1. PIT RUN GRAVEL MAY BE SUBSTITUTED FOR THE 2" GRAVEL BASE COURSE WITH PRIOR APPROVAL BY THE ENGINEER. THE PIT RUN GRAVEL SHALL CONSIST OF 6" MINUS, WELL GRADED, PIT RUN GRAVEL WITH NO MORE THAN 12% PASSING THROUGH THE NO. 200 SIEVE THAT IS IN ACCORDANCE WITH THE CURRENT EDITION OF THE ISPWC SECTION 801. UNCRUSHED AGGREGATES, PIT RUN GRAVEL SHALL BE CLEAN AND FREE FROM ROOTS OR ORGANIC MATERIAL.

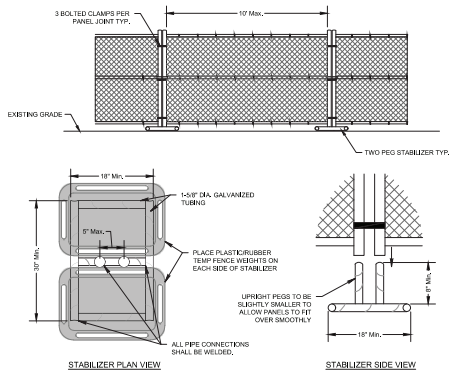
TYPICAL APRON\TAXILANE ASPHALT SECTION N.T.S. 3



NOTE:

1. CONCRETE FOOTING SHOWN IS SUFFICIENT FOR ACCESSIBLE PARKING SIGN ONLY. ALL OTHER SIGNAGE FOOTINGS SHALL BE DESIGNED BY THE CONTRACTOR SPECIFICALLY FOR EACH SIGN APPLICATION.

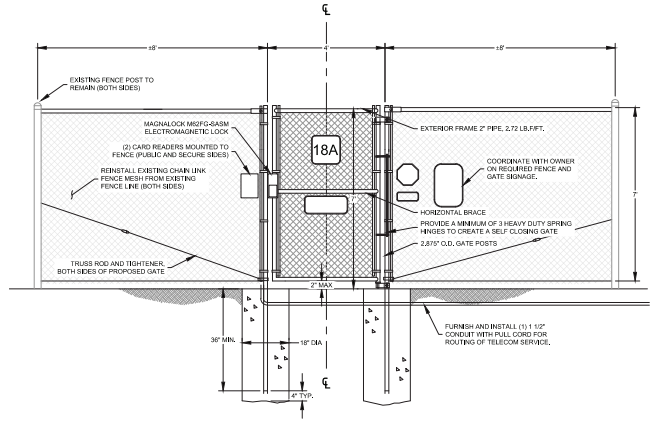
ACCESSIBLE PARKING SIGN DETAIL N.T.S. 4



NOTES:

1. ALL TEMPORARY SECURITY FENCE PANELS AND ACCESSORIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
2. POSTS SHALL BE SPACED NOT MORE THAN 10-FEET APART, AND SHALL BE WEIGHED DOWN WITH PLASTIC/RUBBER WEIGHTS (BROADFOOT, OXFORD PLASTICS, OR APPROVED EQUAL).
3. CONTRACTOR SHALL MAINTAIN FENCE TO THE SATISFACTION OF THE OWNER.
4. TEMPORARY SECURITY FENCE SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION TRAFFIC CONTROL, BID ITEM 1103.A.1.A.7.

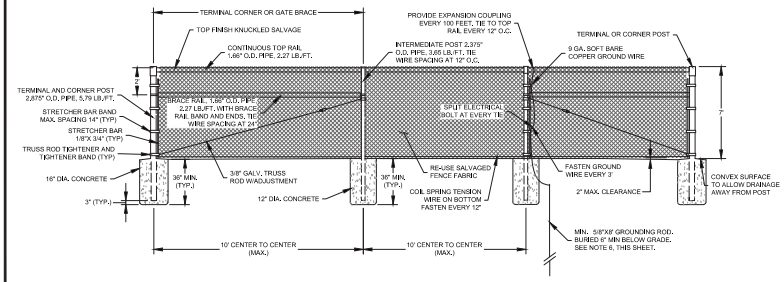
TEMPORARY SECURITY FENCE DETAIL N.T.S. 5



NOTE:

1. ALL FENCE POSTS SHALL BE ASTM F1083 REGULAR GRADE 30,000 PSI YIELD STRENGTH SCHEDULE 40 PIPE.

PEDESTRIAN GATE DETAIL N.T.S. 6



NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION FOR FENCE INSTALLATIONS. UTILITY LOCATIONS AND REQUIRED "POTHOLING" WILL BE THE CONTRACTORS RESPONSIBILITY AND WILL BE INCIDENTAL TO FENCE INSTALLATION ITEMS.
2. MISCELLANEOUS FENCE HARDWARE SHALL CONFORM TO THE IDAHO TRANSPORTATION DEPARTMENT'S STANDARD DRAWING F-2-0. MATERIAL SHALL BE GALVANIZED PRESSED STEEL, CLASS 1.
3. THERE SHALL BE 30-FEET MAXIMUM SPACING BETWEEN BRACE PANELS. TERMINAL BRACES SHALL HAVE MINIMUM 36-INCH DEPTH FOOTINGS. 16-INCH DIAMETER ON BOTH POSTS. ALL INTERMEDIATE POSTS SHALL HAVE A MINIMUM 36-INCH DEPTH AND 12-INCH DIAMETER FOOTINGS.
4. THE FENCE FABRIC SHALL BE STRETCHED SMOOTH IN APPEARANCE.
5. POSTS SHALL BE SPACED NOT MORE THAN 10-FEET APART AND SHALL BE SET IN A MINIMUM OF 36-INCHES OF CONCRETE. IF FROST DEPTH IS MORE THAN 36-INCHES, THE POSTS SHALL BE SET ACCORDINGLY. THE POSTS SHALL HAVE A MINIMUM OF 3-INCHES OF CONCRETE COVER. ALL CONCRETE SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 2631 OF THE CONTRACT DOCUMENTS.
6. FENCE SHALL BE GROUNDED IN ALL CASES WHERE A POWERLINE CROSSES OVER THE FENCE AND AT A MINIMUM 500-FOOT SPACING.
7. ALL PIPE SECTIONS SHALL CONFORM TO ASTM F 1083, SCHEDULE 40.

PERIMETER FENCE DETAIL N.T.S. 7

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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
CIVIL DETAILS

DATE: 04.04.2025
PROJECT: 250021
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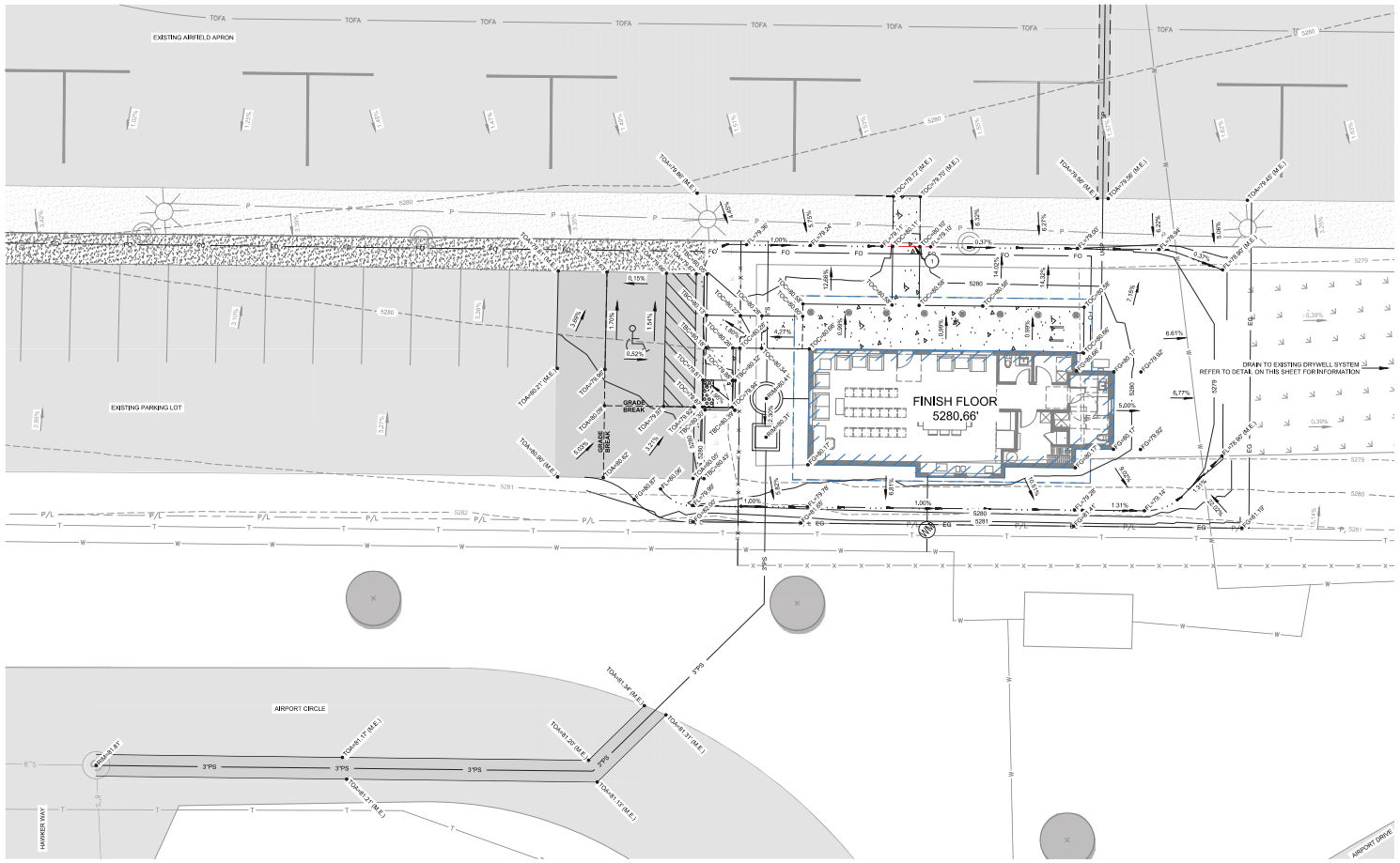

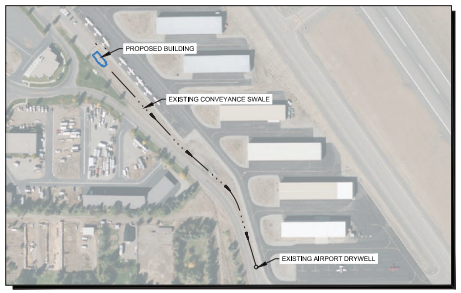

MASTER DRAINAGE PLAN (1"=200')

LEGEND

- PROPOSED FLOW LINE
- PROPOSED BUILDING
- PROPOSED BUILDING ROOF LINE
- SD — PROPOSED STORM DRAIN PIPE
- 5455 — EXISTING MAJOR CONTOUR
- 5455 — EXISTING MINOR CONTOUR
- 5455 — PROPOSED MAJOR CONTOUR
- 5455 — PROPOSED MINOR CONTOUR
- GRADE BREAK — GRADE BREAK

ABBREVIATIONS

EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
INV	INVERT
ME	MATCH EXISTING
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TBC	TOP BACK CURB
TRC	TOP ROLLED CURB
RIM	RIM ELEVATION
HP	HIGH POINT
LIP	LIP OF GUTTER

KEY NOTES

1. INSTALL 9' OF 6" SDR-35 PIPE OR APPROVED EQUAL AT THE FLOWLINE OF THE PROPOSED DITCH. MINIMUM SLOPE OF 0.5%.

NOTES

1. SLOPE FINISHED GRADE AWAY FROM BUILDING PER INTERNATIONAL BUILDING CODE.
2. ALL VALVE COVERS, MANHOLE RIMS, AND LIDS SHALL BE SET FLUSH WITH FINISH STREET GRADES AND HAVE CONCRETE COLLARS WHEN PLACED IN ASPHALT OR CONCRETE AREAS.
3. ALL ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES. ENGINEER OR ARCHITECT MAY CHECK CROSS SLOPES AND RUNNING SLOPES AFTER CONCRETE IS POURED. ANY SLOPES EXCEEDING ALLOWABLE MINIMUMS OR MAXIMUMS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. CONTRACTORS SHALL VERIFY SLOPES DURING STRINGLINE/FORMING PROCESS. MAXIMUMS SHALL BE AS FOLLOWS UNLESS SPECIFICALLY NOTED:
   CROSS SLOPE: 2.00% (1:50)
   RUNNING SLOPE: 5.0% (1:20)
   RAMP RUNNING SLOPE: 8.33% (1:12)
4. ACCESSIBLE PARKING SPACES AND ACCESSIBLE LOADING AISLES SHALL NOT EXCEED 2.0% (1:48) SLOPE IN ANY DIRECTION.
5. ALL ELEVATION LABELS ARE TRUNCATED BY 2800'.
6. STORM DRAIN PIPE SHALL BE SDR-35 OR APPROVED EQUAL UNLESS OTHERWISE NOTED PER ISPWC DIVISION 600.

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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
GRADING & DRAINAGE PLAN

DATE: 04.04.2025
PROJECT: 250021
SHEET: C3.0

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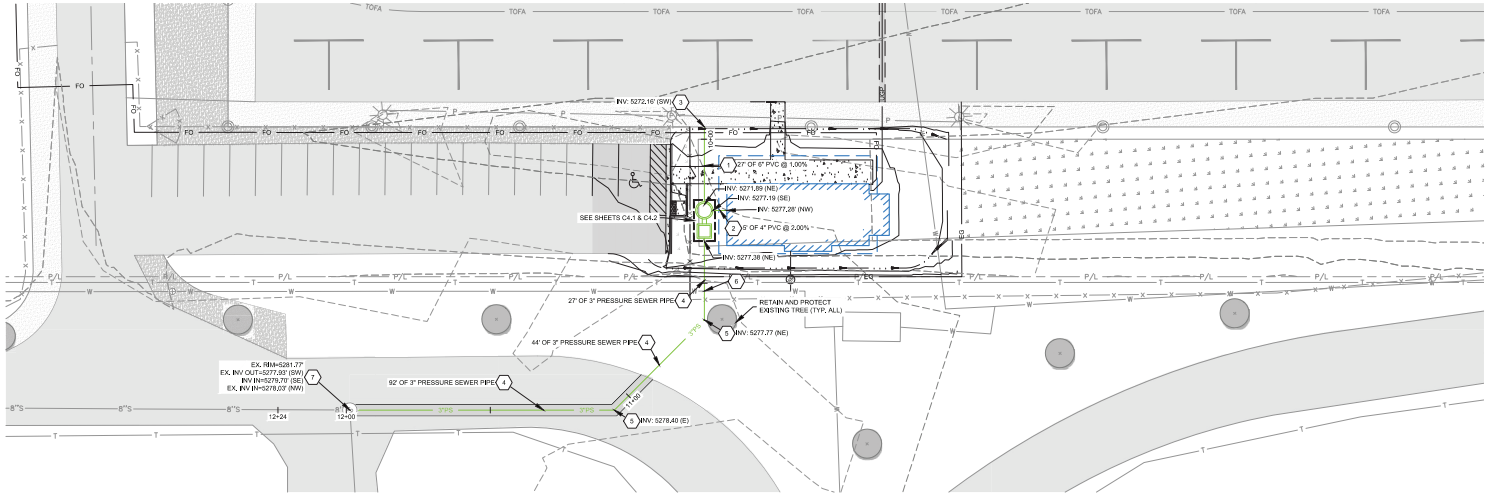

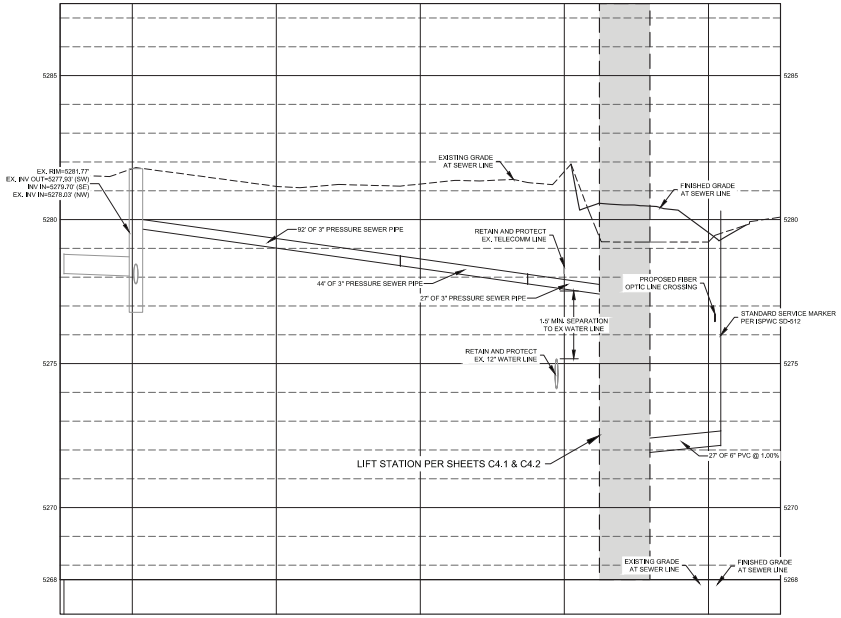

LEGEND

P/L	EXISTING PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED BUILDING ROOF OVERHANG
SEW	PROPOSED 6" GRAVITY SEWER LINE
3"PS	PROPOSED 3" PRESSURE SEWER LINE
8"S	EXISTING 8" SEWER LINE MAIN
	PROPOSED WET WELL
	PROPOSED VALVE VAULT
S	EXISTING SEWER MANHOLE
T	EXISTING TELECOMM LINE
P	EXISTING UNDERGROUND POWER LINE
X	EXISTING FENCE
X	PROPOSED FENCE
W	PROPOSED WATER SERVICE
	PROPOSED WATER METER
W	EXISTING WATER SERVICE/MAIN
UGP	PROPOSED UNDERGROUND POWER LINE
FO	PROPOSED FIBER OPTIC LINE
EG	PROPOSED EDGE OF GRAVEL
	PROPOSED CUTOFF DITCH FLOW LINE
	EXISTING LIGHT POLE

KEY NOTES

1. PROPOSED 6" SDR-35 PVC GRAVITY SEWER SERVICE STUB, LIFT STATION WALL PENETRATION PER DETAIL 2, SHEET C4.2, INVERT ELEVATIONS PER PLAN.
2. PROPOSED 4" SDR-35 PVC GRAVITY SEWER SERVICE, SEE MECHANICAL/PLUMBING PLANS FOR CONTINUATION INTO BUILDING, LIFT STATION WALL PENETRATION PER DETAIL 2, SHEET C4.2, INVERT ELEVATIONS PER PLAN.
3. STANDARD SERVICE MARKER PER ISPWC SD-512.
4. PROPOSED 3" HDPE SDR 17 EFFLUENT FORCE MAIN PIPE PER ISPWC SECTION 506 AND HDPE PIPE SPECIFICATION NOTES ON SHEET C4.1.
5. PRESSURE SEWER CLEANOUT PER ISPWC SD-515.
6. POTABLE/NON-POTABLE WATER LINE CROSSING PER ISPWC SECTION 405 AND SD-407. CONTRACTOR TO POTHOLE EXISTING WATER LINE AND VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTION.
7. CORE EXISTING SEWER MANHOLE FOR PRESSURE SEWER LINE AT INVERT ELEVATION PER PLAN, INSTALL KOR-N SEAL FLEXIBLE RUBBER ENTRY BOOT, INSTALL TEE INSIDE MANHOLE. CAP HORIZONTAL OUTLET, AND EXTEND PRESSURE SEWER LINE FROM VERTICAL OUTLET DOWN TO BOTTOM OF MANHOLE. INSTALL 90° ELBOW AT BOTTOM OF MANHOLE (MATCH INVERT OUT OF PRESSURE SEWER TO EXISTING FLOW LINE OF MANHOLE).

NOTES

1. RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED IN THIS PLAN SET.
2. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON FIELD OBSERVATION AND RECORD INFORMATION. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO COORDINATE JOINT TRENCH (POWER, GAS, COMMUNICATIONS, ETC.) CONNECTIONS AND VERIFY THERE ARE NO CONFLICTS WITH PROPOSED UTILITIES ON THIS PLAN.
4. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED OR DETERIORATED SIDEWALK, CURB, OR GUTTER.
5. ALL VALVE COVERS, MANHOLE RIMS, AND LIDS SHALL BE SET FLUSH WITH THE FINISH GRADES AND HAVE CONCRETE COLLARS WHEN PLACED IN ASPHALT AREAS.
6. REFER TO MECHANICAL/PLUMBING PLANS FOR CONTINUATION OF UTILITIES INTO BUILDING.
7. ALL PIPE INSTALLATION AND TRENCHING SHALL CONFORM TO THE LATEST EDITION OF THE ISPWC DIVISION 300 AND SD-301, BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPWC.
8. PROPOSED UTILITIES HAVE BEEN PRINTED IN COLOR FOR CLARITY ON THIS SHEET.

0 10 20 40 60

PRELIMINARY
NOT FOR CONSTRUCTION

BORDER SIZE:	24"x36"
DESIGNED	MB
DRAWN	MB
CHECKED	KS
CHECKED	MB
APPROVED	NC

NO.	DATE	DESCRIPTION
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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
SANITARY SEWER PLAN & PROFILE

DATE: 04.04.2025
PROJECT: 250021
SHEET: C4.0

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I:\250021_SUN GA TERMINAL/PILOTS\C4.0 SANITARY SEWER PLAN & PROFILE.DWG, 4/3/2025

GENERAL NOTES

1. INSTALL SHERWIN WILLIAMS DURA-PLATE 6100 EPOXY OR EQUAL ON INTERIOR OF WET WELL.
2. CONDUITS FROM CONTROL PANEL INSTALLED PER ELECTRICAL CODE REQUIREMENTS SEE ELECTRICAL DRAWINGS.
3. LEVEL CONTROLS FOR PUMP ON, OFF, LAG AND ALARM LEVELS SHALL BE CONTROLLED BY ENGINEER APPROVED PRESSURE LEVEL TRANSDUCER. THE SENSOR SHALL BE HUNG IN THE WET WELL SUCH THAT THE UNIT OR ITS CORD SHALL NOT BE DRAWN INTO THE PUMPS AND SO IT CAN BE EASILY RETRIEVED VIA THE ACCESS HATCH.
4. INTERIOR OF WET WELL IS CLASSIFIED AS CLASS 1 DIVISION 1 LOCATION PER THE NEC.
5. A 3' ENVELOPE OUTSIDE OF THE WET WELL IS CLASSIFIED AS AS CLASS 1 DIVISION 2 LOCATION.

PUMP SPECIFICATIONS

1. PUMP SHALL BE SULZER, GRINDER STYLE PUMP OR APPROVED EQUAL WITH THE FOLLOWING CHARACTERISTICS:
   1.1. xx FEET TOTAL DYNAMIC HEAD @ 45 GPM
2. CONTRACTOR SHALL SUBMIT PROPOSED PUMP & SPECIFICATIONS TO ENGINEER PRIOR TO PURCHASE OR INSTALLATION.
3. CONTRACTOR SHALL PROVIDE CIRCUIT BREAKER FOR SHORT CIRCUIT PROTECTION OR EXTERNAL MOTOR OVERLOAD PROTECTION DEVICE PER NEC STANDARDS.

VALVE SPECIFICATION

1. PLUG VALVES
   - 2" FLANGED ECCENTRIC PLUG VALVE WITH CAST IRON BODY AND WORKING PRESSURE OF 175 PSI. BODY SHALL BE COATED WITH A FUSION BONDED EPOXY. PACKING SHALL BE BUNA-N.
   - LEVER ACTUATOR WITH DIAL INDICATOR AND OPEN MEMORY STOP.
   - DESIGNED AND TESTED IN ACCORDANCE WITH ANSI/AWWA C517.
2. SWING CHECK VALVES
   - THE SWING CHECK VALVE SHOULD BE OF THE FULL WATERWAY BODY TYPE WITH DOMED ACCESS COVER AND VENT PORT. CLASS 125/150 FLANGES OR NPT THREADED. MINIMUM WORKING PRESSURE OF 175 PSI.
   - BODY SHALL BE DUCTILE OR CAST IRON WITH FUSION BONDED EPOXY COATING. BODY SEAT SHALL BE TYPE 304 STAINLESS STEEL WITH BUNA-N SEAT MATERIAL. DISC SHALL BE EPOXY COATED DUCTILE IRON.
   - DESIGNED AND TESTED IN ACCORDANCE WITH ANSI/AWWA C508.
3. COMBINATION AIR/VAC VALVE
   - DEZURIK APCO SINGLE BODY SEWAGE COMBINATION AIR VALVE. 1.2-INCH, THREADED INLET, DUCTILE IRON BODY. INSTALL WITH ISOLATION BALL VALVE AND STEM.

LIFT STATION SPECIFICATIONS:

1. FURNISH AND INSTALL TWO BASE MOUNTED WASTEWATER PUMPS COMPLETE WITH PUMP CONTROL PANEL AND LEVEL SUITABLE FOR OPERATIONS ON 480 VOLT, 3 PHASE, 60 Hz, 3-WIRE SERVICE WITH POWER & CONTROL CABLE. CONTRACTOR SHALL FURNISH AND INSTALL PUMP CONTROL PANEL AND ALL POWER AND CONTROL CONDUIT AND WIRING.
2. PUMPS SHALL HAVE MECHANICAL SEAL. STAINLESS STEEL SHAFT, HEAVY DUTY CAST-IRON CASING, AND BE CAPABLE OF HANDLING SOLIDS AND OTHER MATTER FOUND IN WASTEWATER.
3. CONTROL PANEL SHALL BE A NEMA 4X RATED ENCLOSURE WITH A DOOR-IN-DOOR DESIGN. ALL INDICATING LIGHTS AND SWITCHES SHALL BE MOUNTED ON INNER DOOR TO PREVENT TAMPERING. PROVIDE THERMAL MAGNETIC CIRCUIT BREAKER TYPE COMBINATION MOTOR STARTERS, PROVIDE INDIVIDUAL PUMP RUNNING INDICTOR LIGHTS AND HAND-OFF-AUTOMATIC SWITCHES FOR EACH PUMP. PROVIDE INTRINSICALLY SAFE INTERFACE CONTROLS (BARRIERS) IN PANEL FOR LEVEL SWITCHES. ALL EXTERNAL WIRING CONNECTIONS SHALL BE MADE TO 600 VOLT RATED TERMINAL STRIPS. TERMINAL STRIPS SHALL BE PROMINENTLY MARKED CORRESPONDING TO ELECTRICAL SCHEMATIC DESIGNATIONS. PROVIDE FLIGHT "MINI-CAS" PROTECTIVE RELAY (OR EQUAL) FOR THERMAL OVERLOAD AND PUMP SEAL LEAK PROTECTION WIRE "MINI-CAS" ALARMS TO INDICATOR LIGHTS ON INNER PANEL AND LABEL APPROPRIATELY.
4. PROVIDE AND INSTALL INTRINSICALLY SAFE HERMETICALLY SEALED MERCURY TYPE FLOAT SWITCHES THAT CONTROL THE PUMPS IN THE FOLLOWING MANNER AT THE FOLLOWING LEVELS WHEN IN THE AUTO MODE (FLOAT SWITCH MOUNTING HEIGHTS ARE INDICATED ON THE DRAWINGS):

   PUMP OFF: POSITIVELY SHUT OFF PUMP.

   PUMP LOW ON: START DUTY PUMP

   PUMP HIGH ON: STOP DUTY PUMP

   ALARMS: ACTIVATE AN ALARM RELAY FOR OWNER'S USE AS WELL AS AN EXTERNAL ALARM LIGHT MOUNTED ON CONTROL PANEL.
   HIGH ALARM: START STANDBY PUMP, SOUND ALARM
   LOW ALARM: TURN OFF PUMP, SOUND ALARM

5. ALL ABOVE GRADE CONDUIT AND FITTINGS SHALL BE RIGID GALVANIZED STEEL. ALL BELOW GRADE CONDUIT AND FITTINGS SHALL BE PVC COATED STEEL. INTERIOR OF LIFT STATION SHALL BE CONSIDERED A CLASS 1, DIVISION 1 HAZARDOUS AREA AS DEFINED BY THE NEC. INSTALL CONDUIT SEALS ON ALL CONDUITS ENTERING HAZARDOUS AREAS.
6. FLOAT SWITCH CABLE SHALL BE 2/16, TYPE SJTO, OIL RESISTANT PVC. PROVIDE CABLE WEIGHTS MOUNTED 6"-8" ABOVE FLOATS.
7. CONTRACTOR SHALL RETAIN THE SERVICES OF AN AUTHORIZED MANUFACTURER'S REPRESENTATIVE TO INSPECT AND TEST EQUIPMENT INSTALLED IN ORDER TO COMMISSION THE SYSTEM AND VALIDATE ANY MANUFACTURER'S WARRANTIES. CONTRACTOR SHALL REPAIR ANY ITEMS FOUND BY MANUFACTURER'S REPRESENTATIVE TO BE NOT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION REQUIREMENTS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL SUBMIT PERFORMANCE CURVES, PUMP OUTLINE DRAWINGS, AND STATION DRAWINGS FOR ACCESSORIES. CONTRACTOR SHALL ALSO SUBMIT PUMP CONTROL PANEL LAYOUT DRAWINGS, BILL OF MATERIAL INCLUDING ALL ITEMS PROPOSED FOR USE, ELECTRICAL CONTROL SCHEMATICS, AND FLOAT SWITCH MOUNTING METHOD. SUBMIT AS SPECIFIED IN DIVISION ONE OF THE CONTRACT SPECIFICATIONS.
9. LIFT STATION SHALL BE EQUIPPED WITH LIGHTNING ARRESTORS, SURGE CAPACITORS, OR OTHER SIMILAR PROTECTION DEVICES, AND PHASE PROTECTION.
10. FLEXIBLE RUBBER ENTRY BOOT SHALL BE KOR-N-SEAL BOOT OR APPROVED EQUAL.

HDPE PIPE SEPCIFICATION

1. HDPE SDR 11 PIPE (INFLUENT), HIGH DENSITY, EXTRA HIGH MOLECULAR WEIGHT POLYETHELLENE PER ASTM D3350, AND MANUFACTURED IN ACCORDANCE TO ASTM F714 AND/OR ASTM D3350.
2. HDPE SDR 17 PIPE (EFFLUENT FORCE MAIN), HIGH DENSITY, EXTRA HIGH MOLECULAR WEIGHT POLYETHELLENE PER ASTM D3350, AND MANUFACTURED IN ACCORDANCE TO ASTM F714 AND/OR ASTM D3350.
3. FITTING: INSIDE BUILDINGS TO BE MOLDED FITTINGS WITH THE SAME PRESSURE RATING AS THE PIPE.
   - WHEN INSTALLING PIPE WITH A FLANGE TO A BUTTERFLY VALVE, THE CONTRACTOR SHALL VERIFY CLEARANCE BETWEEN THE INSIDE OF THE PIPE AND THE VALVE DISC. WHEN NECESSARY, CONTRACTOR MUST GRIND THE INSIDE RADIUS OF THE PIPE TO ENSURE PROPER VALVE OPERATIONS.
3. FITTING: EXTERIOR TO BE MOLDED OR FABRICATED FITTINGS WITH THE SAME PRESSURE RATING AS THE PIPE.
   - INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. JOINTS: FUSION JOINTS AS OUTLINED IN ASTM D2657 AND CONFORM TO THE GENERIC BUTT FUSION JOINING PROCEDURE FOR FIELD JOINING POLYETHYLENE PIPE, TECHNICAL REPORT TR-33/2005, PUBLISHED BY THE PLASTIC PIPE INSTITUTE (PPI).
5. FLANGES: A FLANGE CONNECTOR ADAPTER WITH A STAINLESS STEEL BACKING RING. FLANGE DRILLING TO CONFORM WITH ANSI B16.1, CLASS 150 (FOR SUBMERGED APPLICATIONS). ASTM A744 GALVANIZED STEEL FOR ABOVE GRADE APPLICATIONS.
   - GASKET: 1/8" THICK NEOPRENE RUBBER, 55-65 DUROMETER HARDNESS, WITH DIMENSIONS PER ANSI B16.21.
6. BOLTING: STANDARD HEXAGON HEAD FULL OR PARTIAL THREADED BOLTS, AS ASSEMBLY REQUIRES, CARBON STEEL ANSI B18.2, ASTM A307, GRADE B WITH ONE HEAVY SEMI-FINISHED HEXAGON NUT AND ONE LOCK WASHER PER BOLT, CADMIUM OR ZINK PLATED. SUBMERGED SERVICE REQUIRE 304 SST.
   WRAP FLANGES AND BOLTING BELOW GRADE 3X WITH POLYETHYLENE PLASTIC (I.E. VISQUEEN). POLYETHYLENE PLASTIC TO BE 10 MILS.

STAINLESS STEEL PIPE SPECIFICATION

1. 2" STAINLESS STEEL 304L SCHEDULE 40 SHALL BE NPS THREADED END, STAINLESS STEEL, ASTM A-269.
2. FITTINGS: TYPE 304 NPS THREADED ASTM B16.5 CLASS 150

TESTING

1. CONTRACTOR TO PRESSURE TEST ALL NEWLY INSTALLED FORCE MAIN PIPING PER ISPWC SECTION 505. CONTRACTOR SHALL BEAR ALL COSTS OF PRESSURE TESTING. NOTIFY ENGINEER THREE BUSINESS PRIOR TO PRESSURE TESTING.

INSTRUMENTATION

1. LEVEL SENSOR: SUBMERSIBLE LEVEL TRANSMITTER SIEMENS MODEL A1000I OR EQUAL.
2. LEVEL FLOATS: LIQUID LEVEL FLOAT SWITCH WITH NO AND NC CONTACTS, CONERY 2900 SERIES OR EQUAL. INCLUDE SPDT CONTACTS

ELECTRICAL

1. CONTRACTOR SHALL PROVIDE ELECTRICAL DESIGN PACKAGE PREPARED BY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO. DESIGN PACKAGE SHALL BE SUBMITTED TO OWNER NO LESS THAN TWO WEEKS PRIOR TO CONSTRUCTION FOR REVIEW APPROVAL.
2. ELECTRICAL EQUIPMENT SHALL MEET NEC CLASS 1, GROUP D, DIV. 1 FOR EQUIPMENT INSIDE THE WET WELL.
3. ELECTRICAL DESIGN PACKAGE SHALL PROVIDE AT A MINIMUM THE FOLLOWING FEATURE:
   3.1. OUTDOOR RATED ENCLOSURE WITH 3 POSITION, LOCKABLE DISCONNECT (UTILITY POWER, OFF OR GFI RECEPTACLE FOR PORTABLE GENERATOR)
   3.2. LOCAL HAND-OFF-AUTO SWITCHES ON A DEAD FRONT PANEL.
   3.3. PANEL NEMA 4X RATED.
   3.4. PORTABLE GENERATOR CONNECTION FOR EMERGENCY POWER.
   3.5. VISUAL/AUDIBLE ALARM. AUDIBLE ALARM SHALL PERMANENT SILENCING FEATURE
   3.6. ELAPSED RUN TIME METER
4. PUMP SHALL OPERATE IN AN ALTERNATING SEQUENCE. THE CONTROLS SHALL BE SET TO OPERATE THE LEAD PUMP AT THE ELEVATION INDICATED.
5. ELECTRICAL AND CONTROL CONTRACT WITH OWNER SHALL INCLUDE INITIAL START-UP, LEVEL CONTROL ADJUSTMENT, AND AT MINIMUM 1 HOUR TRAINING.
6. CONTROL EQUIPMENT SHALL BE FURNISHED WITH A COMPLETE OPERATIONS AND MAINTENANCE MANUAL TO BE GIVEN TO THE OWNER.

CONTROL PANEL REQUIREMENTS

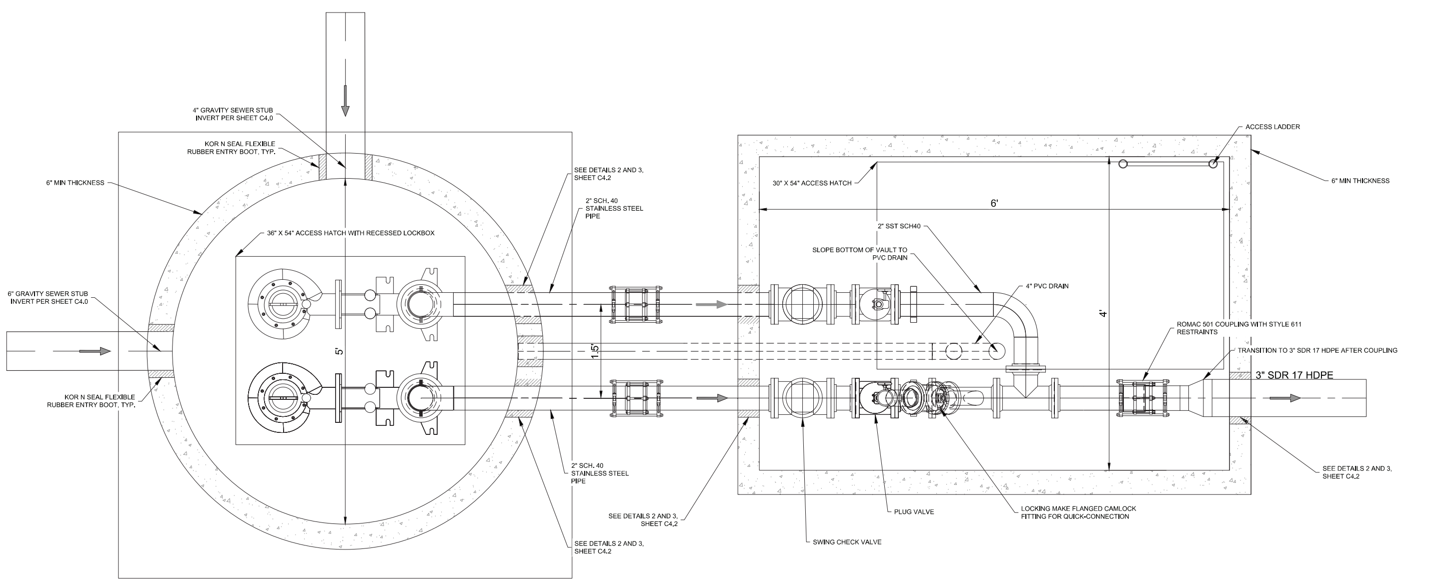
1. THE LIFT STATION CONTROL PANEL SHALL BE A NEMA 4X STAINLESS STEEL DISCONNECT ENCLOSURE WITH DOUBLE DOORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED PANEL DESIGN WHICH SHALL BE SUBMITTED FOR REVIEW. THE DETAILED PANEL CONSTRUCTION SUBMITTAL TO INCLUDE PANEL LAYOUT, SCHEMATICS, CUT SHEETS AND COMPLETE BILL OF MATERIALS. CONTRACTOR TO PROVIDE FINAL O&M MANUAL, INCLUDING ANNOTATED PLC PROGRAM AT THE CONCLUSION OF THE PROJECT. CONTROL PANEL FEATURES SHALL INCLUDE:
   1.1. CONTROL PANEL ASSEMBLY SHALL BE UL LISTED
   1.2. THE EXTERIOR DOORS SHALL BE PAD-LOCKABLE.
   1.3. INTERNALLY, THE DISCONNECT SIDE OF THE ENCLOSURE SHALL CONTAIN THE 480V EQUIPMENT AND THE OTHER SIDE SHALL CONTAIN THE 120V AND LOWER VOLTAGE EQUIPMENT ALONG WITH A DEAD-FRONT PANEL.
   1.4. OVERCURRENT PROTECTION AS INDICATED ON THE ONE LINE DIAGRAM. INCLUDE CLIMATE CONTROL SYSTEM (A/C AND PANEL HEATER) TO PREVENT CONDENSATION AND KEEP THE INTERIOR OF THE PANEL BETWEEN 45-85°F (REFERENCE CONTRACT DOCUMENTATION FOR AMBIENT CONDITIONS). EXTERNALLY MOUNTED A/C IS ACCEPTABLE. INCLUDE CALCULATIONS IN SUBMITTAL.
   1.5. CONTROL POWER TRANSFORMER FOR 120V LOADS. TRANSFORMER SHALL BE SINGLE PHASE AND HAVE A RATING OF 2KVA MINIMUM. IT IS ACCEPTABLE TO MOUNT TRANSFORMER OUTSIDE OF THE CONTROL PANEL. ALL THE 120V LOADS SHALL BE PROTECTED BY CIRCUIT BREAKERS.
   1.6. INTERIOR DEAD-FRONT PANEL SHALL INCLUDE OPERATOR INTERFACE TERMINAL (OIT) AND HAND-OFF-AUTO SWITCHES (ONE PER PUMP).
   1.7. THE OIT SHALL DISPLAY THE WET WELL LEVEL, PUMP STATUS, AND STATION ALARMS (BOTH ACTIVE AND HISTORICAL). THE OIT SHALL PROVIDE THE MEANS TO CHANGE LEVEL SETPOINTS, ALARM SETPOINTS AND CONFIGURE PUMP ALTERNATIONS. THE OIT SHALL ALSO PROVIDE HISTORICAL TRENDING THAT SHOWS THE LIFT STATION LEVEL AND PUMP RUN STATUS AT A MINIMUM.
   1.8. PROGRAMMABLE LOGIC CONTROLLER (PLC) SHALL BE ALLEN BRADLEY TO CONFORM WITH CITY STANDARDS. THE PLC SHALL INCLUDE SUFFICIENT 1/0 TO OPERATE THE STATION ACCORDING TO THE SEQUENCE OF OPERATIONS.

CONFINED SPACE ENTRY

1. EQUIPMENT FOR CONFINED SPACE ENTRY WILL BE REQUIRED FOR ENTRANCE INTO WET WELL AND MANHOLE.

CONSTRUCTION SEQUENCING

1. CONSTRUCT NEW WET WELL, VALVE VAULT, AND PERFORMANCE MAIN FOR OPERATION. TEST ALL COMPONENTS PRIOR TO SERVICE. ONCE SYSTEM IS TESTED AND APPROVED FOR OPERATION THEN TIE-IN EXISTING SEWER SERVICES.



PRELININARY
NOT FOR CONSTRUCTION

BORDER SIZE	24"x36"
DESIGNED	JC
DRAWN	GG
CHECKED	MS
APPROVED	NC

REVISIONS

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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
LIFT STATION PLAN VIEW

DATE:	04.04.2025
PROJECT:	250021
SHEET:	C4.1

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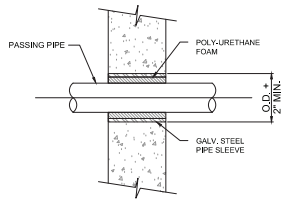
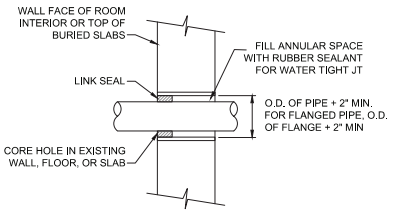
I:\25002103_CAD\SHEETS\C7.2 LIFT STATION PROFILE VIEW.DWG, 4/3/2025

	FUNCTION	ELEV	VOL IN (GAL)	VOL REM. (GAL)	% FULL	DIST FROM BTM (FT)
1	TOP/OVERFLOW LEVEL	5280.00	1,643	46	97.3%	11.19
2	HIGH-HIGH LEVEL ALARM	5278.00	1,350	339	79.9%	9.19
3	HIGH-LEVEL ALARM	5275.89	1,040	649	61.6%	7.08
4	BACKUP PUMP ON	5275.39	967	722	57.2%	6.58
5	INFLUENT PIPE INVERT	5271.89	452	1,237	26.8%	3.08
6	PRIMARY PUMP ON	5271.35	373	1,316	22.1%	2.54
7	PUMP OFF	5270.89	305	1,384	18.1%	2.08
8	LOW-LEVEL ALARM	5270.64	269	1,420	15.9%	1.83
9	LOW-LOW LEVEL ALARM	5269.31	73	1,616	4.3%	0.50
10	BOTTOM OF WETWELL	5268.81	0	1,689	0.0%	0

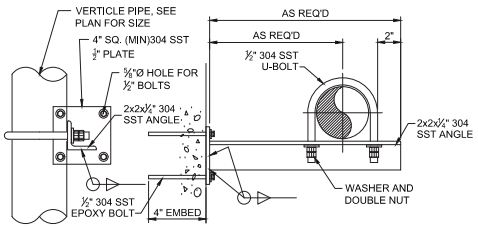
PLANT INFLUENT LIFT STATION DETAILS		
TOP ELEV	5280.31	ft
GROUND SURFACE ELEV	5280.00	ft
BOTTOM ELEV	5268.8100	ft
DIAMETER	5.00	ft
VOL PER FT DEPTH	146.9	gal/ft
FULL DEPTH	11.50	ft
FULL VOLUME	1,689	gal
CYCLE DEPTH	0.46	ft
CYCLE VOLUME	68	gal
OP./STORAGE VOLUME	373	gal



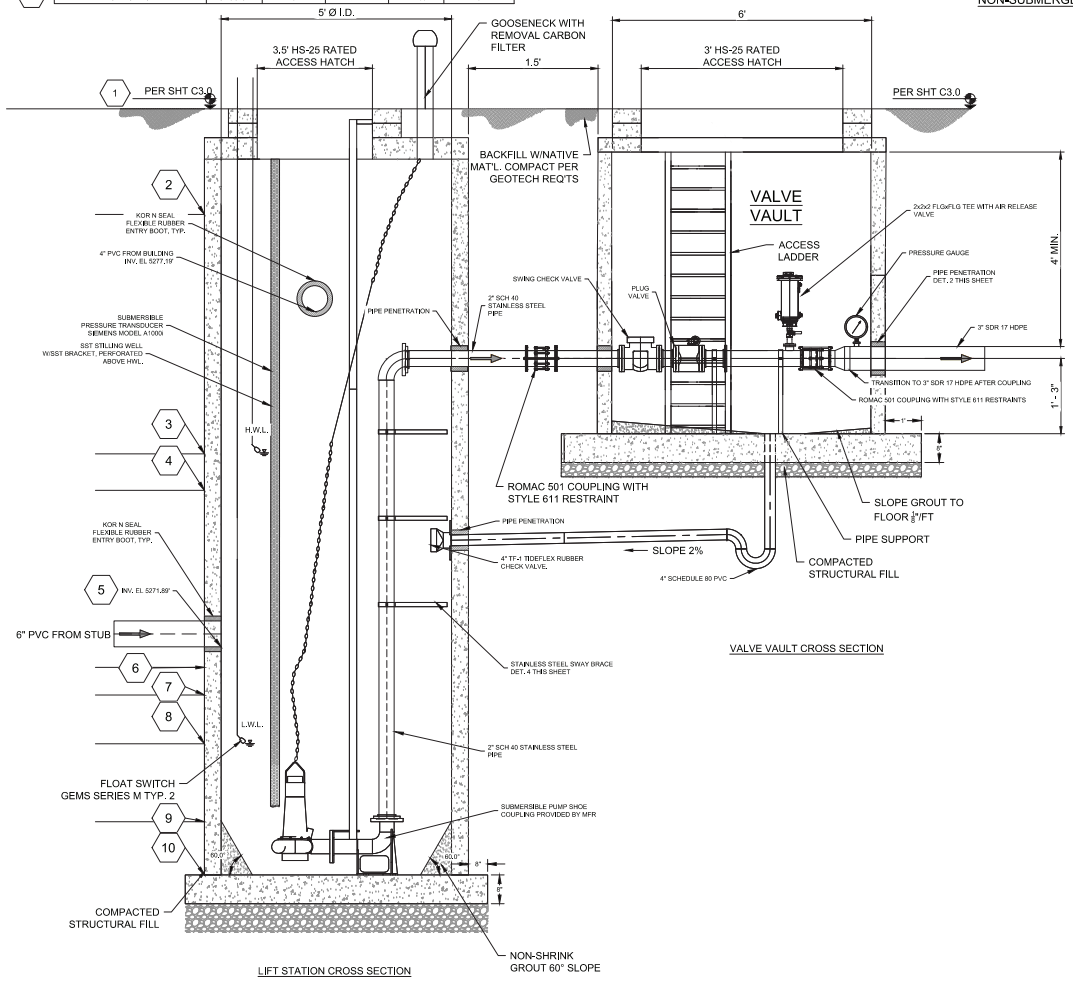
NON-SUBMERGED WALL PENETRATION DETAIL (3/C5.1)
SCALE: NTS



CORE HOLE PIPE PENETRATION DETAIL (3/C5.1)
SCALE: NTS



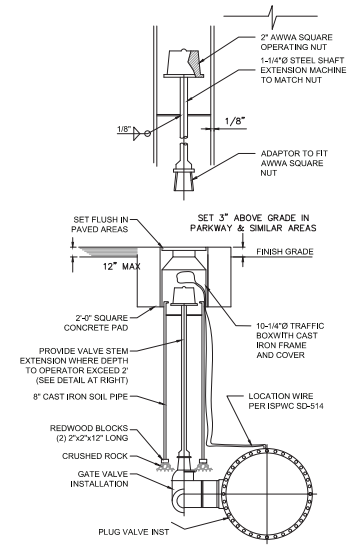
TYP. PIPE SUPPORT/GUIDE/SWAY BRACE DETAIL (4/C5.1)
SCALE: NTS



VALVE VAULT CROSS SECTION

LIFT STATION CROSS SECTION

LIFT STATION SECTION DETAIL (1/C5.1)
SCALE: NTS



NOTES:
1. PROVIDE PROTECTIVE COATING TO EXTERIOR SURFACE OF VALVE BODY IN ACCORDANCE WITH SPECS.

BURIED VALVE INSTALLATION DETAIL (5/C5.1)
SCALE: NTS

PRELIMINARY NOT FOR CONSTRUCTION

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REVISIONS

BORDER SIZE:	24"x36"
DESIGNED:	JC
DRAWN:	GG
CHECKED:	MB
APPROVED:	JC

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DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
LIFT STATION PROFILE VIEW

DATE: 04.04.2025
PROJECT: 250021
SHEET: C4.2

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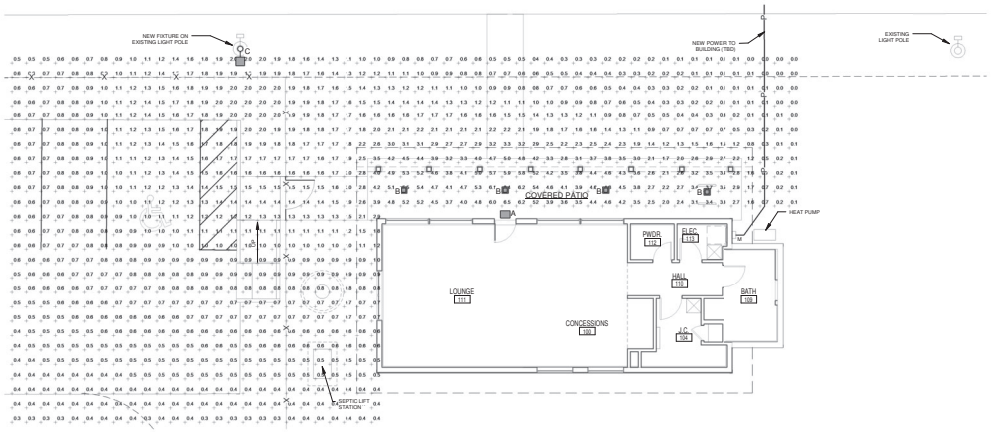
MASTER LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUF.	CATALOG #	VOLTS	MOUNTING	LAMPS	WATTS	REMARKS
A	LED WALL PACK, 27K, 80CRI, 10W, 1200 LUMENS,	LITHONIA	WDGE2 LED P1 27K 80CRI TBM	120	WALL ABOVE DOOR @ 110'	LED (INCLUDED)	10 W	
B	6" SQUARE RECESSED CAN, 500 LUMENS, 2700K, 80CRI, WIDE BATWING DISTRIBUTION, OPEN REFLECTOR, CLEAR METALIZED TRIM, SEMI SPECULAR, 5.1W	GOTHAM	HO6SCD D 05LM 27K 80CRI WID P AR LSS	120	RECESSED	LED (INCLUDED)	5 W	
C	LED POLE MOUNTED AREA LUMINAIRE, 80CRI, 27K, 45W, FORWARD THROW MEDIUM DISTRIBUTION	LITHONIA	DSXO LED P2 27K 80CRI TFTM	120/277	17'-0" ON EXISTING POLE	LED (INCLUDED)	45 W	

CALCULATION SUMMARY

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.3 fc	6.5 fc	0.0 fc	N/A	N/A



ELECTRICAL PHOTOMETRICS PLAN

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

0' 4' 8' 16'

ISSUED	
2025.04.04	DESIGN REVIEW SUBMITTAL

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p.o box 5619 sun valley, id 83340 208.726.5698 www.rlbsv.com

GENERAL AVIATION PILOT'S LOUNGE

FRIEDMAN MEMORIAL AIRPORT (SUN)

CONSULTANTS

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DRAWING

ELECTRICAL PHOTOMETRIC PLAN

DWG #

E1.0

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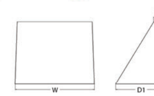
WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number: WDGE2 LED P1SW 27K 80CRI VW MVOLT PE PIR
Notes:
Type: A

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

(Approximate Lumens (4000K, 80CRI) for P0–P6)

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P1SW; P2[1] P2SW; P3[1] P3SW; P4[1]; P5[1] — Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K[2] 5000K	80CRI; 90CRI	VF Visual comfort forward throw; VW Visual comfort wide	MVOLT; 347[3]; 480[3]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]. Shipped separately: AWS 3/8inch Architectural wall spacer[5]; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[5]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[8]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[5]

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[9]
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights[9]

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories
Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

Default configuration with no sensors/controls. Power Packages: P1, P2, P3, P4, P5
Small Window (SW) configuration. Power Packages: P1SW, P2SW, P3SW
Configuration with sensors/controls. Power Packages: P1SW, P2SW, P3SW

NOTES
1. P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2. 50K not available in 90CRI.
3. 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
4. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
5. For PBBW and AWS with CCE option, require an RFA.
6. PE not available in 480V or with sensors/controls.
7. DS option not available with E4WH, E10WH, E20WC or sensors/controls.
8. DMG option not available with sensors/controls.
9. Available with MVOLT only and only rated to 25C ambient.

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K Lumens	LPW	B	U	G	30K Lumens	LPW	B	U	G	35K Lumens	LPW	B	U	G	40K Lumens	LPW	B	U	G	50K Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

(27K (2700K, 80 CRI); 30K (3000K, 80 CRI); 35K (3500K, 80 CRI); 40K (4000K, 80 CRI); 50K (5000K, 80 CRI))

Electrical Load

Performance Package	System Watts	120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

(Current (A))

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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TYPE 'A'

gotham | I V O™
Luminaire Type: B
Catalog Number: IVO6SQ D05LM 27K 80CRI WD MIN1 MVOLT ZT P AR LSS F

IVO™ 6" Square Downlight
New Construction

Parabolic

6.2" x 10.1" x 13.4"
New construction housing shown. Please see page 6 for full set of dimensional drawings.

TRIM STYLES AND COLORS

Flange Styles: Flanged, Flangeless
Reflector Colors: Clear Alzak, Gold, Pewter, Wheat, Black, White Anti-Microbial, Soft White, Bronze

QUICK SPECIFICATIONS

Feature Set
- Perfect Color™ consistency within 1/2-step MacAdam Ellipse
- Exceptional color rendering with 80 CRI, 90 CRI, or 95 CRI minimum
- Bounding Ray™ optical design delivers low brightness apertures for a comfortable lighting experience
- 45° visual cut-off angle to source
- Up to 90% lumen maintenance at 55,000 hours
- Wet Location optional, covered ceiling
- Easy installation and servicing with snap-in Driver
- Batwing distributions with feathered edges to provide even illumination fixture-to-fixture
- Clean beams with soft transitions from narrow spot up to wide flood distributions
- Field changeable optics available every 5°

Distribution / Beam Angles

Superior Perfomance*

Nominal Lumens	05LM	07LM	10LM	15LM	20LM	25LM	30LM	35LM	40LM	45LM	50LM	60LM	70LM	80LM
Delivered Lumens	491.9	739.1	991	1483.4	1969.9	2370	2935.3	3467.2	3807.3	4237.3	4964.4	5940.7	6943.7	7147.1
Wattage	5.1	7.3	9.8	15.0	20.5	25.6	28.3	34.4	38.5	42.8	45.1	55.8	67.2	74.9
Lumens per Watt	96	101	101	99	96	92	104	101	99	99	110	106	103	102

*Based on 3500K MD 80CRI P AR LSS

PRODUCT FAMILY

IVO 6" Square Product Family

Downlight, Lensed WW, Surface Cylinder, Pendant Cylinder, Wall Cylinder, Wall Adjustable Cylinder

WET LOCATION. RoHS COMPLIANT. nLIGHT

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gotham | I V O™ — IVO™ 6" Square Downlight New Construction

Luminaire Type:
Catalog Number:

ORDERING INFORMATION

EXAMPLE: IVO6SQ D 10LM 35K 80CRI MWD MVOLT MIN10 ZT NCH P AR LSS F

Series	Function	Lumen Packages	Kelvin Temperature	Color Rendering Index	Distribution
IVO6SQ Square Recessed	D Downlight	05LM[1] 500 Lumens; 07LM 750 Lumens; 10LM 1000 Lumens; 15LM 1500 Lumens; 20LM 2000 Lumens; 25LM 2500 Lumens; 30LM 3000 Lumens; 35LM 3500 Lumens; 40LM 4000 Lumens; 45LM 4500 Lumens; 50LM 5000 Lumens; 60LM 6000 Lumens; 70LM[14] 7000 Lumens; 80LM[15] 8000 Lumens	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	80CRI 80+ CRI; 90CRI[2] 90+ CRI; 95CRI[2] 95+ CRI	Narrow / Flood: 10D 10°; 15D 15°; 20D 20°; 25D 25°; 30D 30°; 35D 35°; 40D 40°; 45D 45°; 50D 50°; 55D 55°; 60D 60°. General Illumination / Batwing: MD Medium Batwing (0.8 s/mh, 60°); MWD Medium Wide Batwing (1.0 s/mh, 65°); WD Wide Batwing (1.2 s/mh, 75°)

Dimming Level	Voltage	Control Input	Emergency Pack
MIN1 Min 10% Dim Level; MIN10 Min 1% Dim Level; DARK Min 0.1% Dim Level, Dim-to-Dark	MVOLT Multi-Volt input, 120V-277V; 120 120V input; 347[3] 347V input	ZT[4] Generic 0-10V; EZT EldoLED 0-10V; ELV[5] Phase Dimming (Forward/Reverse) (120V only); DMX[6] DMX; DALI[6] DALI-2; NLIGHT Wired controls by nLight; NLTAIR2 Wireless controls by nLight Air; NLIGHTER Wired controls by nLight with UL924 listed emergency operation; NLTAIREM2 Wireless controls by nLight Air with UL924 listed emergency operation	(Blank) No Emergency Pack; E7W[8] IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch; E7WR[7,8] IOTA 7W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch; E10W[8] IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, integrated test switch; E10WR[8] IOTA 10W Emergency battery pack, Constant Power, Title 20 compliant, remote test switch; GTD[8,16] Generator Transfer Device

Housing Style	Options	Trim Style	Trim Color	Trim Finish	Flange Style
NCH Non-IC Housing (new construction only); ICAT IC/Airtight Housing (new construction only) 2000LM max.; CP Chicago Plenum CCEA Housing (new construction only) 7000 lm max.	SF Single Fuse (no 347V); WL Wet Location	P Open Reflector	AR Clear Metalized; BR Black (painted); GR Gold Metalized; PR Pewter Metalized; WTR Wheat Metalized; WMR[10] Soft White Matte (painted); WRAMF[10] White with Anti-Microbial (painted); BZR[10] Dark Bronze (painted); TRALTBD[11] Trim RAL # (TBD for pricing only); TCPC Trim Custom Paint Color	LD Matte Diffuse; LSS Semi Specular	F Self Flanged (color matches trim); FL Flangeless (Drywall); FBL[12] Flange Only Black; FWR[13] Flange Only White; FRALTBD[11] Flange Only RAL; FCPC Flange Only Custom Paint Color

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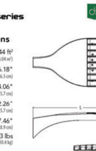
TYPE 'B'

D-Series Size 0
LED Area Luminaire

Catalog Number: DSX0 LED P2 27K 80CRI TFTM MVOLT SPA DDBXD
Notes:
Type: C

Specifications
EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

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Ordering Information
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1, P2, P3, P4, P5, P6, P7. Rotated optics: P10[1], P11[1], P12[1], P13[1]	(this section 70CRI only) 30K 3000K; 40K 4000K; 50K 5000K. (this section 80CRI only, extended lead times apply) 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	70CRI; 70CRI; 70CRI; 80CRI; 80CRI; 80CRI; 80CRI; 80CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[1]; T4M Type IV medium; T4LG Type IV low glare[1]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[1]; BLC4 Type IV backlight control[1]; LCCO Left corner cutoff[1]; RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5]; XVOLT (277V-480V)[7]; 120; 208; 240; 277; 347; 480	Shipped included: SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole); RPA Round pole mounting (#8 drilling, 3" min. RND pole); SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole); RPA5 Round pole mounting (#5 drilling, 3" min. RND pole); SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole); WBA Wall bracket; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options — Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.
PER	NEMA twist-lock receptacle only (controls ordered separate)
PERS	Five-pin receptacle only (controls ordered separate)
PER7	Seven-pin receptacle only (controls ordered separate)
FAO	Field adjustable output
BL30	Bi-level switched dimming, 30%
BL50	Bi-level switched dimming, 50%
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)

Other options — Shipped installed

HS	Houseside shield (black finish standard)
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction
HA	50°C ambient operation
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)
DF	Double fuse (208, 240, 480V)

Shipped separately:

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish (required)

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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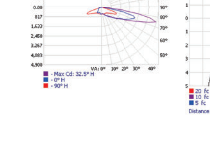
AcuityBrands. LITHONIA LIGHTING

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX0 LED P2 27K 80CRI TFTM

Test #:	ISF 221269AP9
Test Lab:	SCALED PHOTOMETRY
Catalog:	DSX0 LED P2 27K 80CRI TFTM
Description:	D-Series Size 0 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Forward Throw
Series:	D-Series Area Size 0
Lamp Output:	Total luminaire Lumens: 5359.7, absolute photometry *
Input Wattage:	45.14
Luminous Opening:	Rectangle (L: 9.48", W: 13.68")
Max Cd:	4,828.6 at Horizontal: 32.5°, Vertical: 75°
Roadway Class:	SHORT, TYPE IV

Polar Candela


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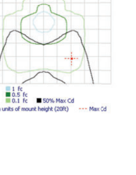

*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

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ISF 221269AP9 VISUAL PHOTOMETRIC TOOL — PAGE 1 OF 4

TYPE 'C'

EXTERIOR LIGHTING LEGEND

A — TYPE 'A'
ARCHITECTURAL WALL SCONCE
1,197 LUMENS, 10W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: WDGE2 LED
PACKAGE: P1SW
DISTRIBUTION: VW (VISUAL COMFORT WIDE)
HEIGHT: ±9'-2"; ALIGN W/ SIDING PANEL

B — TYPE 'B'
6" RECESSED SOFFIT DOWNLIGHT
500 LUMENS, 5.1W LED, 2700K 80CRI
MANUF: GOTHAM
MAKE: IVO 6" SQUARE DOWNLIGHT
BEAM ANGLE: 75°
DIMMING LEVEL: MIN. 10% DIM LEVEL
HOUSING: NON-IC NEW CONSTRUCTION
TRIM: OPEN REFLECTOR
FINISH: CLEAR METALIZED - SEMI SPECULAR
FLANGE STYLE: SELF FLANGED
HEIGHT: PER DRAWINGS

C — TYPE 'C'
LED AREA LUMINAIRE
5,359 LUMENS, 45W LED, 2700K 80 CRI
MANUF: LITHONIA LIGHTING
MAKE: D-SERIES SIZE 0
LED: P2 (20 LED COUNT)
DISTRIBUTION: TFTM (FORWARD THROW MED.)
MOUNTING: SPA (SQUARE POLE MOUNTING)
FINISH: DDBXD (DARK BRONZE)
MOUNTING HEIGHT: PER DRAWINGS

*SECURITY / EGRESS LIGHT "A" SHALL BE SENSOR ACTIVATED AND TO GO OFF WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED

ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

TOTAL LUMEN CALCULATION:

TYPE 'A': 1,197 LUMENS x 1 FIXTURES =	1,197 lm
TYPE 'B': 500 LUMENS x 4 FIXTURES =	2,000 lm
TYPE 'C': 5,359 LUMENS x 1 FIXTURES =	5,359 lm
TOTAL LUMENS:	8,556 lm

ISSUED	
2025.04.04	DESIGN REVIEW SUBMITTAL

LICENSED ARCHITECT AR-985642
4/4/2025
MICHAEL CHRISTOPHER SMITH
STATE OF IDAHO

RUSCITTO LATHAM BLANTON ARCHITECTURA P.A.
po box 5619 ketchum, id 83340 — 208.726.5608 — www.rlb-sv.com

GENERAL AVIATION PILOT'S LOUNGE
FRIEDMAN MEMORIAL AIRPORT (SUN)

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DRAWING
EXTERIOR LIGHTING FIXTURES

DWG #
E1.1

April 18, 2025

Mr. Michael Spiers
Ardurra
1144 South Silverstone Way, Suite 320
Boise, ID 83642

Re: SUN Pilot Lounge Landscaping

Dear Michael:

This letter will constitute written approval for the landscape changes as depicted on those plans provided Airport West Business Park Owners Association, Inc. on April 1, 2025 L1.0 Landscape. All board members have approved of the changes. As discussed, any costs associated with the landscape changes shall be paid by FMAA or its representatives. We ask that landscape changes be contracted with High Elevation Landscapes LLC to maintain continuity for maintenance.

Sincerely,

ENGEL & ASSOCIATES, LLC, Property Manager
For Airport West Business Park Owners' Association, Inc.-ARB

Derrick Georgiades

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LANDSCAPE NARRATIVE

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A DRIP IRRIGATION SYSTEM IS PROPOSED TO OPTIMIZE WATER USE AND SUPPORT THE LONG-TERM HEALTH OF THE LANDSCAPE.

LANDSCAPE NOTES

1. **GENERAL LANDSCAPE**
   A. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR OBTAINING PAVING, UTILITY AND GRADING INFORMATION.
   B. ALL DIMENSIONS IN THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
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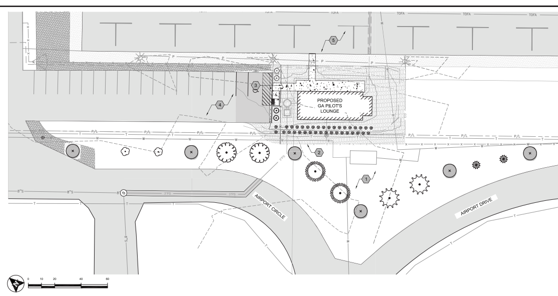
   D. ALL PLANT MATERIAL CONFORMS TO THE CITY OF HAILEY, IDAHO CODE SECTION 17.08.080.4 AND 17.09.020.09



EVERGREEN TREES

WICHITA BLUE JUNIPER
JUNIPERUS SCOPULORUM 'WICHITA BLUE'

CUPRESSINA NORWAY SPRUCE
PICEA ABIES 'CUPRESSINA'

VANDERWOLF'S PYRAMID LIMBER PINE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'

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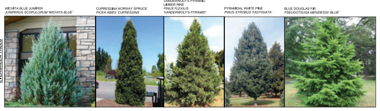

EXISTING TREES

SCOTCH PINE
PINUS SYLVESTRIS

DECIDUOUS SHRUBS

GRO-LOW FRAGRANT SUMAC
RHUS AROMATICA 'GRO-LOW'

ORNAMENTAL GRASSES

LITTLE BLUESTEM
SCHIZACHYRIUM SCOPARIUM

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	CONTAINER	MATURE SIZE	WATER ZONE	REMARKS
EVERGREEN TREES								
	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	2	6'-7' HT.	B&B	15'X6'	LOW	LISTED AS LOW-WATER USE PLANT IN 'HAILEY LANDSCAPING MANUAL'
	CUPRESSINA NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	2	6'-7' HT.	B&B	25'X6'	LOW	LISTED AS LOW-WATER USE PLANT IN 'HAILEY LANDSCAPING MANUAL'
	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	2	6'-7' HT.	B&B	30'X15'	LOW	LISTED AS LOW-WATER USE PLANT IN 'HAILEY LANDSCAPING MANUAL'
	PYRAMIDAL WHITE PINE	PINUS STROBUS 'FASTIGIATA'	2	6'-7' HT.	B&B	40'X15'	LOW	LISTED AS LOW-WATER USE PLANT IN 'HAILEY LANDSCAPING MANUAL'
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EXISTING TREES								
	SCOTCH PINE	PINUS SYLVESTRIS	6	–				EXISTING EVERGREEN TREE IN ACCEPTABLE CONDITION. TO BE PRESERVED
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MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PERMA-BARK ROCK MULCH, COLOR: BLACK AND TAN, 1" SIZE	3,657 SF

KEYNOTE SCHEDULE

CODE	DESCRIPTION
1	EXISTING LAWN TO REMAIN AND BE PROTECTED
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3	PROPOSED 4' ACCESS GATE. SEE CIVIL PLANS
4	EXISTING PARKING LOT
5	EXISTING TIE-DOWN AREA

LICENSED LANDSCAPE ARCHITECT, STATE OF IDAHO, LA-16694

BORDER SIZE	24"x36"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	M. PUDDY
APPROVED	M. PUDDY

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
1144 S. SILVERSTONE WAY, STE. 320
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

DESIGN REVIEW DRAWINGS FOR
SUN GA TERMINAL/PILOTS LOUNGE
LANDSCAPE PLAN

DATE: APRIL 1, 2025
PROJECT: 250021
SHEET: L1.0

LANDSCAPE NARRATIVE

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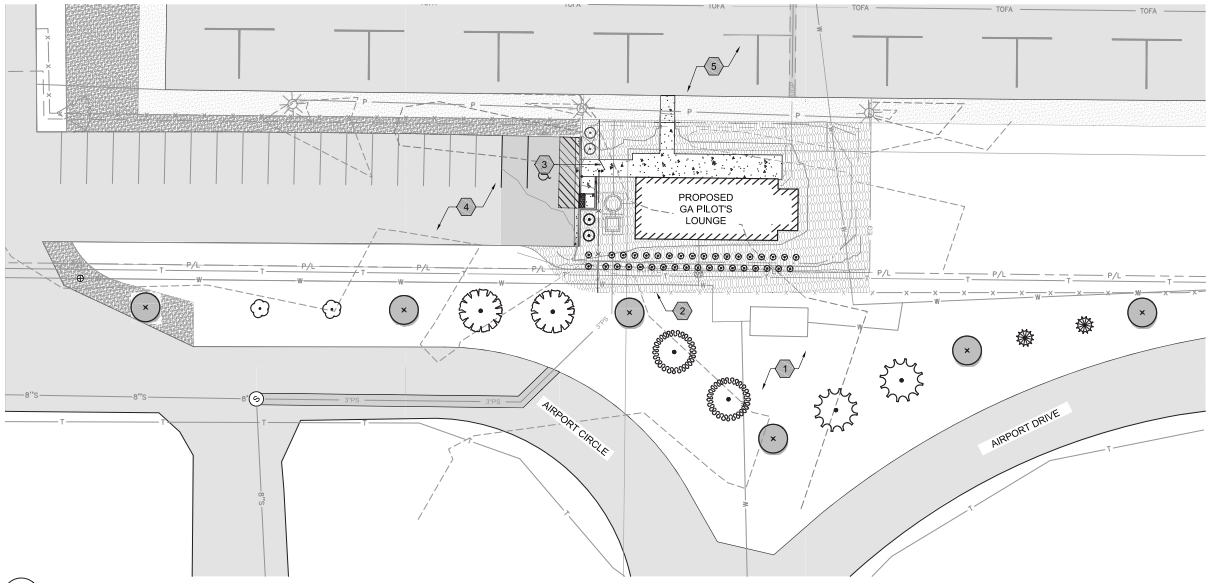

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STATE OF IDAHO LICENSED LANDSCAPE ARCHITECT LA-16694

BORDER SIZE	24"x36"
DESIGNED	S. ACEVEDO
DRAWN	S. ACEVEDO
CHECKED	M. PUDDY
APPROVED	M. PUDDY

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
1144 S. MAIN ST., STE. 100, BOISE, ID 83702
1144 S. MAIN ST., STE. 100, BOISE, ID 83702
MERIDIAN, IDAHO 83642
208-323-2285 | WWW.ARDURRA.COM

DESIGN REVIEW DRAWINGS FOR

SUN GA TERMINAL/PILOTS LOUNGE

LANDSCAPE PLAN

DATE: APRIL 1, 2025
PROJECT: 250021
SHEET: L1.0

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I:\250021_PILOTS\REFILES\LANDSCAPE\CAD\L1.0_LANDSCAPE.DWG, 4/3/2025

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 5, 2025, the Planning and Zoning Chair and Administrator considered and approved a Tiny Homes on Wheels (THOW) Application by The White Family Properties, LLC, for the installation of a new Tiny Home on Wheels (THOW), to be located at 3061 Shenandoah Drive (Lot 5, Block 26, Woodside Subdivision #6)) within the General Residential (GR) Zoning District.

The Chair and Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Notice: The Notice for the THOW Application was mailed to property owners within 300 feet on April 5, 2025. The Public Comment period was open from April 5, 2025, to April 15, 2025. During this time, public comment was received and filed as part of the record.

Application: The Owners, The White Family Properties, LLC, are proposing to place a new 264 square foot THOW onsite at 3061 Shenandoah Drive. The proposed THOW is an accessory use to the existing single-family residence, and the owner intends to live in the primary residence and rent the THOW as a long-term rental. Access for the proposed THOW will be located off the existing driveway, which is off Shenandoah Drive.

Design Elements and Exterior Materials: A made-for-the-mountains tiny house on wheels is ideal for both on and off-the-grid living. The home is designed in a clean rustic style and makes up for its small size with minimalistic yet highly functional use of space. Simple design, high ceilings, and several sized windows bring ample light into this warm space. The proposed exterior material is a combination of rough-cut mahogany and cedar board, and batten siding integrates seamlessly with rust finished Western States corrugated metal and rough-cut cedar trim for a warm, rustic look. A Galvanized metal exposed fastener roof is proposed, with a complete coverage of ice and water underlayment for the highest level of leak protection. Windows are black vinyl.

The side elevations feature windows to complement the primary profile of the THOW, while also maximizing natural lighting for the interior of the THOW. Overall, the design and materials are simple, muted, and standard to new residential construction.

Procedural History: The Tiny Home on Wheels Application was submitted on March 20, 2025, and certified complete on April 1, 2025. The public comment period was open from April 5, 2025, to April 15, 2025. During this time, public comment was received and is in the record.

Standards of Evaluation: Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

17.06.010.
No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval or exemption, pursuant to this chapter, as outlined in the matrix below:

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			X
Additions:			

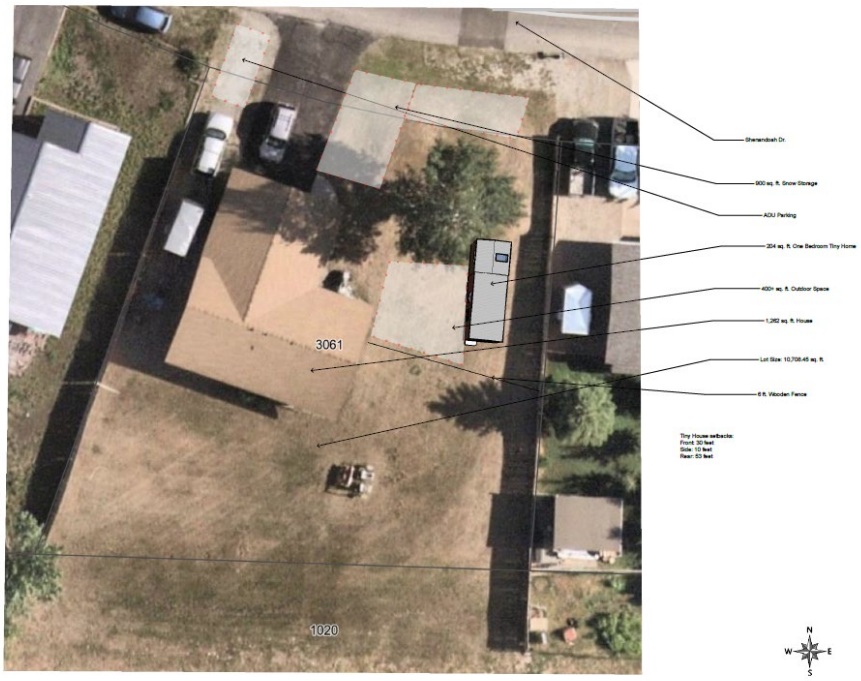
The proposed Application is for the placement of a Tiny Home on Wheels (THOW), to be located 3061 Shenandoah Drive (Lot 5, Block 26, Woodside Subdivision #6) within the General Residential (GR) Zoning District.

As such, this project is exempt from the Design Review approval requirements; however, shall comply with the requirements noted herein. Should the Administrator and the Chair determine that the proposal does not meet all the evaluation criteria outlined herein, the project shall be subject to the provisions of Title 17.06: Design Review, of the Hailey Municipal Code, prior to issuance of a Building Permit.

General Requirements for Accessory Dwelling Units and Tiny Homes on Wheels				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.08D.020**	**Applicability.** **A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building; and to all tiny homes on wheels established after March 13, 2023.**
☒	☐	☐	**17.04D.030**	**General Provisions.** **A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.**
			Staff Comments	*The proposed THOW is detached and located along the southern side of the existing single-family residence. The THOW will be positioned to meet all setbacks, the THOW is 264 square feet in size, and can be accessed via the existing driveway, located off Shenandoah Drive.*
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit or one (1) tiny home on wheels is permitted on a lot, as an accessory to a single-family dwelling unit.**
			Staff Comments	*Only one (1) THOW is proposed onsite and is accessory to the single-family residence.*
☒	☐	☐		**C. Accessory Dwelling Units and tiny homes on wheels are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed THOW will be positioned onsite and will be accessory to the existing single-family residence. Both are located within the General Residential (GR) Zoning District.*
☐	☐	☒		**D. Accessory Dwelling Units and tiny homes on wheels in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**

			Staff Comments	*N/A, as no portion of the THOW is located within the Special Flood Hazard area.*
☒	☐	☐		**E. Tiny homes on wheels are subject to the same standards as accessory dwelling units, including design review standards, except where specifically noted herein.**
			Staff Comments	*All standards noted herein are pertinent to ADUs or THOWs. Please reference the standards noted herein for compliance.* *Additionally, the THOW – like all residential dwelling types – is subject to Hailey Municipal Code Section 17.08C.040: Outdoor Lighting Standards, which sets forth certain provisions for outdoor lighting design, location, and impact to adjacent properties. Staff request that only low wattage exterior lighting are installed. Low illumination levels are also required. This has been made a Condition of Approval.*
☒	☐	☐		**F. If tiny homes on wheels (THOW) are removed from Hailey's Municipal Code as an allowable use, no THOW structure shall be considered legally non-conforming.**
			Staff Comments	*The Applicant has been notified of this standard.*
☒	☐	☐	**17.08D.040: Registration**	**Registration Required.** **A. All Accessory Dwelling Units created after February 10, 2021, and all tiny homes on wheels established after March 13, 2023 shall be issued a compliance certificate as a prerequisite for a certificate of occupancy.**
			Staff Comments	*Upon completion of construction for and placement of the proposed THOW, a Compliance Certificate will be issued.*
☒	☐	☐		**B. Tiny homes on wheels shall be registered or permitted annually with the Idaho Transportation Department Division of Motor Vehicles.**
			Staff Comments	*The Applicant has registered the Tiny Home with the Idaho Department of Motor Vehicles. A copy of the Vehicle Registration shall be submitted to the Community Development Department upon inspection. This has been made a Condition of Approval.*
☐	☐	☒	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**Occupancy Restrictions.** **A. Accessory Dwelling Units.** **1. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy.** **2. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*N/A, as these standards are pertinent to ADUs only.*
☒	☐	☐		**B. Tiny Homes on Wheels (THOW).** **1. THOWs are restricted for long-term use (thirty-one (31) days or longer)) only.**

<table>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>At this time, the Owner intends to utilize the THOW as a rental property. The Owner further intends to utilize the single-family home as their primary residence and rent out the THOW as a long-term rental. This standard shall continue to be met and has been made a Condition of Approval.</td></tr>
<tr><td>☐</td><td>☐</td><td>☒</td><td>17.08D.060: Subordinate Scale and Size</td><td>Subordinate Scale and Size.
A. Accessory Dwelling Units:
1. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.
2. Maximum Floor Area:
<table>
<tr><th>Lot Size (square feet)</th><th>Minimum Gross Floor Area (square feet)[1]</th><th>Maximum Gross Floor Area (square feet)[1,]</th></tr>
<tr><td>Up to 7,000</td><td>300</td><td>900</td></tr>
<tr><td>7,001 – 8,000</td><td>300</td><td>950</td></tr>
<tr><td>Lots 8,001 and greater</td><td>300</td><td>1,000</td></tr>
<tr><td colspan="3">Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</td></tr>
</table>
3. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>N/A, as these standards are pertinent to ADUs only.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td></td><td>B. Tiny Homes on Wheels (THOWs):
1. The footprint of tiny homes on wheels shall be limited between one hundred (100) to four hundred (400) square feet in size.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>The proposed THOW is 264 square feet in size, which complies with the required size range for THOWs.</td></tr>
<tr><td>☒</td><td>☐</td><td>☐</td><td>17.08D.070: Livability</td><td>A. Outdoor Access: All Accessory Dwelling Units and Tiny Homes on Wheels shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</td></tr>
<tr><td></td><td></td><td></td><td>Staff Comments</td><td>The Owner is proposing approximately 400 square feet of outdoor space for utilization by the tenant THOW (see area in image below for further details).</td></tr>
</table>

				
Chapter 17.08D.080: Tiny Homes on Wheels				
☒	☐	☐	**17.08D.080 A**	**A. Building Standards:** **1. All tiny homes on wheels shall meet the NOAH+ Standards, in addition to and except where they are superseded by the requirements for Hailey's climatic conditions, listed herein. Additional Requirements for Hailey's Climactic Conditions:** **2. Insulation:** **a. Minimum Insulation R-Values:** **b. Walls: R-19** **c. Floors: R-20** **d. Roof/ceiling: R-28** **3. Vapor retarders shall be in accordance with the International Residential Code (IRC).** **4. Windows and doors shall have a maximum 0.30 U-factor.** **5. Roof snow loads shall meet the site-specific requirements set forth in Chapter 15.08: Building Code, Section 15.08.020: Amendment of Codes.**
			Staff Comments	*The proposed THOW complies with the standards noted above. Specifically,* *1. The THOW complies with the NOAH+ standards, as exhibited by a Certificate of Compliance provided by the Owner/builder prior to issuance of a Certificate of Occupancy.* *2. Insulation:* *a) Minimum Insulation R-Values:* *b) Walls: R-21* *c) Floors: R-27.5* *d) Roof/ceiling: R-41* *3. A 3" complete spray foam envelope in the walls, giving it an incredibly energy efficient, airtight building envelope meets this requirement.*

				4. All windows shall have a U-factor less than .30 *5. Roof snow loads exceed the site-specific requirements for Hailey (100 lbs/sf); THOW rated at 125 lbs/sf.* *The above requirements have been met.*
☒	☐	☐	**17.08D.080 B**	**B. Inspections:** **1. Inspection of the THOW building requirements or standards- including the NOAH+ Standards[ii] and the requirements for Hailey's climatic conditions- shall be completed and approved by the National Organization of Alternative Housing (NOAH) or another inspection agency that is approved by the Administrator.** **2. A certificate of approval from the inspector shall be submitted to the Community Development Department for further review, approval, and issuance of the Compliance Certificate.**
			Staff Comments	*The Applicant shall provide a Certificate of Compliance for NOAH+ Standards, applicable to the purchased THOW. City Staff shall complete a final inspection to verify skirting/anchoring requirements that have been met before issuance of the Certificate of Compliance and after the THOW has been delivered to the site. This has been made a Condition of Approval.*
☒	☐	☐	**17.08D.080 C.1.**	**1. Establishing the THOW:** **a. Location/Placement:** **i. The THOW shall meet the setbacks for the Zoning Districts in which it is located.** **ii. The THOW shall adhere to the minimum separation distances for buildings, as articulated in Table R302.1(1) of the International Residential Code[i].**
			Staff Comments	*The proposed THOW complies with the standards noted above. Specifically, the THOW is located within the Limited Residential (LR-1) Zoning District. The setbacks for the LR-1 District are as follows:* *e) **Required:** Front yard: 20'; Side yards (normal corner lot): 8'); Rear yard:10'; Between dwellings and accessory structures, with non-fire resistance-rated walls: minimum of 5'* *f) **Proposed:** Front yard: 41'), Side yard: 12', Rear yard: 41'and between the Home and the proposed THOW: Minimum of 5' for fire separation.*
☒	☐	☐	**17.08D.080 C.2.**	**2. Blocking and Anchoring:** **a. The tiny homes on wheels chassis shall be maintained level, supported by blocks at a minimum of eight (8) points, one (1) per corner and two (2) per wheel well, and anchored to the ground.** **b. Only a tongue jack shall be used on a full-time basis. No other jacks shall be used on a long-term (thirty-one (31) days or more) basis.**
			Staff Comments	*The proposed THOW complies with the standards noted above. Specifically,* *a. The THOW will be maintained level and will be supported by four points on each side, starting at each corner and at the edges of the wheel's wells, using 8X8X16" cinder blocks on 24X24X2" concrete pads. It will be anchored to the ground using hurricane straps connected to 36" deep ground augers four feet inward from each corner.* *b. No jack except the tongue jack will be used on a full- time basis. Metal skirting material will be a natural tone complementary color to match the brown wood and rusted corrugated metal siding.*

☐	☐	☒	**17.08D.080 C.3.**	**3. Exterior Attachments:** **a. Exterior attachments such as porches, decks, lean-tos, or sheds are permitted; however, they must be affixed in a manner that is freestanding or removable and allows for towing where appropriate.** **b. Porches and decks shall be lower than eighteen inches (18") unless located in any flood hazard plain.** **c. Detached or attached accessory structures (e.g., sheds) shall comply with the regulations outlined in Chapter 17.07 of Hailey's Municipal Code.**
			Staff Comments	*N/A- as no exterior attachments are proposed.*
☒	☐	☐	**17.08D.080 C.4.**	**4. Skirting:** **a. Skirting is required and shall be installed to enclose all open space between the THOW and the ground.** **b. The skirting shall screen the wheels and aesthetically complement, or continue the THOW siding, as approved through Administrative Design Review.**
			Staff Comments	*The Applicant has ensured that skirting will be installed to enclose all open space between the THOW and the ground. This skirting will also screen the wheels and be a continuation of the same siding material and design that covers the rest of the THOW.*
☒	☐	☐	**17.08D.080 C.5.**	**5. Municipal Service and Utility Connections:** **a. All municipal and utility connections are subject to City standards, inspections, and policies.** **b. Water And Wastewater:** **i. Tiny homes on wheels shall connect to municipal water and wastewater systems through the connection serving the primary residence, or via an additional, separate connection to the water or wastewater main lines.** **c. Water connections serving THOW shall remain separate from all secondary connections (e.g., irrigation lines).** **d. Insulating THOW water and wastewater connections, to prevent freezing, is the sole responsibility of the THOW owner. (Ord. 1320, 2023)**
			Staff Comments	*The new THOW will connect to municipal services, which will be made off the existing single-family residence and will be inspected by the City Water and Wastewater Departments for compliance. Specifically, water service will be from a ¾" line, which will come from the existing residence to the new THOW. As far as sewer connections go, a new service from the existing sewer line will be made to service the THOW, A new main connection is prohibited. Water and Wastewater standards shall be met, and verification of compliance shall be submitted to the City prior to issuance of a Certificate of Occupancy.* *As far as utilities are concerned, the electrical service will be provided by the primary dwelling's electrical panel. The THOW features 8 circuits wired to a 125-amp sub panel with 60-amp service. This sub panel is intended to be hardwired to a home's main panel. and all electrical work will be performed by a licensed electrician. Furthermore, an Electrical Permit shall be filed with the Idaho Division of Occupational and Professional Licensing (IDOPL). Electrical connections will be inspected by IDOPL and issued a Final Inspection once compliant and complete. Upon receipt of this Final Inspection, the Applicant shall submit the approved permit to the City for verification purposes. These have been made Conditions of Approval.*
Chapter 17.09: Parking and Loading				

☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*In the General Residential District, the minimum requirement for an Accessory ADU/THOW unit is one (1) space per unit. A site developed with a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of two (2) parking spaces for both dwellings. Parking for Accessory Dwelling Units must be provided on site.* *One parking space is proposed for the THOW within the existing driveway. The existing driveway is large enough and intended to be serviced by the proposed THOW and the existing single-family residence.*

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Planning and Zoning Chair and Administrator make the following Conclusions of Law:

1. Adequate notice, pursuant to the Hailey Municipal Code, Title 17, Chapter 17.06, Design Review, 17.06.020(B), was given.
2. The project is in general conformance with the Hailey Municipal Code, Title 17 and the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given the nature of this project, this constitutes a minor project, will not conflict with the Design Review Standards of this Chapter, and will not adversely impact any adjacent properties.
5. The proposed project is documented in the project file.

Conditions of Approval. The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
d) The lot contains a primary dwelling and a Tiny Home on Wheels. The THOW, pursuant Hailey's Municipal Code, shall be owner-occupied, or utilized for a long-term rental (31 days or longer) only.
e) If a porch, deck feature, or other exterior attachment is constructed in the future, Section 17.08D.080.C.3 shall be met.
f) The Applicant shall receive water and wastewater connection approval, of which approvals shall be documented in writing by the City prior to issuance of a Certificate of Occupancy.
g) The Applicant shall receive electrical and/or utility connection approval, of which approvals shall be documented in writing, by the Idaho Department of Occupational and Professional Licensing prior to issuance of a Certificate of Occupancy.

h) The Applicant shall install low wattage exterior lighting and keep the illumination levels low when in use.
i) The Applicant shall submit the Certificate of Compliance for NOAH+ Standards once the THOW is complete and the final inspection is passed.
j) The Applicant shall submit the required Vehicle Registration information prior to any city certification being issued.
k) The THOW shall comply with the Blocking and Anchoring requirements which will be inspected by Staff before any city certificate is issued.
l) A Wastewater Permit is required for the THOW and will need to be inspected prior to burial. This service shall be connected to the existing sewer service. No new main connection is permitted.

Signed this _____ day of _____, 2025.

_____
Janet Fugate, Chair

_____
Robyn Davis, Community Development Director

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