Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application submitted by Elevation Builders, Inc., to subdivide Lot 4, Block 6, Old Cutters Subdivision (550 Doc’s Hickory Drive) into two (2) sublots, Sublot 4A, comprising of 5,001 square feet and Sublot 4B, comprising of 5,000 square feet. This project is located within the General Residential (GR) Zoning District. ACTION ITEM.

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a City-Initiated Rezone Application, to rezone Lots S. ½ of 8, Lots 9-10, Block 69, Lots 4-7 and N. ½ 8, Block 69, Hailey Townsite, as well as Lots 1-3, Block 69, Hailey Townsite from Limited Business (LB) and Townsite Overlay (TO) Zoning Districts, to Limited Business (LB), Townsite Overlay (TO) Zoning Districts, and located within the Downtown Residential Overlay (DRO). ACTION ITEM.

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision City-Initiated Text Amendment to Title 18: Mobility Design, Chapter 18.14: Standard Drawings, Section 18.14.014: Miscellaneous, to add the River Street Concept Plan as a Standard Drawing within the Hailey Municipal Code. This addition would create a new item, item G. River Street Concept Plan. ACTION ITEM.

Public Hearing

PH 1 Consideration of a Design Review Application by Joel Tranter and Laura Nelson, represented by architect David Barovetto, for a new 3,374 square foot single-family residence with an internal 900 square foot accessory dwelling unit at 637 South River Street (Lot 2A, Block 1, Maple Subdivision). The project is located in the General Residential (GR), Townsite (TO) and Downtown Residential (DRO) Overlay Zoning Districts. ACTION ITEM.
PH 2  Consideration of a Design Review Application by River Lane, LLC, for construction of a fifty-one (51) residential unit, multifamily building, comprising of: forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units. This project is proposed to be located at 403, 417 and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 3  Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words, to add definitions related to solar energy development; Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend height requirements for solar systems and to allow for freestanding solar in all zoning districts except the Recreational Green Belt (RGB); as well as to add a new chapter, Chapter 17.08E, entitled Solar, to provide specific standards concerning the development of solar resources. **ACTION ITEM.**

**Staff Reports and Discussion**

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

SR 2  Discussion of the next Planning and Zoning Meeting: **November 7, 2022**

- ACI Amendment
- PUD Albertsons
- THOW
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 3, 2022, the Hailey Planning and Zoning Commission considered and approved a Preliminary Plat Application by Elevation Builders to subdivide the Duplex Lot at 550 Doc’s Hickory Drive (Lot 4, Block 6, Old Cutters Subdivision Duplex Lot) into two (2) Townhouse Sublots, each comprising of 0.115-acre. The project is located within the General Residential (GR) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on the same day, September 14, 2022.

Background: Throughout the development of the Old Cutters Subdivision, the City and Developers have sought to create diverse housing opportunities by platting lots for single-family residences, cottages, and townhouses/duplexes. As such, the project parcel in this application was platted as a Duplex Lot.

As it is stated in Section 16.01, the term Duplex is broadly defined as “a multiple-family dwelling containing two (2) dwelling units.” As such, a Townhouse Development of two (2) Townhouse Units may qualify as a Duplex. The definitions for Townhouse Units, Sublots, and Developments are more specific and applicable to the structures on the project parcel (see Section 17.02 of the Hailey Municipal Code).

Given the aforementioned terms and definitions, the Applicant adheres to the intended density for the Duplex Lot—two (2) dwelling units have been built on the project parcel.

Procedural History: The Application was submitted on and certified complete on the same day, August 26, 2022. A public hearing was held on October 3, 2022, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

<table>
<thead>
<tr>
<th>Standards of Evaluation for a Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliant</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>☒</td>
</tr>
<tr>
<td>☒</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>☒</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
### 16.04.020: Streets:

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>N/A – The public streets are existing. The Commission found that the Applicant met this standard.</td>
</tr>
<tr>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**A.** Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.

**Staff Comments**

N/A – The public streets are existing. The Commission found that the Applicant met this standard.

**B.** Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.

**Staff Comments**

N/A

**C.** Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.

**Staff Comments**

N/A

**D.** Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.

**Staff Comments**

N/A

**E.** Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ ☐ ☒ F.</td>
<td>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</td>
</tr>
<tr>
<td>☐ ☐ ☒ G.</td>
<td>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</td>
</tr>
<tr>
<td>☐ ☐ ☒ H.</td>
<td>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</td>
</tr>
<tr>
<td>☐ ☐ ☒ I.</td>
<td>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm water Discharge from Construction Activity” for all construction activity affecting more than one acre.</td>
</tr>
<tr>
<td>☐ ☐ ☒ J.</td>
<td>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</td>
</tr>
<tr>
<td>☐ ☐ ☒ K.</td>
<td>Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.</td>
</tr>
<tr>
<td>☐ ☐ ☒ L. 1.</td>
<td>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.</td>
</tr>
<tr>
<td>☐ ☐ ☒ L. 2.</td>
<td>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
| ☐ | ☐ | M. 2. | Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: 
   a) Accessing one residential unit: twelve feet (12')
   b) Accessing two residential units: sixteen feet (16')
No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions. |
| ☒ | ☐ | N/A – Driveways are in place and have been constructed with an all-weather surface. The minimum roadway widths above have been met. |
The Commission found that the Applicant met this standard.

M. 3. Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A</th>
</tr>
</thead>
</table>

M. 4. Driveways accessing more than one residential dwelling unit shall be maintained by an owner’s association, or in accordance with a plat note.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>It appears that the driveways will be maintained by the property owners; however, the Applicant Team can confirm.</th>
</tr>
</thead>
</table>

The Commission found that the Applicant met this standard.

M. 5. a) The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N//A</th>
</tr>
</thead>
</table>

M. 6. No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A</th>
</tr>
</thead>
</table>

N. Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A</th>
</tr>
</thead>
</table>

O. Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

| Staff Comments | N/A |

16.04.030: Sidewalks and Drainage Improvements

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes ☒ No ☐ N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>A.</td>
<td>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>All adjacent streets have sidewalks. The sidewalk widths comply with the standards noted in Section 18.06.012.C: Mobility Design.</td>
</tr>
<tr>
<td></td>
<td>The Commission found that the Applicant met this standard.</td>
</tr>
<tr>
<td>B.</td>
<td>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</td>
</tr>
<tr>
<td>Staff</td>
<td>See Section 16.04.030(A).</td>
</tr>
</tbody>
</table>
The Commission found that the Applicant met this standard.

**C.** New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.

Staff Comments: See Section 16.04.030(A).

The Commission found that the Applicant met this standard.

**D.** Sites located adjacent to a public street or private street that are not currently through streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.

Staff Comments: See Section 16.04.030(A).

The Commission found that the Applicant met this standard.

**E.** The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.

Staff Comments: N/A

---

### 16.04.040: Alleys and Easements

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A.</strong></td>
<td>Alleys:</td>
</tr>
<tr>
<td></td>
<td><img src="on_off" alt="☐" /> <img src="on_off" alt="☐" /> <img src="on_off" alt="☒" /></td>
</tr>
<tr>
<td>A. 1.</td>
<td>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A</td>
</tr>
<tr>
<td>A. 2.</td>
<td>The minimum width of an alley shall be twenty-six (26') feet.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
</tr>
<tr>
<td>A. 3.</td>
<td>All alleys shall be dedicated to the public or provide for public access.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>There is an existing 26’-wide alley adjacent to the proposed sublots. All access will remain from the alley.</td>
</tr>
<tr>
<td>A. 4.</td>
<td>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A – The alley is existing, and all infrastructure has been installed. This standard has been met.</td>
</tr>
<tr>
<td>A. 5.</td>
<td>Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>A. 6.</td>
</tr>
<tr>
<td>----------------</td>
<td>-------</td>
</tr>
<tr>
<td>☑ N/A – This is not a dead-end alley, and no additional alleys are proposed.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>A. 7.</th>
<th>Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>B. 1.</th>
<th>To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. A 10’-wide Public Utility Easement along the property frontage of proposed Sublot 1 and Sublot 2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. A 4’-wide Snow Storage Easement along the property frontage of proposed Sublot 1 and Sublot 2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. A 5’-wide Snow Storage Easement along the rear property lines of proposed Sublot 1 and Sublot 2, and adjacent to the existing alley.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

City Staff recommends that the following be added as a plat note to the proposed plat:
The Commission found that the Applicant met this standard.

B. 2. To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

Staff Comments

N/A − This standard was addressed in the development of the Old Cutters Subdivision. The project is not near the Big Wood River, City Staff does not see a need for a new riparian preservation nor river access easement on the project site.

The Commission found that the Applicant met this standard.

B. 3. To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.

Staff Comments

Snow storage easements have been delineated on the Civil Plans. The plat shows a 4'-wide Snow Storage Easement along all property frontages of the proposed sublots, as well as a 5'-wide Snow Storage Easement to the rear of the property and adjacent the existing alley.

The Commission found that the Applicant met this standard.
### 16.04.050: Blocks

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>16.04.050 Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</td>
</tr>
<tr>
<td>Yes</td>
<td>Staff Comments All existing and/or proposed blocks are shown on the Preliminary Plat.</td>
</tr>
<tr>
<td>Yes</td>
<td>The Commission found that the Applicant met this standard.</td>
</tr>
</tbody>
</table>

### 16.04.060: Lots

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>16.04.060 Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</td>
</tr>
<tr>
<td>Yes</td>
<td>A. If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</td>
</tr>
<tr>
<td>Yes</td>
<td>Staff Comments N/A – This standard does not apply to sublots.</td>
</tr>
<tr>
<td>Yes</td>
<td>B. Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</td>
</tr>
<tr>
<td>Yes</td>
<td>Staff Comments N/A</td>
</tr>
<tr>
<td>Yes</td>
<td>C. No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</td>
</tr>
<tr>
<td>Yes</td>
<td>Staff Comments N/A</td>
</tr>
<tr>
<td>Yes</td>
<td>D. A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</td>
</tr>
<tr>
<td>Yes</td>
<td>Staff Comments N/A</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A</td>
</tr>
<tr>
<td>----------------</td>
<td>-----</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td>E. All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proposed Townhouse Sublots have frontages greater than 12 feet, the required driveway width for one (1) residential unit. Additionally, they have frontage on a public street, Doc’s Hickory Drive. The Commission found that the Applicant met this standard.</td>
</tr>
<tr>
<td>☐ ☐ ☒</td>
<td>F. In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### 16.04.070: Orderly Development

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ ☐ ☐</td>
<td>A. Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A – A phasing plan is neither proposed nor required for the proposed short plat. The Commission found that the Applicant met this standard.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td>B. Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td>C. Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance. The proposed short plat will not influence any of the aforementioned considerations (a-g), primarily because two (2) townhouses are already built on the project parcel. The division of the project Duplex Lot into two (2) Townhouse Sublots will not change the density, nor the traffic projected for the neighborhood.</td>
</tr>
</tbody>
</table>
The Commission found that the Applicant met this standard.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>☒</th>
<th>D. When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5. Park land shall be most appropriately located on the Contiguous Parcels.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The commission and council may require that any or all contiguous parcels be included in the subdivision.</td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td>Staff Comments</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision. The project Duplex Lot specifically addresses the Community Housing goals for the neighborhood.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The Commission found that the Applicant met this standard.</td>
</tr>
</tbody>
</table>

### 16.04.080: Perimeter Walls, Gates and Berms

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>16.04.080 The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3’ higher than the previously existing (original) grade.</td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td>Staff Comments</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A – The proposed project does not include any type of perimeter wall nor gate.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The Commission found that the Applicant met this standard.</td>
</tr>
</tbody>
</table>

### 16.04.090: Cuts, Fills, Grading and Drainage

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>A. Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td>Staff Comments</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
</tr>
</tbody>
</table>
### Comments

**Subdivision.**

*The Commission found that the Applicant met this standard.*

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>A. 1.</td>
<td>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>The Commission found that the Applicant met this standard.</em></td>
<td></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>A. 2.</td>
<td>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td>Proposed contours at a maximum of two (2) foot contour intervals;</td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td>Cut and fill banks in pad elevations;</td>
<td></td>
</tr>
<tr>
<td>d)</td>
<td>Drainage patterns;</td>
<td></td>
</tr>
<tr>
<td>e)</td>
<td>Areas where trees and/or natural vegetation will be preserved;</td>
<td></td>
</tr>
<tr>
<td>f)</td>
<td>Location of all street and utility improvements including driveways to building envelopes; and</td>
<td></td>
</tr>
<tr>
<td>g)</td>
<td>Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>The Commission found that the Applicant met this standard.</em></td>
<td></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>B. 1.</td>
<td>Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision, and the construction of the existing townhouses.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>The Commission found that the Applicant met this standard.</em></td>
<td></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>B. 2.</td>
<td>Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A – This standard was addressed in the development of the Old Cutters Subdivision, during which the project site was identified as beneficial for Community Housing.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>The Commission found that the Applicant met this standard.</em></td>
<td></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>B. 3.</td>
<td>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and</td>
<td></td>
</tr>
</tbody>
</table>
established, the Developer shall maintain and protect all disturbed surfaces from erosion.

### Staff Comments
N/A – This standard was addressed in the development of the Old Cutters Subdivision, and the construction of the existing Townhouses.

The Commission found that the Applicant met this standard.

B. 4. Where cuts, fills or other excavation are necessary, the following development standards shall apply:

- **b)** Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.
- **c)** Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).
- **d)** Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.
- **e)** Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.
- **f)** Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.

### Staff Comments
N/A – This standard was addressed in the development of the Old Cutters Subdivision, and the construction of the existing Townhouses.

The Commission found that the Applicant met this standard.

B. 5. The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.

### Staff Comments
N/A – This standard was addressed in the development of the Old Cutters Subdivision, and the construction of the existing Townhouses.

The Commission found that the Applicant met this standard.

### 16.04.100: Overlay Districts

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Code</td>
</tr>
<tr>
<td>No</td>
<td>City Standards and Staff Comments</td>
</tr>
<tr>
<td>N/A</td>
<td>A. Flood Hazard Overlay District:</td>
</tr>
<tr>
<td></td>
<td>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</td>
</tr>
<tr>
<td></td>
<td>N/A – The proposed short plat is not located within the Flood Hazard Overlay District.</td>
</tr>
<tr>
<td></td>
<td>The Commission found that the Applicant met this standard.</td>
</tr>
</tbody>
</table>
A. 2. Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.

Staff Comments N/A – The proposed short plat is not located within the Flood Hazard Overlay District.

The Commission found that the Applicant met this standard.

A. 3. Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.

Staff Comments N/A – The proposed short plat is not located adjacent to the Big Wood River or its tributaries.

The Commission found that the Applicant met this standard.

B. Hillside Overlay District:

B. 1. Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.

Staff Comments N/A – The proposed short plat is not located within the Hillside Overlay District.

The Commission found that the Applicant met this standard.

B. 2. Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.

Staff Comments N/A – The proposed short plat is not located within the Hillside Overlay District.

The Commission found that the Applicant met this standard.

B. 3. All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.

Staff Comments N/A – The proposed project site already contains two (2) built Townhouses.

The Commission found that the Applicant met this standard.

16.04.110: Parks, Pathways and Other Green Spaces

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes No N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>A. Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</td>
<td></td>
</tr>
<tr>
<td>Staff Comments N/A – This standard was addressed in the development of the Old Cutters Subdivision.</td>
<td></td>
</tr>
<tr>
<td>The Commission found that the Applicant met this standard.</td>
<td></td>
</tr>
<tr>
<td>A. 1. Parks:</td>
<td></td>
</tr>
<tr>
<td>A. 1. a. The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the</td>
<td></td>
</tr>
</tbody>
</table>
subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:

\[ P = x \times 0.0277 \]

“\( P \)” is the Parks contribution in acres

“\( x \)” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “\( x \)” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>See Section 16.04.110(A). The Commission found that the Applicant met this standard.</th>
</tr>
</thead>
</table>

☐ ☐ ☒ A.1.b In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A – The proposed short plat is located in the General Residential (GR) Zoning District. The Commission found that the Applicant met this standard.</th>
</tr>
</thead>
</table>

☐ ☐ ☒ A. 2. Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>See Section 16.04.110 (A). The Commission found that the Applicant met this standard.</th>
</tr>
</thead>
</table>

☐ ☐ ☒ B. Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:

a) By the same individual(s) or entity(is), including but not limited to corporation(s), partnership(s), limited liability company(is) or trust(s), or

b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(is) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),

c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.

d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of
Preliminary Plat: Lot 4 Townhomes  
Lot 4, Block 6, Old Cutters Subdivision (550 Doc’s Hickory Drive)  
Planning and Zoning Commission – October 17, 2022  
Findings of Fact - Page 16 of 25

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A – These issues were covered in the full development of the Old Cutters Subdivision and does not apply specifically to the subject parcel. The Commission found that the Applicant met this standard.</th>
</tr>
</thead>
</table>
| ☐ ☐ ☒ | C. Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.  

Staff Comments | N/A – This standard was addressed in the development of the Old Cutters Subdivision. The Commission found that the Applicant met this standard. |
|---|---|
| ☐ ☐ ☒ | D. Minimum Requirements:  

D. 1. Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.  

Staff Comments | N/A – This standard was addressed in the development of the Old Cutters Subdivision; the proposed short plat does not add to nor change any private green space in the Old Cutters Subdivision. The Commission found that the Applicant met this standard. |
|---|---|
| ☐ ☐ ☒ | D. 2. Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4” caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.  

Staff Comments | N/A |
|---|---|
| ☐ ☐ ☒ | D. 3. Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4” caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.  

Staff Comments | N/A |
|---|---|
| ☐ ☐ ☒ | D. 4. Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.  

Staff Comments | N/A |
**D. 5.** Pathway: Pathways shall have a minimum twenty-foot (20’) right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.

**Staff Comments**

N/A – This standard was addressed in the development of the Old Cutters Subdivision.

*The Commission found that the Applicant met this standard.*

**E. Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**

**E. 1.** Shall meet the minimum applicable requirements required by Subsection D of this section.

**Staff Comments**

N/A

**E. 2.** Shall provide safe and convenient access, including ADA standards.

**Staff Comments**

N/A

**E. 3.** Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.

**Staff Comments**

N/A

**E. 4.** Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.

**Staff Comments**

N/A

**E. 5.** Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

**Staff Comments**

N/A

**E. 6.** Shall require low maintenance or provide for maintenance or maintenance endowment.

**Staff Comments**

N/A

**F. Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**

**F. 1.** Shall meet the minimum applicable requirements required by Subsection D of this section.
F. 2. Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.  

Staff Comments: N/A

G. Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

G. 1. Shall meet the minimum applicable requirements required by subsection D of this section.  

Staff Comments: N/A

G. 2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).  

Staff Comments: N/A – This standard was addressed in the development of the Old Cutters Subdivision; the proposed short plat does not add to nor change any private green space in the Old Cutters Subdivision.

The Commission found that the Applicant met this standard.

G. 3. The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.  

Staff Comments: N/A

G. 4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.  

Staff Comments: Maintenance shall be managed and funded by the Subdivision’s HOA, if private space is proposed.

The Commission found that the Applicant met this standard.

H. In-Lieu Contributions:

H. 1. After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.  

Staff Comments: N/A

H. 2. The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.  

Staff Comments: N/A

H. 3. Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the
Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.

**Staff Comments**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

H. 4. In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.

**Staff Comments**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

## 16.05: Improvements Required:

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
</table>

### A. Plans Filed, maintained:

Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

**Staff Comments**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

### B. Preconstruction Meeting:

Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

**Staff Comments**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

### C. Term of Guarantee of Improvements:

Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a
16.05.020: Streets, Sidewalks, Lighting, Landscaping

|   |   | ☒ | 16.05.020 Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction. | N/A – All mobility and utility infrastructure, which is required for the project site, exists in place. | The Commission found that the Applicant met this standard. |

|   |   | ☒ | A. Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. | See Section 16.05.020. | The Commission found that the Applicant met this standard. |

|   |   | ☒ | B. Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City. | See Section 16.05.020. | The Commission found that the Applicant met this standard. |

|   |   | ☒ | C. Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance. | See Section 16.05.020. | The Commission found that the Applicant met this standard. |

16.05.030: Sewer Connections

|   |   | ☒ | 16.05.030 Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City | | |
### 16.05.040: Water Connections

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**A. Requirements:** The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

**Staff Comments**

N/A – All sewer infrastructure, which is required for the project site, exists in place.

*The Commission found that the Applicant met this standard.*

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 16.05.050: Drainage

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**16.05.050: Drainage**

Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)

**Staff Comments**

N/A – All drainage infrastructure, which is required for the project site, exists in place.

*The Commission found that the Applicant met this standard.*

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 16.05.060: Utilities

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**16.05.060: Utilities**

Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

**Staff Comments**

N/A – All utility infrastructure, which is required for the project site, exists in place.

*The Commission found that the Applicant met this standard.*
### 16.05.070: Parks, Green Space

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>☒</th>
</tr>
</thead>
</table>

**16.05.070** Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.

**Staff Comments**

Please refer to Section 16.04.110 for further detail.

The Commission found that the Applicant met this standard.

### 16.05.080: Installation to Specifications; Inspections

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>☒</th>
</tr>
</thead>
</table>

**16.05.080** Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

**Staff Comments**

N/A – All installations that are required for the project site exist in place.

### 16.05.090: Completion; Inspections; Acceptance

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
</tr>
</thead>
</table>

A. Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.

**Staff Comments**

This standard shall be met.

The Commission found that the Applicant met this standard.

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☒</th>
</tr>
</thead>
</table>

B. The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)

**Staff Comments**

N/A

### 16.05.100: As Built Plans and Specifications

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
</tr>
</thead>
</table>

**16.05.100** As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)

**Staff Comments**

As built drawings will be required. This standard will be met.

The Commission found that the Applicant met this standard.

### 16.08: Townhouses:

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**16.08.010** Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement.
16.08.020 **Garages:** All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)

**Staff Comments:** No garages have been shown on the plat. That said, it is expected that all garages, if proposed, be located on the same subplot as the principal dwelling. This standard shall be met.

The Commission found that the Applicant met this standard.

16.08.030 **Storage, Parking Areas:** Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)

**Staff Comments:** At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.

The Commission found that the Applicant met this standard.

16.08.040 **Construction Standards:** All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)

**Staff Comments:** This standard shall be met.

The Commission found that the Applicant met this standard.

16.08.050 **General Applicability:** All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)

**Staff Comments:** This standard shall be met.

The Commission found that the Applicant met this standard.

16.08.060 **Expiration:** Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
## CONCLUSIONS OF LAW AND DECISION

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

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

The Preliminary Plat Application by Elevation Builders to subdivide the Duplex Lot at 550 Doc’s Hickory Drive (Lot 4, Block 6, Old Cutters Subdivision Duplex Lot) into two (2) Townhouse Sublots, each comprising of 0.115-acre, meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (g):

<table>
<thead>
<tr>
<th>Clause</th>
<th>Condition</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ ☐ ☒ 16.08.070</td>
<td>Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)</td>
<td>N/A</td>
</tr>
<tr>
<td>☒ ☐ ☐ 16.08.080</td>
<td>Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)</td>
<td>The proposed parcel is zoned General Residential (GR), which allows for ten (10) units per one (1) acre. Two (2) sublots and only one (1) dwelling unit per sublot is proposed.</td>
</tr>
<tr>
<td>☐ ☐ ☒ 16.11.010</td>
<td>Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).</td>
<td>N/A</td>
</tr>
</tbody>
</table>
a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant’s sole expense include, but will not be limited to, the following requirements and improvements: None.

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

c) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

d) The Final Plat must be submitted within three (3) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.

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

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

g) The Applicant shall add the note, as referenced in Section 16.04.040.B., as a plat note.

Signed this _____ day of __________________, 2022.

____________________________
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_______________________________
Jessie Parker, Community Development Assistant
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 3, 2022, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-initiated Zone Change Application for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change included amending Lots 1-3, Block 69, Hailey Townsite to be located within the Downtown Residential Overlay (DRO). This change also includes amending Lots 4-7, and N. ½ of 8, Block 69, Hailey Townsite and Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite to be located within the Downtown Residential Overlay (DRO).

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 14, 2022, and mailed to property owners and agencies within 300 feet on September 14, 2022. Notice was posted on the property on September 26, 2022.

Background: On August 22, 2022, a Zone Change Application by 525, LLC, for Lots 1-4, Block 69, Hailey Townsite (525 N 1st Avenue) from General Residential (GR) and Townsite Overlay (TO), to General Residential (GR), Townsite Overlay (TO), and located within the Downtown Residential Overlay (DRO) was approved by the Hailey City Council. The 525 N 1st Ave rezone to be included in the DRO created an isolated extension of the DRO within the area. Council recommended that the northern block parcels, across Myrtle Street, also be included within the DRO to create consistency in the zoning district. Staff contacted the property owners of the two (2) adjacent northern parcels (Lots 1-3, Block 69, Hailey Townsite; Lots 4-7, and N. ½ of 8, Block 69, Hailey Townsite; and Lots S. ½ of 8, 9-10, Block 69). The owners expressed support of the 525 N 1st Ave Rezone Application and were also in favor of a City-Initiated Rezone of their parcels to be included within the DRO so long as the underlying zoning districts, of Limited Business (LB) and General Residential (GR), remain. Staff feels these parcels are compatible with the DRO and will create a cohesive zoning district, if rezoned.

Application: On October 3, 2022, the City of Hailey requested a Zone Change Application for an amendment to the City’s Zoning District Map, Section 17.05.020. The proposed zone changes would rezone Lots 1-3, Block 69, Hailey Townsite from General Residential (GR) and Townsite Overlay (TO) to General Residential (GR) and Townsite Overlay (TO) and within the Downtown Residential Overlay (DRO); and Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite and Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street) from Limited Business (LB) and Townsite Overlay (TO) to Limited Business (LB) and Townsite Overlay (TO) and within Downtown Residential Overlay (DRO).

Current Zoning is as follows:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Address</th>
<th>Current Zone</th>
<th>Requested Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Penelope Pickens</td>
<td>Lots 1-3, Block 69, Hailey Townsite (619 N 1st Avenue)</td>
<td>General Residential (GR) and Townsite Overlay (TO)</td>
<td>General Residential (GR) and Townsite Overlay (TO) and within the Downtown Residential Overlay (DRO)</td>
</tr>
<tr>
<td>Edward Uhrig</td>
<td>Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite</td>
<td>Limited Business (LB) and Townsite Overlay (TO)</td>
<td>Limited Business (LB) and Townsite Overlay (TO) and within Downtown Residential Overlay (DRO)</td>
</tr>
</tbody>
</table>
Edward Uhrig | Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street) | Limited Business (LB) and Townsite Overlay (TO) | Limited Business (LB) and Townsite Overlay (TO) and within the Downtown Residential Overlay (DRO)

As described in the table above and shown in the image below, there are three (3) subject parcels the City is requesting a zone change for.

Analysis and Discussion: The subject parcels are located on the northern edge of downtown, on the east side of Main Street. The most northern parcel (Lots 1-3, Block 69, Hailey Townsite), zoned General Residential (GR) and Townsite Overlay (TO), is developed as multifamily residential and contains six (6) residential units. The adjacent parcel to the south (Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite and Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite), zoned Limited Business (LB) and Townsite Overlay (TO). The corner lot is developed as commercial (Uhrig Fencing), and the middle lot is vacant. The surrounding area is a mix of zoning districts and uses. Properties to the north are zoned Business (B) and are located within the Downtown Residential Overlay (DRO). The abutting northern parcel has been developed as a residential use and is a grandfathered use. Adjoining that parcel farther north is a commercial use, containing a grocery store. Properties to the west are zoned Business (B) and within the Townsite
Overlay (TO) and Downtown Residential Overlay (DRO). These parcels are developed as commercial and contain a coffee shop and gas station/car wash. The property directly to the south (525 N 1st Ave) is zoned General Residential (GR) and within the Townsite Overlay (TO) and Downtown Residential Overlay (DRO) and is developed as multifamily residential and contains four (4) units. Properties to the east are zoned General Residential (GR) and within the Townsite Overlay (TO) and are a mix of vacant lots and single-family homes.

In cohesion with the previously approved Rezone Application for 525 N 1st Avenue, the proposed zone change for the subject parcels would create linear, congruent extension of the Downtown Residential Overlay (DRO) zoning district. The Commission concurred and unanimously supported the Rezone Application for the subject parcels.

1. **Purposes of Zoning Districts. Downtown Residential Overlay (DRO):** The purpose of the DRO District is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. The City of Hailey is proposing that the subject parcels, zoned General Residential (GR), Limited Business (LB), and Townsite Overlay (TO), be zoned within the Downtown Residential Overlay (DRO).

   - Lots 1-3, Block 69, Hailey Townsite (619 N 1st Avenue)
   - Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite
   - Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street)

All properties to the north and west of the subject parcels are within the DRO. The southern adjacent parcel (525 N 1st Ave) is also within the DRO; however, as it stands is an isolated extension of the DRO. Staff believes the proposed rezone of the parcels, to be located within the DRO, would provide consistency within the northeast boundary of the DRO, creating a eurythmic zoning district.

Located near the northern entrance of the city, the subject parcels are currently utilized as multifamily and commercial. The change in zoning would allow for mid density development in the future.

The proposed rezone would allow for developments of greater density, with flexibility in parking and other bulk requirements. There is a documented need for housing within Hailey and the Wood River Valley. By including the subject parcels in the DRO, Staff believes the rezone could fulfill an unmet need if the parcels are redeveloped in the future – providing housing in an area within walking distance to many town services.

**Summary of Uses:** The proposed zone change could increase the range of uses permitted on the subject parcels. Rezoning the parcels to be within the DRO would also be consistent with the zone districts of
the neighboring parcels to the north and west. Additionally, the rezone would provide greater flexibility with density, parking, and other bulk requirements. The Commission found the subject parcels to be compatible with the DRO and were in favor of the Rezone Application.

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

<table>
<thead>
<tr>
<th>Address/Parcel/Use</th>
<th>Existing Zone District</th>
<th>Proposed Zone District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 1-3, Block 69, Hailey Townsite (619 N 1st Avenue)</td>
<td>GR/TO</td>
<td>GR/TO/DRO</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Minimum front yard setback (feet)</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Minimum side yard setback (feet)</td>
<td>8, 19, 20, 24</td>
</tr>
<tr>
<td></td>
<td>Minimum rear yard setback (feet)</td>
<td>10, 19, 20</td>
</tr>
<tr>
<td>Height</td>
<td>Maximum building Height</td>
<td>35, 21, 22</td>
</tr>
<tr>
<td>Notes</td>
<td>7.</td>
<td>Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse sublot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.</td>
</tr>
<tr>
<td></td>
<td>19.</td>
<td>See also subsections 17.07.010F and G of this title.</td>
</tr>
<tr>
<td></td>
<td>20.</td>
<td>See also subsections 17.07.010F and G of this title.</td>
</tr>
<tr>
<td></td>
<td>21.</td>
<td>For a building with any portion of the building footprint within the special food hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).</td>
</tr>
<tr>
<td></td>
<td>22.</td>
<td>For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential</td>
</tr>
</tbody>
</table>
### Findings of Fact - Page 5 of 11

24. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (2 1/2') of wall height (see section 17.04.M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties, but shall not apply to sublots within a development.

<table>
<thead>
<tr>
<th>Address/Parcel/Use</th>
<th>Existing Zone District</th>
<th>Proposed Zone District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite; Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street)</td>
<td>LB/TO</td>
<td>LB/TO/DRO</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Minimum front yard setback (feet)</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Minimum side yard setback (feet)</td>
<td>10, 19, 20</td>
</tr>
<tr>
<td></td>
<td>Minimum rear yard setback (feet)</td>
<td>10, 19, 20</td>
</tr>
<tr>
<td>Height</td>
<td>Maximum building Height</td>
<td>35'</td>
</tr>
<tr>
<td>Notes</td>
<td>7.</td>
<td>Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse sublot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.</td>
</tr>
<tr>
<td></td>
<td>19.</td>
<td>See also subsections 17.07.010F and G of this</td>
</tr>
</tbody>
</table>
The subject parcels have the following lot size:

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots 1-3, Block 69, Hailey Townsite (619 N 1st Avenue)</td>
<td>.248 acres</td>
</tr>
<tr>
<td>Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite</td>
<td>.371 acres</td>
</tr>
<tr>
<td>Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street)</td>
<td>.206 acres</td>
</tr>
</tbody>
</table>

The parcels are currently zoned GR and TO and LB and TO. The addition of the DRO would offer greater flexibility with density, parking, and bulk requirements. Within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Additionally, density is limited by required open space, parking, landscaping, and the Design Review Standards.

An additional requirement for useable open space shall be provided if the parcel were to be included in the DRO, as noted below. The useable open space requirement is not required in either the GR, LB, or TO Zoning Districts.

1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios, or rooftop gardens.

3. **Existing Land Uses:** The subject parcels are located on the northern edge of downtown, on the east side of Main Street, and are developed as residential and commercial. The surrounding area is a mix of zoning districts and uses. Properties to the north are zoned Business (B) and within the Downtown Residential Overlay (DRO) and are developed as commercial and residential (grandfathered use). Adjacent properties to the east are zoned General Residential (GR) and within the Townsite Overlay (TO) and are a mix of vacant properties and single-family homes. The adjacent property to the east (525 N 1st Ave) is zoned General Residential and within the Townsite Overlay and the Downtown Residential Overlay (DRO) and is developed as multifamily residential. Properties to the west are zoned Business (B) and located within the Townsite Overlay (TO) and the Downtown Residential Overlay (DRO) and are developed as commercial. The adjacent properties to the northwest and southwest are developed commercial uses, which include a grocery store, coffee shop, gas station/carwash, and fast-food restaurant.

**Criteria for Review:**

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

1) The proposed amendment is in accordance with the Comprehensive Plan;
The Comprehensive Plan Land Use Map reflects suitable projected land uses for the city. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional, and green space areas within and adjacent to the City. The area in question sees varied land use opportunities given its location and size, and the Land Use Map purposefully does not demarcate between land uses that are specific to property boundaries, allowing for decision-making processes such as this to determine actual zoning boundaries.

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

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

The subject parcels are located within a ‘1/4 Mile Service Area.’ It is within walking distance of businesses that provide products and services. It is also within walking distance of other uses and activities not found within the Downtown Core. The parcels are not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed rezone would allow for higher-density residential developments at the current location.

The City of Hailey is proposing to rezone the parcels to be within the Downtown Residential Overlay (DRO). The purpose of the DRO Zone District is to – Modify the density, bulk, and parking requirements of certain areas of the Business, Limited Business, and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community. The rezone request of the subject parcels would create consistency in the DRO by extending the zoning district from the southern parcel’s isolated extension.

The Commission was favorable to the City-initiated zone change and concurred that the subject parcels meet the criteria noted herein and unanimously recommended approval of the Rezone Application by the Hailey City Council.

The Comprehensive Plan further states:

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

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

5.1 **Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map.**
a) Main Street Corridor – area of high density commercial, mixed-use and residential development. The proposed rezone provides the opportunity for higher-density residential development located in close proximity to Main Street. This zone change supports the goal aimed to increase density within the High Density and Residential Buffer, as noted in the Comprehensive Plan and on the Land Use Map.

5.5 Lessen the dependency on the automobile. The proposed rezone allows for higher density residential development adjacent to Main Street, located near schools, downtown amenities, and public transit opportunities, which reduces dependency on the automobile.

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

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

While no plans are proposed at this time, the subject parcels could be redeveloped as larger multifamily project. The subject parcel could potentially address the housing shortage in the community and could serve as a transitional buffer between commercial and the adjacent single-family residential.

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

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

5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases. Although there are no plans to redevelop the parcels at this time, the subject properties would be able to provide higher density housing in Hailey.

8.1 Encourage development that provides opportunities for home ownership and rental houses for individuals of all socio-economic levels. The proposed rezone provides opportunities for the development of smaller scale in close proximity to Main Street amenities.

By rezoning parcels Lots 1-3, Block 69, Hailey Townsite; Lots 4-7, and N. ½ of 8, Block 69, Hailey Townsite; and Lots S. ½ of 8, 9-10, Block 69, the change would be compatible with the Comprehensive Plan, as it would allow for the development of high-density residential infill within the downtown corridor. The Commission found the proposed changes to be compatible with the Comprehensive Plan, as it would allow for the development of higher density residential infill within the downtown corridor. The Commission found that this standard has been met.

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

It is anticipated that public facilities and services are available to support the full range of uses permitted by the zone district under consideration. Though no plans to redevelop the subject parcels are proposed
at this time, development would be compliant with the most recently adopted IBC, IRC and IFC (currently constructing under the 2018 code). Depending on the building heights and total number of residential units, buildings may require a full sprinkler suppression system, include elevators, and meet other code requirements. Development of the site, streets, sidewalks, landscaping, and other onsite improvements would be required as part of the Design Review process.

Changing the zoning districts to be located within the DRO would encourage higher density residential projects. Within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Additionally, density is limited by required open space, parking, landscaping, and the Design Review Standards. The Commission found that this standard has been met.

3) The proposed uses are compatible with the surrounding area; and
The underlying zones and overlays under consideration would follow the same bulk requirements as adjacent blocks within the Downtown Residential Overlay (DRO) Zone District. Nonresidential or multifamily projects would be subject to Design Review, allowing for community input, and Commission discussion of compatibility. The area contains a variety of commercial, multifamily, and single-family developments. The Commission found that this standard has been met.

4) The proposed amendment will promote the public health, safety and general welfare.
City Staff notes a strong basis in the Hailey Comprehensive Plan for this type of amendment. The southernmost parcel is developed as commercial, the middle parcel is vacant, and the northern most parcel is residential, which contains six (6) residential units. The proposed zone change would enable higher density development of the site, providing additional housing opportunities where needed. There is a documented need for housing valley-wide, and the Comprehensive Plan calls for housing initiatives. The current changes under consideration would allow for larger multifamily housing developments in an area within walking distance to many town services. The Commission found that this standard has been met.

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

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

A. The Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:
   1. The proposed amendment is in accordance with the comprehensive plan;
   2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
   3. The proposed uses are compatible with the surrounding area; and
   4. The proposed amendment will promote the public health, safety and general welfare.

B. Rezones: When evaluating any proposed zoning ordinance map amendment to rezone property to business (B) zoning district, limited business (LB) zoning district or transitional (TN) zoning district, the hearing examiner or commission and council shall consider the following:
   1. Vacancy rates of existing buildings and land within the existing business (B), limited business (LB) or transitional (TN) zoning districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.
   2. The distance of the parcel proposed for rezone from the central core overlay district boundary. A shorter distance from the central core overlay district boundary will favor a rezone, while a longer distance from the central core overlay district boundary will not favor a rezone. (Ord. 1191, 2015).

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:
1. Adequate notice, pursuant to Title 17, Section 17.14.040(A), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.14, Amendment, other Chapters of Title 17 and City Standards.

DECISION

The City-initiated Rezone Application for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, to rezone Lots 1-3, Block 69, Hailey Townsite (619 N 1st Avenue) to General Residential (GR) and Townsite Overlay (TO) and located within the Downtown Residential Overlay (DRO) and Lots 4-7 and N. ½ of 8, Block 69, Hailey Townsite and Lots S. ½ of 8, 9-10, Block 69, Hailey Townsite (17 E Myrtle Street) to Limited Business (LB) and Townsite Overlay (TO) and located within the Downtown Residential Overlay (DRO), was approved, finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.
Signed this _____ day of ________________, 2022.

________________________________________
Janet Fugate, Chair

Attest:

____________________________
Jessica Parker, Community Development Assistant
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 3, 2022, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to Title 18: Mobility Design, Chapter 18.14: Standard Drawings, Section 18.14.012: Street and Drainage, to add the River Street Concept Design as a Standard Drawing within the Hailey Municipal Code. This addition would create a new item, item 18.14.012.F.3. River Street Typical Section. This also includes the revision of the Index in Section 18.14.000.0.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 14, 2022 and mailed to public agencies on September 14, 2022.

Background: The City of Hailey is seeking to include the River Street Concept Design as a Standard Drawing in Title 18, Chapter 18.14: Standard Drawings, Section 18.14.012: Street and Drainage. This addition would create a new item, item 18.14.012.F.3. River Street Typical Section. This also includes the revision of the Index in Section 18.14.000.0.

Through grant awards, the Urban Renewal Agency, the Capital Improvement Plan, and the general operations budget, the City of Hailey has been prioritizing non-motorized improvements throughout the River Street Corridor for several years. In preparation to fully construct and implement the River Street Concept Design along River Street, Staff has requested that all new development along this corridor construct the typical section (attached) adopted within various plans, as well as the Concept Development efforts for the Local Highway Technical Assistance Council (LHTAC) project. This multimodal transportation concept includes the development of parking, raised curb, a separated bike lane at sidewalk-level, street trees, landscaping, and irrigation, electrical, and a sidewalk or pathway leading to the development.

The multimodal transportation concept design, intended for River Street, is an evolution of the City’s long-term goals. The tenets of this concept date back to the 2007 Master Transportation Plan, which has evolved, and has been reiterated within additional plans over the years (e.g., 2014 Blaine County Bicycle and Pedestrian Plan (pg. 57-58)). This concept was also most recently articulated in Hailey’s 2020 update of the Master Transportation Plan. The 2020 Master Transportation Plan Update (page 14) restates and supports the goals for River Street, which include:

- only two low-speed vehicle travel lanes;
- angled parking (to discourage back-in parking);
- dedicated bike lanes separated from the vehicle travel lanes;
- street trees; and
- sidewalks.

The River Street Concept has been a central piece in Hailey’s bicycle and pedestrian planning for more than ten (10) years. The infrastructure improvements required to actualize the vision are costly. They involve years of plan-making, grant seeking, and participation. The city has asked those Applicants who seek to develop along the River Street Corridor, to collaborate in actualizing our multimodal transportation plans, as without this cooperation, the city’s goals for improved pedestrian activity and related infrastructure become less attainable.
While an adopted concept within various plans and policy documents of the City of Hailey, this concept has not been codified as a Standard Drawing within Hailey's Municipal Code, Title 18: Mobility Design, and thereby, gives way to discretionary participation of the implementation of said design. The intent of this text amendment is to officially adopt the River Street Concept Design, to continue to take actionable measures in committing to, and fully developing an operational street equipped with the necessary vehicular and pedestrian improvements, as so desired by the City of Hailey and its citizenry.

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.

The Commission agreed that by codifying the River Street Concept Design, this gesture directly supports the city’s goals of implementing a multimodal transportation plan along River Street, further offering safe access from one point to another, and is most desirable to ensure the safety of Hailey’s citizenry. The Commission found that this standard has been met.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
The Commission found that the proposed amendments will not create excessive additional requirements at public cost for services. The Commission agreed that the amendments are intended to provide clarity for future development along the River Street Corridor by codifying the Standard Drawing of the River Street Typical Section and further, found that this standard has been met.

3. The proposed uses are compatible with the surrounding area; and
The Commission found that the proposed text amendment to codify the River Street Concept Design is compatible with the surrounding area, as well as Hailey’s long-term goals, Comprehensive Plan, and other policy documents adopted by Council previously (e.g., 2020 Update to Master Transportation Plan; 2014 Blaine County Bicycle and Pedestrian Plan, etc.). This amendment would further facilitate and ensure safe pedestrian and vehicular movement within this corridor – the catalyst in actualizing this plan. The Commission found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The Commission found that the amendments recommended are consistent with the Hailey Comprehensive Plan, and will promote the public health, safety, and general welfare of the community, and that this standard has been met.

**CONCLUSIONS OF LAW AND DECISION**

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

An Ordinance, Ordinance No. __________, amending Hailey Municipal Code, Title 18: Mobility Design, Section 18.14.012: Street and Drainage, to include new F.3. River Street Typical Section, which adds the River Street Concept Design as a Standard Drawing within the Hailey Municipal Code. This also includes the revision of the Index in Section 18.14.000.0, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety, and general welfare.

Signed this __________ day of ______________________, 2022.

________________________________________
Janet Fugate, Chair

Attest:

________________________________________
Jessica Parker, Community Development Assistant
To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: A Design Review Application by Joel Tranter and Laura Nelson, represented by architect David Barovetto, for a new 3,374 square foot single-family residence with an internal 900 square foot accessory dwelling unit at 637 South River Street (Lot 2A, Block 1, Maple Subdivision). The project is located in the General Residential (GR), Townsite (TO) and Downtown Residential (DRO) Overlay Zoning Districts.

Hearing: October 17, 2022

Applicant: Joel Tranter & Laura Nelson

Location: Maple Subdivision, Block 1, Lot 2A, (637 South River Street)

Zoning & Size: General Residential (GR), Townsite (TO) and Downtown Residential (DRO) Overlay Zoning Districts; 8,712 square foot or 0.2 acre lot

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on the same day, September 27, 2022.

Application: The Applicant is proposing the construction of a new 3,374 square foot single-family residence with an internal 900 square foot accessory dwelling unit (ADU) at 637 South River Street (Lot 2A, Block 1, Maple Subdivision).

The first, main floor includes two (2) bedrooms, two and one-half (2.5) bathrooms, an open layout kitchen and living room, office room, two-car garage, entryway, plus access to three (3) outdoor areas and a staircase to the second floor. The internal ADU is located on the upper floor and comprises of 900 square feet, approximately the entire loft. The ADU includes a balcony facing River Street; open layout kitchen, living, and dining room; two (2) enclosed bedrooms; and one (1) full bathroom. The remainder of the upper floor is open to the first, main floor — aside from an unfinished attic space of 72 square feet under a sloped ceiling.

The main entrance is north-facing and accessed via a covered entry walkway. The entry walkway also services a secondary entrance to the internal ADU. A u-shaped driveway and garage access are proposed on River Street, no alley services the lot.
Procedural History: The Application was submitted on September 22, 2022 and certified complete on September 26, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on October 17, 2022 in the Hailey City Council Chambers and online via Go-To Meeting.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City Code: 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.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>City Code: 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.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proposed residence includes an upper-level interior ADU of 900 square feet in size.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</td>
<td></td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Only one (1) ADU is proposed onsite.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>C. Accessory Dwelling Units 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.</td>
<td></td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proposed ADU is in conjunction with a proposed single-family residence in the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DO) Zoning Districts.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>D. Accessory Dwelling Units 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, &quot;Definitions&quot;, 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.</td>
<td></td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A – The proposed ADU is not located within the Special Flood Hazard Area.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>17.08D.040: Registration of Accessory Dwelling Units Required A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</td>
<td></td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</td>
</tr>
</tbody>
</table>
### 17.08D.050: Occupancy Restrictions - Short Term Occupancy

**A.** 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;

**Staff Comments**

The owners intend to rent the ADU on a long-term basis. The owners will reside in the primary residence full-time. The Applicant meets this standard, in addition the standard has been made a Condition of Approval.

### 17.08D.060: Subordinate Scale and Size

**A.** 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.

**Staff Comments**

The gross floor area of the primary residence is 3,374 square feet in size. The 900 square foot ADU is approximately 27% of its size. As such, the proposed design meets this standard.

<table>
<thead>
<tr>
<th>Lot Size (square feet)</th>
<th>Minimum Gross Floor Area (square feet)</th>
<th>Maximum Gross Floor Area (square feet)</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

**Staff Comments**

The Applicant meets this standard—the lot size 8,712 square feet and the proposed ADU is 900 square feet.

**C.** Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.

**Staff Comments**

The proposed ADU has two (2) bedrooms.

### 17.08D.070: Livability

**A.** Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate 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.

**Staff Comments**

Through annotation on the plans and e-mail correspondence, the Applicant has designated 50 square feet of outdoor access on the upper-level balcony.

---

**Chapter 17.09: Parking and Loading**
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.09.020.05.B</td>
<td>Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.</td>
<td>The Applicant proposes a u-shaped driveway on River Street. The driveway configuration and design will be further discussed upon receipt and review of the Civil Plans. The Applicant will work internally with Staff to identify any revisions to the proposed driveway, where necessary, prior to issuance of a Building Permit.</td>
</tr>
<tr>
<td>17.09.020.05.D</td>
<td>Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.</td>
<td>The proposed parking for the primary residence and ADU is on River Street, due to the lack of an alley and the lot constraints. As such, light trespass into the Applicant’s and the neighbors’ living spaces is not a concern. The u-shaped driveway abuts the Applicant’s garage.</td>
</tr>
<tr>
<td>17.09.040.01</td>
<td>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.</td>
<td>The proposed design includes space in the u-shaped driveway for one (1) to three (3) parking spaces, in addition to the two (2) car garage.</td>
</tr>
</tbody>
</table>

### General Requirements for all Design Review Applications

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Code: 17.06.050</td>
</tr>
<tr>
<td>No</td>
<td>Engineering: In-lieu fees will be collected for the design and installation of the sidewalk along the property frontage (River Street). Two contractor estimates shall be provided, and in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy.</td>
</tr>
<tr>
<td></td>
<td>Life/Safety: The Fire Department will work with the Water Staff to identify a new location for the fire hydrant.</td>
</tr>
<tr>
<td></td>
<td>Water and Sewer: Water Staff will work with the Applicant to possibly relocate the fire hydrant, after the driveway design has been vetted.</td>
</tr>
<tr>
<td></td>
<td>Building: Civil plans are necessary for issuance of a building permit.</td>
</tr>
<tr>
<td></td>
<td>Streets: Streets Staff will work with the Applicant to refine the driveway design prior to issuance of a Building Permit.</td>
</tr>
<tr>
<td>No</td>
<td>City Code: 17.08A Signs</td>
</tr>
<tr>
<td>N/A</td>
<td>Staff Comments: N/A – Signage is prohibited in residential zones.</td>
</tr>
<tr>
<td>No</td>
<td>City Code: 17.09.040 On-site Parking Req.</td>
</tr>
<tr>
<td>No</td>
<td>Staff Comments: The Municipal Code requires two (2) parking spaces per single-family residence, plus one (1) space per Accessory Dwelling Unit (ADU). The proposed project includes four to five (4-5) spaces—two (2) in the garage</td>
</tr>
</tbody>
</table>
and two-three (2-3) in the u-shaped driveway. The u-shaped driveway curves within a space that is 46 feet long and 20 feet wide. The proposed plans meet this standard.

<table>
<thead>
<tr>
<th>☐</th>
<th>☒</th>
<th>☐</th>
<th>17.08C.040 Outdoor Lighting Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>17.08C.040 General Standards</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. All exterior lighting shall be designed, located and lamped in order to prevent:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. Overlighting;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Energy waste;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Glare;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Light Trespass;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. Skyglow.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

Applicant proposes minimal exterior lighting for the lower-level outdoor deck and patio, as well as for the garage and walkway. However, the proposed lumens (1,150-2,300 lumens) exceed the maximum output allowed for partially shielded luminaries (1,000 lumens). See Section 17.08C.040 Outdoor Lighting Standards. The Applicant shall comply with Hailey’s Outdoor Lighting Ordinance. This has been made a Condition of Approval.

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☐</th>
<th>Bulk Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The property is zoned in the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum Building Height: 30’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Setbacks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Street R.O.W. Adjacent: 12’; 20’ to a garage</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Private Property Abutment: 1’ for every 2.5’ of building height; minimum of 6’</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Alley: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lot Coverage: 30%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Staff Comments

- Proposed Building Height: 27.6’
- Proposed Setbacks:
  o Front Yard (West): 20’; 28’ to the garage
  o Side Yard (South): 10’
  o Side Yard (North): 8’
  o Rear Yard (East): 10’
- Proposed lot coverage: 27%

The building height varies with the outcropped star window, and the roof slopes downwards towards the north and south side yards. As such, Staff found the proposed design to meet the required setbacks.

The proposed design locates the driveway and garage off River Street, mostly in the Right of Way, since no alley exists. However, the Townsite Overlay (TO) guidelines advise that garages be hidden from the public street frontage. The neighboring residences include long driveways that service garages on the side yards, out of view from South River Street.

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 proposed plans include a portion of sidewalk on River Street between two curb cuts for the u-shaped driveway. Staff requests that the Applicant provide in-lieu fees for the sidewalk portion of the River Street Design Concept.

17.06.070(B) Required Water System Improvements

Water Line 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 feet (6’) 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. (Ord. 1191, 2015)

Staff Comments

Staff will review civil plans and water line connections and improvements when they are updated. This standard shall be met.


<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.090(C)1</td>
<td>Site Planning</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☐</th>
<th>Guideline: Site planning for new development and redevelopment shall address the following:&lt;br&gt;• scale and massing of new buildings consistent with the surrounding neighborhood;&lt;br&gt;• building orientation that respects the established grid pattern of Old Hailey;&lt;br&gt;• clearly visible front entrances;&lt;br&gt;• use of alleys as the preferred access for secondary uses and automobile access;&lt;br&gt;• adequate storage for recreational vehicles;&lt;br&gt;• yards and open spaces;&lt;br&gt;• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;&lt;br&gt;• snow storage appropriate for the property;&lt;br&gt;• underground utilities for new dwelling units.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong>&lt;br&gt;• The scale of the proposed residence is consistent with the scale and massing of buildings in the neighborhood.&lt;br&gt;• Because no alley is available to service the lot, vehicular access is only possible via the public street at the front of the parcel (River Street).&lt;br&gt;• An exterior walkway clearly leads from the east, front side of the lot to the main entrance on the north side.&lt;br&gt;• N/A – there is no alley abutting the property.&lt;br&gt;• The proposed enclosed two-car garage and u-shaped driveway provide adequate storage for recreational vehicles.&lt;br&gt;• The proposed residence incorporates three (3) large outdoor leisure areas—an upper-level balcony for the ADU, southside patio, and rear deck—surrounded by yard space; in addition to the covered entry walkway.&lt;br&gt;• Snow storage is identified onsite, on the north and south side yards.&lt;br&gt;• Staff will review civil plans once they are updated, to ensure that utilities are buried underground.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong>&lt;br&gt;The proposed residence incorporates south-facing windows to increase natural light and heating.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>17.06.090(C)2 2. Bulk Requirements (Mass and Scale, Height, Setbacks)&lt;br&gt;Guideline: The perceived mass of larger buildings shall be diminished by the design.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong>&lt;br&gt;The proposed residence incorporates trim, as well as varying roof lines, materials, and windows to break up the perceived mass of the building. The gable roof, star window, and outdoor leisure areas also diminish the size of the residence.</td>
</tr>
<tr>
<td>Guideline</td>
<td>Staff Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 17.06.090(C)3a | a. General Guidelines: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.  
Staff Comments: The proposed residence is reflective of the traditional aesthetics of Old Hailey, yet modern in its materials, incorporation of outdoor leisure areas, and the star window. The various materials— dark grey sheet metal roof, jade stucco upper exterior, cedar siding lower exterior, and ground level masonry block— are common and reflective of the present. |
| 17.06.090(C)3b | b. Building Orientation Guidelines: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.  
Staff Comments: The entry walkway in the proposed design is inviting and clearly visible from the front of the lot on River Street. |
| 17.06.090(C)3c | c. Building Form Guidelines: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.  
Staff Comments: The proposed gable roof, window trim, and cedar siding are consistent with the styles and forms found in Old Hailey. As detailed in Section 17.06.090(C)2, various elements break up the perceived mass of the building. |
| 17.06.090(C)3d | d. Roof Form Guidelines: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.  
Staff Comments: The layered gable roofs break up the perceived mass of the building; the saltbox shape of the entry walkway roof identifies the route to the main entrance; and upper-level balcony detracts from the garage doors.  
Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.  
- Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.  
- Designs should avoid locating drip lines over key pedestrian routes.  
- Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.  
Staff Comments: All the proposed roof pitch, materials, and forms will shed snow and runoff away from entries and pedestrian travel areas. Snow clips and gutters are planned, snow will be stored in the side yards and is not expected shed onto adjacent properties.  
Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged. |
<table>
<thead>
<tr>
<th>Guideline Reference</th>
<th>Guideline</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.090(C)3d</td>
<td>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</td>
<td>Staff Comments: See Section 17.06.090(C)3d.</td>
</tr>
</tbody>
</table>
| 17.06.090(C)3e      | **e. Wall Planes**
Guideline: Primary wall planes should be parallel to the front lot line. | Staff Comments: The proposed structure’s primary wall plane is perpendicular to the front lot line. As described in Section 17.06.090(C)3b, the lot dimensions pose challenges to meeting this guideline. |
| 17.06.090(C)3e      | **f. Windows**
Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion. | Staff Comments: Aside from the north-facing star window, the windows on the remaining three (3) wall planes of the proposed residence are traditional in size, scale, and proportion. They are rectangular, framed with trim, and sometimes incorporated into gable pop-outs. |
| 17.06.090(C)3f      | Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors. | Staff Comments: A fence on the southern side of the property offers a visual barrier between neighbors, and the windows on the northern side of the proposed residence are ornamental and minimal. |
| 17.06.090(C)3g      | **g. Decks and Balconies**
Guideline: Decks and balconies shall be in scale with the building and the neighborhood. | Staff Comments: The four (4) proposed outdoor leisure areas are to scale with the proposed residence, ADU, and surrounding neighborhood. |
| 17.06.090(C)3g      | Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible. | Staff Comments: The proposed decks and balconies do not peer into neighboring residences. Outdoor leisure areas and large windows between the neighboring residences and proposed design are staggered and protected by fences. |
| 17.06.090(C)3h      | **h. Building Materials and Finishes**
Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged. | Staff Comments: |

The proposed gable roof forms, pitch, ridge lengths, and sheet metal material are similar to those found in Hailey and the immediate neighborhood.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.090(C)3a</td>
<td>A variety of materials, textures, and colors create engaging wall planes, as do the windows and trim. See Section 17.06.090(C)3a and 17.06.090(C)3f for more details.</td>
</tr>
<tr>
<td>17.06.090(C)3h</td>
<td>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane. The proposed design meets this standard. A variety of materials, textures, and colors break up the wall planes, as do the windows and trim. See Section 17.06.090(C)3a and 17.06.090(C)3f for more details.</td>
</tr>
<tr>
<td>17.06.090(C)3i</td>
<td>i. Ornamentation and Architectural Detailing Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings. The front wall plane on River Street incorporates window trim, an upper-level balcony, and framed entry walkway.</td>
</tr>
<tr>
<td>17.06.090(C)3i</td>
<td>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged. As described above, the proposed design incorporates three (3) outdoor leisure areas, windows on every wall plane, trim detailing, and a unique pop-out star window on the north wall plane. See Sections 17.06.090(C)3a for examples of how the proposed design is reminiscent of the historic nature of Old Hailey yet consistent with contemporary designs in Hailey.</td>
</tr>
<tr>
<td>17.06.090(C)3i</td>
<td>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood. As described in Sections 17.06.090(C)3d, 17.06.090(C)3e, 17.06.090(C)3h, and 17.06.090(C)3i the outdoor leisure areas, wall plane pop-outs, two-tone siding, trim detailing and roof forms and materials are compatible with the scale and pattern of the neighborhood.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>4. Circulation and Parking Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation, and snow storage issues. Adequate parking is proposed in the two-car garage and u-shaped driveway. The pedestrian travel areas onsite are separate from vehicular circulation and protected from snow.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>Guideline: The visual impacts of on-site parking visible from the street shall be minimized. As described in Section 17.06.090(C)3b, the lot dimensions and lack of a rear alley pose challenges for minimizing the visual impacts of on-site parking and garages. An upper-level balcony distracts from the garage doors and features of the covered entry walkway direct people to the main entrance of the residence. See Section 17.06.090(C)3d for more information.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side. N/A - This lot is not serviced by an alley.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>Guideline: Detached garages accessed from alleys are strongly encouraged. N/A - This lot is not serviced by an alley.</td>
</tr>
<tr>
<td>Guideline</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>-----------</td>
<td>----------------</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>The proposed garage faces the street side directly. As described in Section 17.06.090(C)3b, the lot dimensions pose challenges for minimizing the visual impacts of on-site parking and garages.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>The proposed u-shaped driveway is one-car width (approximately 20 feet) and maximizes parking. As proposed, the u-shaped driveway involves two (2) curb-cuts. City Staff will work internally with the Applicant to best address driveway standards, overall dimensions, and the proposed curb cuts once Civil Plans are received and reviewed. Any revisions will be made at final design, prior to issuance of a Building Permit.</td>
</tr>
<tr>
<td>17.06.090(C)4</td>
<td>It appears that the u-shaped driveway can accommodate a recreational vehicle, beyond the three (3) spaces required.</td>
</tr>
<tr>
<td>17.06.090(C)5</td>
<td>N/A – This lot is not serviced by an alley.</td>
</tr>
<tr>
<td>17.06.090(C)5</td>
<td>N/A – This lot is not serviced by an alley.</td>
</tr>
<tr>
<td>17.06.090(C)5</td>
<td>N/A – This lot is not serviced by an alley.</td>
</tr>
<tr>
<td>17.06.090(C)6</td>
<td>N/A – The proposed design does not incorporate an accessory building.</td>
</tr>
<tr>
<td>17.06.090(C)6</td>
<td>N/A – This lot is not serviced by an alley, and the design does not include an accessory building.</td>
</tr>
<tr>
<td>17.06.090(C)7</td>
<td>7. Snow Storage</td>
</tr>
</tbody>
</table>
| ☒  | ☐  | ☐  | Guideline: All projects shall be required to provide 25% snow storage on the site.  

Staff Comments  
Snow storage that is at least 300 square feet in size or 25% of the improved parking and circulation areas, which make up 1,200 square feet, is required. The proposed design incorporates 150 square feet of snow storage on the north and south side yards of the proposed residence, totaling 300 square feet. |
| ☐  | ☐  | ☐  | 17.06.090(C)7  
Guideline: A snow storage plan shall be developed for every project showing:  
- Where snow is stored, key pedestrian routes and clear vision triangles.  
- Consideration given to the impacts on adjacent properties when planning snow storage areas.  

Staff Comments  
Pedestrian access is unrestricted and visible from the street. Ample space on the side yards will accommodate snow storage without impacting adjacent properties. |
| ☐  | ☐  | ☐  | 17.06.090(C)8  
Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.  

Staff Comments  
The lot contains two (2) large shrubs that are planned to be removed. |
| ☐  | ☐  | ☐  | 17.06.090(C)8  
Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.  

Staff Comments  
The lot contains two (2) large shrubs that are planned to be removed. Snow storage is planned for their location. |
| ☐  | ☐  | ☐  | 17.06.090(C)8  
Guideline: Noxious weeds shall be controlled according to State Law.  

Staff Comments  
This standard shall be met. |
| ☐  | ☐  | ☒  | 17.06.090(C)9  
Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.  

Staff Comments  
N/A — The proposed design does not include a fence. |
| ☐  | ☐  | ☒  | 17.06.090(C)9  
Guideline: Retaining walls shall be in scale to the streetscape.  

Staff Comments  
N/A – The proposed design does not include a retaining wall. |
| ☐  | ☐  | ☒  | 17.06.090(C)10  
Guideline: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:  
- The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.  
- The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.  

Staff Comments  
N/A – The lot is empty and does not include a historic structure. |
| ☐  | ☐  | ☒  | 17.06.090(C)10  
Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:  
- The design features of repairs and remolds including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. |
### Staff Comments

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A – The lot is empty and does not include a historic structure.</td>
</tr>
</tbody>
</table>

#### 17.06.060 Criteria.

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

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

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

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

**C.** Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

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

The following conditions 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) 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. Improvements include but are not limited to:
   i. Driveway configuration. Upon receipt and review of the Civil Plans, Staff and the Applicant will work internally to refine the driveway design prior to issuance of a Building Permit.

d) The Applicant shall supply two (2) contractor estimates for engineering design, materials, and sidewalk installation along the property frontage of River Street. Sidewalk in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy.

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) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.

g) 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.

h) 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.

i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.

j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
k) All utilities shall be located underground, consistent with 17.06.080(A)3h.

l) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or used as a long-term rental (31 days or longer).

Motion Language

Approval:
Motion to approve the Design Review Application by Joel Tranter and Laura Nelson, represented by architect David Barovetto, for a new 3,374 square foot single-family residence with an internal 900 square foot accessory dwelling unit at 637 South River Street (Lot 2A, Block 1, Maple Subdivision) in the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overly Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (l) are met.

Denial:
Motion to approve the Design Review Application by Joel Tranter and Laura Nelson, represented by architect David Barovetto, for a new 3,374 square foot single-family residence with an internal 900 square foot accessory dwelling unit at 637 South River Street (Lot 2A, Block 1, Maple Subdivision) in the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overly Zoning Districts, finding that ________________ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:
Motion to continue the public hearing to __________ [Commission should specify a date].
TRANTER RESIDENCE
CITY OF HAILEY DESIGN REVIEW

INDEX OF DRAWINGS
C - LOCATION - SITE PLAN - LANDSCAPE - EXTERIOR LIGHTING
F - LOWER & UPPER FLOOR PLANS & BOARDS
E - ELEVATIONS & SECTIONS - BUILDING COLORS
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development Director

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

Hearing: October 17, 2022

Applicant: River Lane, LLC

Location: Lots 1-10, Block 55, Hailey Townsite (403, 417 and 419 North River Street)

Zoning/Size: Business (B), Small Residential Overlay (SRO), Downtown Residential Overlay (DRO) and Townsite Overlay (TO); 0.83 (35,973 sq. ft.)

Notice: Notice for the October 17, 2022 public hearing was published in the Idaho Mountain Express on September 28, 2022 and mailed to property owners within 300 feet on September 28, 2022.

Application: The Applicant, River Lane, LLC, is seeking approval on the Design Review Application for a fifty-one (51) unit multifamily apartment building, to be located at 403, 417 and 419 North River Street. The unit make-up comprises of the following: forty-three (43) one-bedroom units and eight (8) two-bedroom units. The project will span ten (10) city lots and will comply with the DRO requirements, as outlined in Hailey’s Municipal Code.

This project, River Lane, is proposing the following:

- 51 total onsite parking spaces; 25 on-street parking spaces (River Street); Eight (8) on-street parking spaces (Spruce Street); 84 total parking spaces
- ROW improvements to River Street, Silver Street and Spruce Street
- River Lane (existing alley) improvements
- Varied unit sizes (range from 602 sq. ft. to 1,027 sq. ft.)
- Approximately 4,110 sq. ft. of common useable open space
- Retail space on ground level (corner of River Street and Silver Street)

Parking for the proposed building will be accessed off the existing 20’-wide alley, River Lane. This alley gains access off the existing public streets, Silver Street and Spruce Street. A single entrance to the
covered parking is located off River Lane. Fifty-one (51) onsite spaces are located on the ground floor of the structure. Street parking is located along River Street and Spruce Street. The Typical Section for River Street will be employed along River Street, as well as the property frontages of Spruce and Silver Streets.

While the apartment building is located within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO) and Townsite Overlay (TO) Zoning Districts, the Applicant is utilizing the Downtown Residential Overlay (DRO). Requirements within the DRO allow for greater flexibility regarding density, parking, open space, and setbacks, which further encourages a more thoughtful approach in developing the land.

The proposed building is three (3) stories tall and has been divided into two masses, connected via an overhead pedestrian walk, to better allow for site circulation and open space. Undulations in building design, both in façade and height, create visual interest while reducing the overall mass of the structure. The proposed building setbacks are as follows:
- Front: 6.9’ (northern portion of building); 9.4’ (near retail/café area)
- Rear: 10’-2” (along the existing alley)
- Side (north): 0’
- Side (South): 27.6’

A maximum of 40’ of building height is allowed for residential units constructed within the Business (B) and Townsite Overlay (TO) Zoning Districts; however, the total building height proposed is 38’-8” (top of parapet). The Applicant has further considered the visual effect on adjacent sites and other areas in the immediate vicinity and has integrated the proposed building with the surrounding buildings and uses through well-articulated architecture and a thoughtful approach to site circulation, and well-landscaped spaces around the site.

Goals. With this project, the Applicant Team is hoping to maximize workforce housing, develop a small community-centered commercial space, as well as maximize resident well-being through holistic design and landscaping. Located at the edge of Hailey’s Business District, the proposed development is intended to build on adjacent multifamily housing and further, act as a catalyst for high-quality housing in the community.
Background: A Design Review Preapplication hearing was held on August 15, 2022. During this hearing, the Commission neither approved nor denied the application. The Commission suggested that the Applicant Team consider the following:

1. **Consider minimizing perceived mass of building along River Street.** The Applicant Team further developed and refined the façade along River Street, which will help reduce the perception of mass along River Street. In the previous drawing set, there were panels of medium gray fiber cement that extended from the ground to the top of the unit bays and repeated at every bay. The Applicant Team has eliminated the gray panels and introduced vertically textured wood (boards) that are aesthetically warm and fine grain in scale. Instead of repeating the wood material at every bay it now occurs at every other bay so that the appearance is more varied. The dark metal panel provides a nice contrast to highlight the wood accents so that the rhythm is vibrant. In addition, unit doors along River Street will be accented in red, as recommended by the Commission at the Preapplication Hearing. This further complements the vibrant experience for pedestrians. The landscape design has evolved since the Preapplication Hearing as well. In the new version, it performs in tandem with the architecture. The entire façade along River Street is set back 14' from the back of sidewalk/lot line to allow for lushly planted front yard landscapes and entry walkways to the ground level units. Among the species proposed are native grasses and pine trees so that as it matures the landscape will create a pleasant screen and transition between the sidewalk and the building.

2. **Consider the parallel spaces within the structure as compact spaces.** The proposed stalls meet the requirement for standard parallel spaces within Hailey’s Municipal Code. Changing these to compact spaces would not increase the number of parking stalls possible due to structural requirements for supporting the building above.

3. **Consider adding air conditioning to each unit.** The owner intends to add air conditioning within each unit.

4. **Consider adding more two-bedroom units within the structure.** No modifications to the unit mix have been made.

5. **Consider community housing units (deed or rent-restricted).** The Owner intends to address this at the Design Review Hearing, scheduled October 17, 2022.

6. **Connect with the postmaster regarding mail area/structure.** The Applicant Team will do so after the Design Review Hearing.

7. **Consider closing the gap between building and carport structure or consider a drive access between the building and the carport structure to eliminate gap.** The proposed building and carport feature overlap, to eliminate the gap.

8. **Connect with Clear Creek Disposal.** The Applicant Team intends to connect with Clear Creek Disposal following the Design Review Hearing.

9. **Consider removing and installing new fence around well house.** The Applicant Team intends to remove and install a new fence around the Public Water Supply (PWS) Building. Coordination of this removal and replacement will be with City Staff, and a possible future partnership with the Hailey Urban Renewal Agency (HURA). Staff would like to see the area in front of the PWS Building enhanced – which may include natural landscape features, native landscaping, and street trees – to further expand on the open space area and amenities, proposed by the Applicant Team. Staff, the Applicant Team, and HURA will meet internally to discuss further.
**Additional Information:** The Applicant Team has provided Memorandums relative to Traffic and Water Impacts from the proposed project. A review by the City Engineer is currently underway and any additional information, not noted herein, will be brought to the hearing.

- **Vehicle Trip Generation Report.** While the Vehicle Trip Generation Report supplied by the Applicant Team provides information on anticipated trips generated by this project, no conclusion as to the traffic impacts from the proposed project have been made. City Staff is requesting that a certified engineer offer such a conclusion.

- **Hydraulic Modeling Results and Analysis.** The Memorandum is attached. It appears the proposed River Lane project will have a negligible impact on the available fire flow, system pressure, and water velocity in the project area. That said, the City Engineer will review, and additional comments or concerns will be brought to the hearing.

**Procedural History:** The Design Review Application was submitted on August 25, 2022 and certified complete on August 26, 2022. A public hearing before the Planning and Zoning Commission will be held on Monday, October 17, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Standards and Staff Comments</td>
</tr>
<tr>
<td>☒</td>
<td>Complete Application</td>
</tr>
</tbody>
</table>

**Engineering:** Please refer to the “Additional Information” section above for further information relative to the Traffic and Water Impacts from the proposed project.

**Life/Safety:** The Fire Chief recommends the following:
- The building shall comply with IFC and IBC code requirements.
- The legend calls for a relocated fire hydrant; however, the new location has not been shown on the plan set.
- A building sprinkler system and alarm system shall be installed, as set forth in the IFC.

**Water and Sewer:** The Water and Wastewater Division Managers have recommended that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit:
- All construction shall be to City Standards.
- Applicant shall decide if a single 4” sewer service is adequate to service the proposed building.
- Existing, unused sewer services shall be located and abandoned – these shall be capped and abandoned at the main or the edge of the right-of-way if on River Street.
- Existing, unused water services shall be located, abandoned, and disconnected at the main line.
- Specify and show IDAPA required setbacks to Existing Public Water Supply. The Silver Street drywell appears to be too close, per IDAPA requirements.
- A landscaping drywell has been shown on the detail sheet. Where is this drywell proposed onsite?
- The proposed trash enclosure shall not drain toward or near the well house.
- The City will have the new Potable Water FPS Engineer provide additional comments when under contract.

**Building:** No comments

**Streets, Landscaping, Other:** The Streets Division recommends that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit:

- Drywell Permits shall be applied for at the time of the Building Permit.
- Any snow storage adjacent to the well house shall be eliminated and/or diverted to the appropriate disposal system.
- It appears the southern area landscaping slopes toward the well site. Maintenance of this landscaping area could include chemicals. All runoff shall be captured onsite and diverted to the appropriate disposal system.
- A trailable generator access at the east side of the Public Water Supply building, over the proposed curb line, is desired. No parking in this area and reevaluation of trees in this area will be needed.
- Additional details for the Family Play and Retail Patio Area are needed to evaluate for potential contaminant disposal or runoff.
- Consider expanding non-irrigable public play area east of the well house. Add a 10’-wide Public Water Supply parking pad along the east side of the building for generator parking. Reposition fence to enclose generator parking pad only.
- Drainage from the parking area appears to drain toward the existing alley, River Lane, which appear to drain to a single basin. The proposed catch basin disposes closer than 50’ to the Public Water Supply. Please address.
- Runoff from the parking area drains to and then across the existing alley, River Lane, for capture in a valley gutter. If the valley gutter freezes or exceeds capacity, what is the ramification? Consider placing the valley gutter along the eastern River Lane ROW and slope River Lane upward to the west. Alternative proposals are welcome.
- Any failure to the River Lane drainage system could result in impoundment into the private parking area, with the possibility of future complaints filed against the City for this design. Consider using rolled or vertical curb along River Lane. Capture and dispose of private runoff onsite, not into the River Lane system.
- Match the River Street Concept Plan for streetlights, planting areas, etc., for all public streets (River, Silver, and Spruce Streets). Public Right-of-Way Maintenance Agreement will be required due to size of planter beds.
- Identify accessible parking spaces and routes in the public rights-of-way, if needed.
- Final design documents should include traffic control signage and markings. Crosswalks and thermoplastic shall be installed by the Developer.
- Cross slopes toward lip of gutter exceed four (4) percent, which is not desired. Additional grading detail will be needed at final design.
- Updated Civil Plans showing the bulbout on Silver Street will be needed.
- The northern River Lane exit diverts drainage north along River Lane, and then west toward Calumet Way. This drainage appears to be onto neighboring properties, which is not desirable.
- This project proposes runoff disposal into existing drywells elsewhere on the block. This is not desired on a regular basis and will need supporting calculations if allowed by the city.
- The River Street curb line shall have a catch basin and drywell added just north of the Silver Street intersection. The mid-block catch basin connection across the street is not preferred.
- The curb/valley system has long runs into drywells. Additional drywells shall be added.
- The public right-of-way parking width standard is ten (10) feet.
- A connection to the city water for irrigation within the public right-of-way shall be added. This also includes electrical. This will be the beginning of a long street system and details can be worked out internally with staff.
- Asphalt saw cuts at intersections shall be squared off, not like what is shown on Spruce Street.
- Consider adding electric vehicle charging stations in public right-of-way on River Street, near retail/café area.
- The Hailey Tree Committee will review the project and provide recommendations where needed. These recommendations shall be incorporated at final design.

By reference, IDAPA Regulations for Public Water System:
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, as no signage is proposed at this time. Signage must be reviewed via a Sign Permit Application, if proposed, and comply with City Standards.

17.09.040 On-site Parking Req.

See Section 17.09.040 for applicable code.

Staff Comments
The proposed project is located within the Downtown Residential Overlay (DRO). The Hailey Municipal Code requires a minimum of one (1) parking space per residential dwelling unit. The project proposes a total of 51 residential units, thereby requiring that 51 onsite parking spaces be provided.

The site plan shows a total of 51 onsite parking spaces, which includes three (3) accessible spaces. Additionally, public right-of-way improvements are proposed along River Street, Silver Street, and Spruce Street, which eliminate the need for guest parking spaces, as outlined within the DRO. Improvements to the public right-of-ways yield 33 additional parking spaces (25 on-street parking spaces on River Street, and eight (8) on-street parking spaces on Spruce Street). The total number of parking spaces proposed for the project is 84 parking spaces.
The parking spaces located onsite (51) will be covered by the proposed building and/or carport feature, as shown in the images below.

The project meets the total number of parking spaces required by the Hailey Municipal Code.

### 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.

The parking requested above City Standards are not more than 200%. Fifty-one (51) spaces are required; fifty-one (51) onsite spaces and thirty-three (33) on-street spaces are proposed.

### 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.
### Staff Comments

The Applicant is proposing a variety of light fixtures. Cut sheets are attached and comply with Dark Sky Standards. The proposed fixtures can be reviewed on the Exterior Lighting Plan Drawing Set.

<table>
<thead>
<tr>
<th>☒ ☐ ☐</th>
<th>Bulk Requirements</th>
<th>Zoning District: Business</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maximum Height: 40’ within the Business (B) District with residential unit(s)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Required Setbacks:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Front Yard: 0’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Side Yards: 0’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Rear Yard: 0’</td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

Zoning District(s): Business (B) and Downtown Residential Overlay (DRO)

Proposed Height: 38.8’

Proposed Setbacks:
- Front: 6.9’ (northern portion of building); 9.4’ (near retail/café area)
- Rear: 10’-2” (along the existing alley)
- Side (north): 0’
- Side (South): 27.6’

The proposed project complies with height and setback requirements of the Hailey Municipal Code.

<table>
<thead>
<tr>
<th>☒ ☐ ☐</th>
<th>17.06.070(A)1 Street Improvements Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</td>
</tr>
</tbody>
</table>

**Staff Comments**

A new 8’-wide sidewalk is shown along the property frontage of Spruce Street. This sidewalk connects to an 8.5’-wide sidewalk along the property frontage of River Street. The sidewalk along River Street connects to an 8’-wide sidewalk along Silver Street. These sidewalks will connect to additional sidewalks interior to the lot (e.g., front entries to each unit, around the building, and to the proposed parking area). These improvements follow the River Street Concept Plan, and are as follows (listed from street to building):

**River Street:**
- 2’-wide paver strip
- 5’-wide asphalt bike path
- 4’-wide landscaping strip
- 8.5’-wide concrete sidewalk

**Spruce Street:**
- 2’-wide paver strip
- 8’-wide concrete sidewalk
- 9.5’-wide landscape strip

**Silver Street:**
- 2’-wide paver strip
- 8’-wide concrete sidewalk

These sidewalks will connect to unit entrances, around the building, to the proposed parking area, and to the proposed retail/café area to ensure safe and sufficient access to and from the site.
17.06.070(B) Required Water System Improvements  

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

**Staff Comments**  
This standard will be met.

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

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**17.06.080(A)1a**  
a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.

**Staff Comments**  
The proposed building follows the grid pattern in downtown Hailey. The primary walls of the proposed building are oriented east/west, with the primary entrance facing east and having frontage off River Street. Exterior spaces are proposed along the property frontages of the building, which include Spruce Street, River Street and Silver Street. A robust open space area, usable by the residents of the building, is proposed along the south side of the building. Entries to and from the building are located adjacent to these open space areas.

**17.06.080(A)1b**  
b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.

**Staff Comments**  
N/A, as the site does not contain any existing mature landscaping.

**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**  
A new 8’-wide sidewalk is shown along the property frontage of Spruce Street. This sidewalk connects to an 8.5’ wide sidewalk along the property frontage of River Street. The sidewalk along River Street connects to an 8’-wide sidewalk along Silver Street. These sidewalks will connect to additional sidewalks interior to the lot (e.g., front entries to each unit, around the building, and to the proposed parking area). These improvements follow the River Street Concept Plan, and are as follows (listed from street to building):

**River Street:**
- 2’-wide paver strip
- 5’-wide asphalt bike path
- 4’-wide landscaping strip
- 8.5’-wide concrete sidewalk

**Spruce Street:**
- 2’-wide paver strip
- 8’-wide concrete sidewalk
- 9.5’-wide landscape strip

**Silver Street:**
- 2’-wide paver strip
- 8’-wide concrete sidewalk

These sidewalks will connect to unit entrances, around the building, to the proposed parking area, and to the proposed retail/café area. Circulation to all entrances is pedestrian friendly and provides safe access to/from the building.

**17.06.080(A)1d**

<table>
<thead>
<tr>
<th>17.06.080(A)1d</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Staff Comments**
The Applicant is proposing a trash enclosure area at the southwestern corner of the building. This enclosure is approximately 27.8’ in width, and can be accessed via the existing alley, River Lane. A letter from Clear Creek Disposal will be required commenting on the adequacy of said enclosure/accessibility. This has been made a Condition of Approval.

**17.06.080(A)1e**

<table>
<thead>
<tr>
<th>17.06.080(A)1e</th>
<th>e. Where alleys exist, or are planned, they shall be utilized for building services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Staff Comments**
The existing alley, River Lane, will be utilized for building services.

**17.06.080(A)1f**

<table>
<thead>
<tr>
<th>17.06.080(A)1f</th>
<th>f. Vending machines located on the exterior of a building shall not be visible from any street.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Staff Comments**
It appears that no vending machines are proposed, and if so, no vending machines will be located on the exterior of the building. This has been added as a Condition of Approval.

**17.06.080(A)1g**

| 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. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Staff Comments**
All onsite parking is located to the rear of the building, gaining access from the existing alley. A useable prominent entrance is located along River Street, and the parking area is buffered by the building.

**17.09.020.02**

| 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**
N/A, as the proposed use is residential, with a small retail space that is less than, square feet in size. No wholesale or warehouse occupancy is proposed.

17.06.080(A)1h
- **Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**

**Staff Comments**
The site is serviced by three (3) public streets: Spruce Street, River Street, and Silver Street. The onsite parking area can be accessed via the existing alley, which connects to Spruce and Silver Streets. Primary pedestrian access can be achieved from River Street.

17.06.080(A)1i
- **Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.**

**Staff Comments**
Snow will remain in place on roofs, and with proper drainage, the flat roof design should prevent snow from shedding. For exposed, hardscape areas, a snow storage area is proposed to the south of the property. While it appears to be practical, the Public Works Department requests that this snow storage area be eliminated, as it is adjacent to the well house. This request is intended to eliminate any contaminant to the site and/or water system. The hauling of snow is permitted within the Business (B) District, and given the proximal location of the well site, this is preferred. The elimination of the snow storage area has been made a Condition of Approval.

17.06.080(A)1j
- **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
- **A designated snow storage area shall not have any dimension less than 10 feet.**

**Staff Comments**
Please refer to Section 17.06.080(A)1l for further information.

17.06.080(A)1l
- **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
- **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
- **Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.**

**Staff Comments**
Any landscaped areas where snow may be stored (e.g., front entry areas) contain plants that are more resilient to snow.

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td><strong>City Code</strong></td>
</tr>
<tr>
<td><strong>No</strong></td>
<td><strong>City Standards and Staff Comments</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
<td><strong>The proposed building responds to the layout of the individual housing units. The articulation of the exterior balconies, rooflines, and materials complement the</strong></td>
</tr>
</tbody>
</table>

**Staff Comments**
The proposed building responds to the layout of the individual housing units. The articulation of the exterior balconies, rooflines, and materials complement the
surrounding area. The roofline is articulated in a comparable manner to the surrounding area with varying overhangs and parapets that provide human scale to the overall massing, as well as visual identity to each individual residence. The building is proportional in size and shape to the surrounding building(s) (Silver River Residences, Spruce Street Duplexes).

17.06.080(A)2b  
**Staff Comments**  
N/A, as the proposed building design is not a standardized corporate building design.

17.06.080(A)2c  
**Staff Comments**  
The Applicant has integrated the building to the surrounding site and greater area. Open space areas, pathway and/or sidewalk connections, and various exterior materials emphasize human scale, are pedestrian oriented and encourage human activity and interaction.

A variety of landscaping and plant material will also be utilized, which encourages human activity and interaction. These include trees, grasses, shrubs, and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details.
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th>17.06.080(A)2d</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong></td>
<td>The front façade and front entry of the building faces River Street. Pathways/sidewalks, open space, and seating areas throughout the site create human scale and break up larger building surfaces.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The front façade of the building occupies most of the street frontage. Windows, balconies, and exterior features emphasize human scale and break up the building surfaces. The building features street-level material changes, clad in a mix fiber cement panel siding, vertical wood siding, metal screening, and board formed concrete, which reduces mass and scale of the building. The scale and design components complement the surrounding area nicely.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>17.06.080(A)2e</td>
<td>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong></td>
<td>N/A, as no expansion is planned at this time.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>17.06.080(A)2f</td>
<td>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong></td>
<td>A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>17.06.080(A)2g</td>
<td>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.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong></td>
<td>Building colors are shown on the elevations. Colors are broken on various elements to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>17.06.080(A)2h</td>
<td>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>Staff Comments</strong></td>
<td>The proposed building is three stories in height and contains a flat roof. The variety of colors utilized, proposed decks and overhang features, and various siding, provide depth, shadow lines, and human scale to the building façades.</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>17.06.080(A)2i</td>
<td>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:</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>
### 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:

- All windows will be double glazed and incorporate low emissivity glazing properties
- The building will be entirely electric, with no gas service
- Energy Star Appliances will be utilized
- The Applicant Team conducted a daylight study for the window design and solar orientation, and for most of the units along the NE ad SW facades. Window placement considers maximizing daylight gain while minimizing excessive heat.
- 16 EV charging parking spaces are proposed.
- Most of the building will utilize electric, including HPAC units within the residential units.

### 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

It appears that pedestrian entrances will be covered by flat roof awnings, which will retain snow, or snow clips and/or gutters and downspouts have been provided to prevent snow from falling directly onto adjacent sidewalks.

### k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

#### Staff Comments

Downspouts from the building appear to be routed underground to a drywell. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.

### 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.

### 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)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>City Standards and Staff Comments</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Compliance</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>City Standards and Staff Comments</td>
<td></td>
</tr>
</tbody>
</table>
A detached trash enclosure is proposed at the southwestern corner of the parcel. This area will be properly screened to be compatible with the primary building, utilizing natural and non-formal screening methods.

The trash enclosure is located to the rear of the property, can be accessed off of the existing alley, and is properly screened from view of the primary streets.

N/A, as no walls or fences are proposed at this time.

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.

All service lines shall be installed underground and no service equipment shall be placed on utility poles.

All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.

N/A, as no additional appurtenances are proposed.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>17.06.080(A)4a</td>
</tr>
<tr>
<td>No</td>
<td>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.</td>
</tr>
</tbody>
</table>
**Staff Comments**

Drought tolerant and/or xeriscape specific plant materials are proposed. The Applicant is proposing the following landscaping onsite:

**Trees (53 total trees):**
- 12 Lodgepole Pine Trees at 16’ in height
- 6 Vanderwolf’s Pyramid Limber Pine Trees
- 19 Quaking Aspen Trees 14’-16’ in height (multi-stem)
- 6 Swamp White Oak Trees at 3” caliper
- 10 Accolade Elm Trees at 3” caliper

**Shrubs (165 total shrubs):**
- 13 Smokey Serviceberries at 5 gallons
- 19 Arctic Fire Dogwoods at 3 gallons
- 57 Sherwood Compact Mugo Pines at 3 gallons
- 25 McKay’s Potentillas at 3 gallons
- 35 Gro-Low Sumacs at 3 gallons
- 12 Alpine Currants at 3 gallons
- 4 Yellow Flowering Currants at 5 gallons

**Groundcovers, Grasses, and Perennials (1,623 total groundcovers, grasses, and perennials):**
- 72 Moonshine Yarrow at 1 gallon
- 96 Kinnickinnick at 1 gallon
- 13 Idaho Fleabane at 1 gallon
- 768 Siskiyou Blue Fescue at 1 gallon
- 58 Yellow Lupine at 1 gallon
- 22 Pineleaf Beard Tongue at 1 gallon
- 594 The Blues Little Bluestem at 1 gallon

The Landscape Plan will be reviewed by the Hailey Tree Committee (HTC), tentatively scheduled for November 20, 2022. Any recommendations from HTC will be considered by the Applicant and further reviewed by staff. Updates to the Landscape Plan will be made prior to issuance of a Building Permit where necessary.

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th><strong>17.06.080(A)4b</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>b.</td>
<td>All plant species shall be hardy to the Zone 4 environment.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

Plant materials will be appropriate for the Zone 4 environment.

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th><strong>17.06.080(A)4c</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>c.</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

It appears a drip irrigation system will be installed according to City Standards. The automatically controlled system should include a smart controller and rain sensor for a water wise system. Low water use rotator nozzles should also be installed in grass spaces. Irrigation systems should not be placed against the pavement – they shall be positioned in a way where they will not spray water on the pavement or other hardscape areas.
d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper, and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning districts are excluded from this standard.

Staff Comments

Proposed landscaping is varied. A combination of trees, shrubs, and groundcovers, grasses, and perennials will be utilized to soften the site, as well as create visual interest. This is a newly landscaped area, and more than ten (10) trees are proposed. The Applicant is proposing a total of 53 trees (refer to Section 17.06.080(A)4a for further details). The breakdown is as follows:

- A minimum of 10% of the trees, or five (5) of the trees, shall be at least a four-inch (4”) caliper. The HTC and City Staff have been working to remove this requirement from Hailey’s Municipal Code. The intent is to build a more resilient urban forest by utilizing smaller caliper trees, and various species of trees onsite. Staff would like to waive this requirement until a formal ordinance has been adopted by the Hailey City Council.
- A minimum of 20% of the trees, or ten (10) trees, shall be at least a three-inch (3”) caliper. The Applicant is proposing more than ten (10) trees at 3” caliper or larger.
- A minimum of 20% of the trees, or ten (10) trees, shall be at least a two-and-one-half-inch (2 ½”) caliper. The Applicant is proposing more than ten (10) trees at 2 ½” caliper or larger.

N/A, as this parcel is located within the Business (B) Zoning District.

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

The subject parcel is located within the Business (B) Zoning District. The landscape plan incorporates a variety of trees, shrubs, groundcovers, grasses, and perennials that soften the site, while also providing visual interest from the various colors, textures, and forms of each plant. There are also open areas that further enhance the site – open space, benches and play area, and distinctive foliage and landscape features (see image below for images of the proposed plant material).
<table>
<thead>
<tr>
<th>17.06.080(A)4g</th>
<th>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Comments</strong></td>
<td>Storm water runoff is located within the landscaping beds, turf area, and/or drywells, as shown on the civil plans. The Public Works Department commented on the drainage of the site, parking area, and landscaping area in relation to the Public Water Supply, and neighboring properties. Please refer to the section titled, “Streets, Landscaping, and Other” for additional information.</td>
</tr>
<tr>
<td>17.06.080(A)4h</td>
<td>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).</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>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 the conditions on-site.</td>
</tr>
<tr>
<td>17.06.080(A)4i</td>
<td>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as it doesn’t appear retaining walls are proposed at this time. If utilized, retaining walls will comply with aesthetic standards of Hailey. Textured and blasted concrete will be considered.</td>
</tr>
<tr>
<td>17.06.080(A)4j</td>
<td>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as it doesn’t appear retaining walls are proposed at this time. If utilized, retaining walls will comply with aesthetic standards of Hailey. Textured and blasted concrete will be considered.</td>
</tr>
<tr>
<td>17.06.080(A)4k</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as no retaining walls are proposed at this time.</td>
</tr>
<tr>
<td>17.06.080(A)4l</td>
<td>l. Landscaping should be provided within or in front of extensive retaining walls.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as no retaining walls are proposed at this time.</td>
</tr>
<tr>
<td>17.06.080(A)4m</td>
<td>m. Retaining walls over 24” high may require railings or planting buffers for safety.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as no retaining walls are proposed at this time.</td>
</tr>
</tbody>
</table>
17.06.080(A)4n  n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

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

### Additional Design Review Requirements for Multifamily Buildings within the City of Hailey

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
</table>
| ☒ Yes | 17.06.080(D)1a  
<a>. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.<br>Staff Comments The proposed building complements the surrounding area and adjacent uses. The proposed residential use is within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. The transition from one residential use to another (Silver River Residences and Spruces Street Duplexes) will be a natural transition from commercial use to higher-density residential use, and in-turn, to less-dense residential use that is evident nearby and in the original Townsite.<br>Integration of the building to the surrounding site and landscape is an imperative facet of the project with a variety of landscaping and features providing screening for both residents and neighbors alike. Natural and integrated open space give the residents an attractive, exterior communal area. Native plantings, together with sensitive landscape lighting, further embed the structure in the surrounding area.</a> |
| ☐ No | 17.06.080(D)1b  
<b>. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.<br>Staff Comments The site plan includes convenient, attractive, and interconnected pedestrian system of pathways, multiuse and perimeter, as well as open space pathways, which reinforces pedestrian circulation of the site.</b> |
| ☒ Yes | 17.06.080(D)1c  
<c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.<br>Staff Comments To ensure safe pedestrian access through the site, the Applicant has incorporated sidewalks or hardscape around the building, to and from the primary entrance. Circulation to all entrances is pedestrian friendly and provides safe access to/from the building.<br>Pedestrian amenities include open space along the property frontages (Spruce, Silver, and River Streets) of the building. This open space includes seating, turf area, various landscaping, and interactive play area to encourage human interaction.</c> |
2. Building Design: 17.06.080 (D) 2, items (a) thru (b)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Standards and Staff Comments</td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

17.06.080(D)2a

- Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

**Staff Comments**
The proposed building design provides a transition to adjoining residential neighbors. Design features that reduce the mass of the building include:
- Biophilic design, which emphasizes the natural mountain atmosphere, and reduces the mass by creating visually pleasing textures, materials, and triangulated forms.
- The rhythm of the building reflects the evolving style of Hailey. Importance has been placed on restrained and familiarity of the past and the warmth and nuance of contemporary design.
- The proposed open space and landscaping plan further separate the building from less intensive uses.

The proposed residential use is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This multifamily project creates a natural transition from commercial use to higher-density residential use, and in-turn, to less-dense residential use that is evident nearby and in the original Townsite.

17.06.080(D)2b

- At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.

**Staff Comments**
The building achieves human scale by a prominent entrance, open space areas, site circulation connections and various exterior materials. The landscaping also maximizes human scale and enhances the “sense of place”. The various trees, shrubs, groundcovers, grasses, and perennials, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction.

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. The legend calls for a relocated fire hydrant; however, the new location has not been shown on the plan set.

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

ii. Water and Wastewater:
   i. All construction shall be to City Standards.
   ii. Applicant shall decide if a single 4” sewer service is adequate to service the proposed building.
   iii. Existing, unused sewer services shall be located and abandoned – these shall be capped and abandoned at the main or the edge of the right-of-way if on River Street.
   iv. Existing, unused water services shall be located, abandoned, and disconnected at the main line.
   v. Specify and show IDAPA required setbacks to Existing Public Water Supply. The Silver Street drywell appears to be too close, per IDAPA requirements.
   vi. A landscaping drywell has been shown on the detail sheet. Drywell shall be shown on Civil set.
   vii. The proposed trash enclosure shall not drain toward or near the well house.
   viii. The City will have the new Potable Water FPS Engineer provide additional comments when under contract.

iii. Streets, Landscaping, and Other:
   i. Comments noted in this section of the report shall be internally discussed and resolved with City Staff prior to issuance of a Building Permit.

d) The Applicant shall be responsible for winter snow clearing and maintenance of the of the existing alley, River Lane. A Public Right-of-Way Maintenance Agreement will be developed, which will detail the specifics of this requirement, and others.

e) The Applicant shall remove snow from the site, as needed.

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

g) Snow shall not be stored within proposed open space areas, or adjacent to the Public Water Supply.

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

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

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

k) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
Design Review: River Lane
Lots 1-10, Block 55, Hailey Townsite (403, 417 and 419 North River Street)
Hailey Planning Zoning Commission – October 17, 2022
Staff Report – Page 24 of 24

l) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
m) A letter from Clear Creek Disposal shall be provided commenting on the adequacy and accessibility of the enclosure area prior to issuance of a Building Permit.
n) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
o) Vending machines shall not be located on the exterior of the building.
p) A Lot Line Adjustment Application, to remove the interior lot lines, shall be applied for concurrently with the Building Permit.
q) The City of Hailey, Grantor of an easement (Instrument No. 381657) over and upon the southernmost twenty (20) feet of the one hundred (100) foot Spruce Street right-of-way immediately adjacent to Lot 1, Block 55, will revoke said easement by written notice to the Grantee, to be recorded, prior to issuance of a Certificate of Occupancy.

Motion Language:

Approval: Motion to approve the Design Review Application submitted by River Lane, LLC, for construction of a fifty-one (51) residential unit, to be located at 403, 417 and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (q) are met.

Denial: Motion to deny the Design Review Application submitted by River Lane, LLC, for construction of a fifty-one (51) residential unit, to be located at 403, 417 and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, 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].
SECTION 01 | DESIGN AND DEVELOPMENT TEAM

DESIGN + DEVELOPMENT TEAM

Owner
River Lane LLC
P.O. Box 1554
Ketchum, ID 83340

Owner Representative Contact:
Trent Grabher
Elizabeth Grabher

Architect, Landscape Architect, Interior Designer
GGLO
1199 Shoreline Dr, Suite 290
Boise, ID 83702

Civil Engineer
Galena Engineering
317 North River Street
Hailey, ID 83333

Structural Engineer
KPF
412 E. Park City
Boise, ID 83706

Mechanical, Electrical Engineer
Musgrove Engineering
234 S. Whisperwood Way
Boise, ID 83709
SECTION 01 | DEVELOPMENT OBJECTIVES

VICINITY PLAN

PROJECT INFORMATION
PROJECT ADDRESS:
419 N River Street, Hailey, ID 83333

DEVELOPMENT GOALS
Maximize workforce housing.
Small community centered commercial space.
Maximize well-being through holistic design and landscaping

PROJECT GOALS
Located at the edge of the Hailey Business District within the Small Residential Overlay Boundary line, the proposed development builds on adjacent multi-family housing and will act as a catalyst for high-quality housing in the community. Through a well-articulated architecture and thoughtful approach to site circulation and materials, the proposed design connects residents and neighbors with a small commercial corner and relaxing, well-landscaped spaces around the site. Views from the units themselves are situated to enjoy the dramatic views of mountain ridges on both sides in addition to providing shelter from the dramatic swings of seasonal change in Hailey.
SECTION 02 | VICINITY PLAN

WaFd Bank
Liberty Theater
Public Library
District Court, Hope Garden
ZONING SUMMARY CODE:

- **Project Address:** 419 N River Street, Hailey, ID 83333
- **Site Area:** 35,973 SF (.83 Acres)
- **Zone:** Business (B)
- **Overlay Zone:** Small Residential Overlay (SRO), Townsite Overlay District (TO), Downtown Residential Overlay (DRO)
- **Residential %:** No max. at ground level (17.04R.040.A)
- **Residential Density:** No limit (17.04R.050.A)
- **Parking:** 1 per unit (DRO - 17.04R.060.A.1)
- **Cover:** Covered Parking is not required by the DRO. The SRO requirement in 17.04Q.060.A.2 does not apply. (DRO - 17.04R.070)
- **Guest Stalls:** 1 per 6 units (DRO - 17.04R.060.A.2)
- **Building Height Limit:** 40’ (TO - 17.04M.060.C.1)
- **Setbacks:** none (DRO - 17.04R.060.B.3)

*Note: Our understanding is that the Downtown Residential Overlay governs over the Small Residential Overlay (based on 17.04R.070) and that the provisions of the base Business zone and Townsite Overlay District apply where they are not overruled by provisions in the DRO.*

- **Actual Height:** T.O. Parapet: 38’-8”

* See Sections for Overall Heights
SECTION 02 | URBAN DESIGN ANALYSIS

Key Map

N River Street

View at N River and Spruce St

S River Lane

N River Lane

W Denton Street View

View at N River and Silver St

City of Hailey Well House @ Silver Street

View along N River St.
SECTION 03 | DESIGN CONCEPT

PROJECT VISION
ARCHITECTURAL CONCEPT
DAYLIGHT STUDY
HAILEY DESIGN REVIEW GUIDELINES
CLARITY
- Porosity: Ability to circulate through the site
- Articulation: Clarity of the architectural form
- Responsive: Adapting to the unique climate

OF OUR TIME
- Honest expression of multifamily housing
- Not replicating historic styles
- Integrating with the environment and views
- Material and construction honesty

ROOTED IN THE ENVIRONMENT
- Comfortable for residents regardless of the season
- Providing interesting views and interstitial spaces
- Natural materials that fit with local conditions
- Highlighting a connection with the natural beauty of the site

CONNECTED TO NATURE
- Landscaping is an integral part of our design process.
- Landscaping elements will consider resident privacy, community, and native vegetation.
SECTION 03 | ARCHITECTURAL DESIGN CONCEPT

**VIEWS**
The site is surrounded on all sides by dramatic mountain views. From each unit there will be views that look toward distant peaks and ridges.

**WINDOW STRATEGY**
Window placement, size and orientation is attuned to the actual solar conditions at the site. The angle is adjusted to maximize daylight gain while minimizing excess heat gain.

**WELCOMING HOME**
“A porch is both inside and outside, public and private, protected and exposed.” The design proposes an innovative porch space at the entry into the building. It is a welcome home to residents.

**BIOPHILIA**
The design includes a robust planting and tree program. The building design itself is also inspired by the triangulated forms found in the surrounding landscape.
SECTION 03 | DAYLIGHT STUDY

NORTHEAST FACADE

DAYLIGHT AUTONOMY (SDA) 66.67%

ANNUAL SUNLIGHT EXPOSURE (ASE) 22.78%

PREFERRED WINDOW ORIENTATION @ NORTHEAST FACADE

SOUTHWEST FACADE

DAYLIGHT AUTONOMY (SDA) 72.50%

ANNUAL SUNLIGHT EXPOSURE (ASE) 15.63%

PREFERRED WINDOW ORIENTATION @ SOUTHWEST FACADE
“IS THIS PROJECT COMPATIBLE WITH THE SURROUNDINGS?”
- CITY OF HAILEY DESIGN REVIEW GUIDELINES PAGE 3, 6-11

1. Building should be sited in a manner that preserves existing land forms.
2. New construction should be compatible with existing adjacent buildings and uses.
3. Buildings should be sited in a manner that preserves significant vegetation.
4. Buildings should be sited so that their form does not break prominent skylines.
5. Building designs should enhance and/or continue the classic styles found in old Hailey.
6. Roof lines of buildings should be designed to be compatible with building forms that enhance the character of the City. Roof lines should not project the image of “false western” storefronts.
7. Building should be constructed of wall materials that are similar in texture and finish to those found historically in Hailey.
8. Exterior wall colors should harmonize with the site and surrounding buildings.
9. Retaining walls should be compatible in form, scale, and materials with the architectural details and materials of nearby buildings.
10. Consider all the elements of a landscape.
11. When plant materials are used to screen areas such as mechanical equipment, parking lots, loading docks or storage areas which are adjacent to natural sites, the plant materials should be massed in groups rather than located in a straight line.

Our objective is to situate all development along N River Street and scale buildings as to not dominate site.

Our Biophilic design emphasizes the natural mountain atmosphere. The building design itself is also inspired by the triangulated forms found in the surrounding landscape.

Our objective is to design in accordance with street standards, provide adequate landscaping, and use materials consistent with local buildings.

Our design reflects the evolving style of Hailey. We place importance on the restraint and familiarity of the past and the warmth and nuance of contemporary design.

Exterior wall colors will be consistant with warm, earthy tones found in Hailey.

Retaining walls, if any, will comply with aesthetic standards of Hailey. Textured or sand blasted concrete will be considered.

The landscape design is integral with the architecture. Landscape elements address resident privacy, community and native vegetative patterns.

Exterior storage, mechanical, utilities, and trash areas will be properly screened in a natural and non formal
ARE APPROPRIATE SNOW STORAGE AREAS PROVIDED?

1. Snow storage areas should be incorporated into site design.
2. Roof design should anticipate snow shedding and drip line areas.
3. Site design must consider the placement and screening of service areas and auxiliary structures.

Snow will remain in place on roofs. Snow storage will be located south of property. See snow storage diagram on pg. 20 for calculations and location.

ARE CIRCULATION CONFLICTS AVOIDED AND ARE THE CIRCULATION NEEDS BEING MET?

1. The alignment of roads and driveways should follow the contours of the site.
2. Minimize the visual impact of off-street parking and loading areas.
3. On-site parking must be designed to allow vehicles forward entry and exit from the site.
4. Conflicts between different circulation needs and uses should be minimized.

Alignment of roads and driveways follow the contours of the site and aligns with the street grid.

On-site parking is screened by the building and parking canopy.

On-site parking is designed to allow for one entry and exit to River Lane.

The building separation and complementary articulation contribute to pedestrian legibility of building access and circulation.
ARE THE NEGATIVE VISUAL IMPACTS PROPERLY BUFFERED?

1. The clustering of buildings and parking is encouraged.
2. Site design must consider the placement and screening of service areas and auxiliary structures.
3. Conflicts between different circulation needs and uses should be minimized.
4. Mechanical equipment and solar panels on roofs must be hidden or de-emphasized so that it is not readily visible from nearby properties.

1. The building is planned to maximize open space and optimize circulation.
2. Exterior storage, mechanical, utilities, and trash areas will be properly screened in a natural and non-formal manner.
3. The building separation and complementary articulation contribute to pedestrian legibility of building access and circulation.
4. Mechanical equipment to be hidden and all mechanical spaces to be screened from view.
EXISTING SITE
COLORED SITE PLAN (GROUND LEVEL)
COLORED SITE PLAN (ROOF LEVEL)
OPEN SPACE & SNOW STORAGE
LANDSCAPE ELEMENTS
PLANTING PALETTE
EXISTING SITE FEATURES:

1. A revocable Easement over and upon the southernmost twenty (20) feet of the one hundred (100) foot Spruce Street right-of-way immediately adjacent to Lot 1, Block 55, as shown on the original Plat of the Hailey Townsite.
SITE PLAN

SCALE: NTS

RIVER LANE APARTMENTS

| Hailey, ID | Design Review | 09.23.2022 |

SECTION 04 | PROPOSED SITE PLAN - GROUND LEVEL

SITE FEATURES:

1. FAMILY PLAY STRUCTURE
2. RETAIL PATIO/AMENITY SPACE
3. RESIDENTIAL LOBBY ENTRY
4. ELECTRIC VEHICLE PARKING
5. RESIDENTIAL UNIT ENTRIES
6. ADJACENT UTILITY PARCEL
7. STREET PARKING
8. VEHICULAR ACCESS
9. TRASH/RECYCLING
10. HAILEY STANDARD STREETScape
11. SPRUCE STREET OPEN SPACE EASEMENT
12. SCREENING
SITE FEATURES:

1. FAMILY PLAY STRUCTURE
2. RETAIL PATIO/AMENITY SPACE
3. BRIDGE WALKWAY
4. PARKING CANOPY
5. RESIDENTIAL UNIT ENTRIES
6. ADJACENT UTILITY PARCEL
7. STREET PARKING
8. VEHICULAR ACCESS
9. TRASH/RECYCLING/TRANSFORMER
10. HAILEY STANDARD STREETSCAPE
11. SPRUCE STREET OPEN SPACE EASEMENT
SNOW STORAGE:

- SNOW STORAGE AREA
- REMOVAL FROM RIVER LANE BY PRIVATE OPERATIONS

OPEN SPACE REQUIREMENTS:

- OPEN SPACE

TOTAL LOT SQFT: 35,973 SF
OPEN SPACE REQ'D (10%): 3,597 SF
OPEN SPACE PROVIDED: 4,110 SF (11%)

- OPEN PAVED AREA: 2,705 SF
STORAGE REQ'D (25%): 676 SF
STORAGE AREA PROVIDED: 690 SF

* Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow
* A designated snow storage area shall not have any dimension less than ten feet (10')
SITE FEATURES:
1. ENTRY PLAZA
2. ASPEN GROVE PLANTING
3. BENCH SEATING
4. RESIDENT ENTRY LOBBY
5. OVERHEAD PEDESTRIAN WALK
6. PARKING AREA
7. STREETSCAPE/SIDEWALK
8. AMENITY PATIO
9. RETAIL PATIO/SEATING
10. FIRE PIT SEATING
11. BUFFER PLANTING
12. PARKING
13. FAMILY PLAY AREA
14. TRASH ENCLOSURE
15. OVERHEAD CANOPY
16. RETAIL
SECTION 04 | LANDSCAPE ELEMENTS

- Retail Patio/Plaza
- Retail Seating
- Natural Play Feature
- Residential Entries
- Entry Plaza
- Firepit Lounge
SECTION 04 | LANDSCAPE PALETTE

BLUEBUNCH WHEATGRASS

LUPINE

IDAHO FESCUE

LODGEPOLE PINE

QUAKING ASPEN

YARROW
LIGHTING PLAN

SECTION 04 | LIGHTING PLAN

<table>
<thead>
<tr>
<th>Light Features</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tape Lighting</td>
<td><img src="image1" alt="Tape Lighting" /></td>
</tr>
<tr>
<td>Tree Uplight</td>
<td><img src="image2" alt="Tree Uplight" /></td>
</tr>
<tr>
<td>Wall Sconce</td>
<td><img src="image3" alt="Wall Sconce" /></td>
</tr>
</tbody>
</table>

RIVER LANE APARTMENTS | Hailey, ID | Design Review | 09.23.2022
SECTION 05 | ELEVATIONS

WEST ELEVATION
SCALE: 3/32" = 1'-0"

EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND
- FC - 01: Fiber Cement Panels
- FC - 02: Fiber Cement Panels
- WD - 01: Vertical Wood Siding
- MTL - 01: Metal Screening
- MTL - 02: Metal Panel
- CIP - 01: Board Formed concrete
SECTION 05 | ELEVATIONS

SOUTH ELEVATION
Scale: 3/32" = 1'-0"

NORTH ELEVATION
Scale: 3/32" = 1'-0"

MATERIAL LEGEND

- **FC - 01**: Fiber Cement Panels
- **FC - 02**: Fiber Cement Panels
- **WD - 01**: Vertical Wood Siding
- **MTL - 01**: Metal Screening
- **MTL - 02**: Metal Panel
- **CIP - 01**: Board Formed concrete
LEGEND

1 Fiber Cement Siding - Color 1 (FC - 01)
2 Fiber Cement Siding - Color 2 (FC - 02)
3 Vertical Wood Siding (WD - 01)
4 Metal Screening (MTL - 01)
5 Prefinished Black Windows - Metal Panel - and Railing (MTL - 02)
6 Cast-In-Place Concrete (CIP - 01)

Material Inspiration Images
Perspective Along N River Street
Perspective Along N River Street
Interior Perspective at Lounge
Perspective along Spruce Street
Perspective along River Lane
RIVER LANE LLC APARTMENTS
HAILEY, IDAHO
AUGUST 2022

GENERAL CONSTRUCTIONS NOTES

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

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

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

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

5. **THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE GENERAL PERMIT (CGP) PERMIT COVERAGE).**

7. **ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202.** **SUBGRADE SHALL BE EXCAVATED AND NOT FOR CONSTRUCTION PRELIMINARY SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS.** **THE CONTRACTOR SHALL WATER OR PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.**

- **PROOF-ROLLING:** **AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A LOADED WATER TRUCK, FRONT END LOADER, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER.** **THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF, IN THE OPINION OF THE CONTRACTOR, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE.** **THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND WORKS WITH THE ENGINEER.

9. **ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202.** **MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.**

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

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

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

13. **ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS.** **ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT.** **IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94.** **APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.** **CONTRACTOR SHALL PROVIDE MIX APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.**

14. **ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1.** **TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY FIELD DENSITY TESTING.** **THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL AND EMERGENCY ACCESS ROUTE FOR TRENCHING OPERATIONS.**

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

16. **EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING, INC.**  

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

1. The boundary shown hereon is based on found lot corner and centerline monuments, and the Map of Hailey, records of plat as shown by plat book and page. California, and the legal description of the property, and is intended to indicate the true boundary of the property shown hereon. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

2. The boundary shown hereon is based on found lot corner and centerline monuments, and the Map of Hailey, records of plat as shown by plat book and page. California, and the legal description of the property, and is intended to indicate the true boundary of the property shown hereon. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

3. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

4. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

5. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

6. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby released from any and all liability for errors or omissions in this survey.

7. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

8. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

9. The findings and opinions of Galena Engineering, Inc., reflected hereon are privileged, confidential, and intended for the use of the parties for whom they were prepared. They are not intended to be used as evidence in any legal proceeding. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

10. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

11. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

12. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

13. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

14. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

15. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

16. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

17. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

18. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

19. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.

20. The surveyor who has made this survey, and the person or persons who cause the survey to be made, are hereby release from any and all liability for errors or omissions in this survey.
EXISTING SITE CONDITIONS

403 N. RIVER ST.
LOTS 4-10, BLOCK 55, HAILEY TOWNSITE

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (09/02/21).

2. The boundary shown hereon is based on found lot corner and centerline monuments, and the Map of Hailey, records of Blaine County, Idaho. All found monuments have been accepted. Internal Lot Lines have not been vacated. The property boundaries as shown are based on the way the two title reports for the properties were prepared. A Record of Survey has been recorded under Instrument Number 686201, records of Blaine County, Idaho. Additional Documents used in the course of this survey include: (All records of Blaine County, Idaho)
   - A Record of Survey of: Hailey Townsite, Block 55, Lots 1, 2 & 3, Instrument Number 654229
   - Northstar Townhomes P.U.D., Phase 1, Instrument Number 393259

3. The bearings and distances shown are measured. Refer to the above referenced documents for previous record information.

4. This map makes no assumptions as to any unwritten rights that may exist by and between the adjoining land owners.

5. The Surveyor did not abstract property. Survey is based on the Legal Description shown.

6. Nothing in this survey is intended to express an opinion regarding ownership or title.

7. The word "Certify" is understood to be an expression of Professional judgement by the surveyor, which is based on his best knowledge, information and belief.

8. The findings and opinions of Galena Engineering, Inc., reflected hereon are privileged, confidential, and intended for the use of the individual or entity for whom the work was prepared. It is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Galena Engineering, Inc., is prohibited and without warranty, express or implied. Galena Engineering, Inc., shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. Copyright 2021. All rights reserved.

9. Utility locations shown hereon are based on above ground appurtenances and Magic Valley Private Utility Locates. Digline Utility locating or another private utility locating company should be contacted prior to any excavation.

10. Evidence of earth moving work was observed in the process of conducting the fieldwork. Mobile Trailer Homes were removed and the site was graded about a month before the survey was conducted.

11. The subject property has vehicular access along River Street, and through River Lane Right of Way, being shown hereon. Lot 1 also has access along Spruce Street, as shown hereon. Lot 10 would possibly still be able to have access along Silver Street, however, said access is impeded by a City of Hailey Well House and fencing, as shown hereon.

12. Not all trees are shown hereon.

13. The approximate width of asphalt and gravel travel ways are shown hereon.14. The property does NOT fall within a... Benchmark is top of Aluminum Cap marking the Intersection of River Street and Silver Street, elevation = 5330.31. Vertical Datum is NAVD 1988.

16. Data/line work shown for Spruce Street Duplexes, River Street Townhomes, and Silver River Place is per design drawings and is shown for reference purposes only.
SITE GEOMETRY PLAN
RIVER LANE LLC APARTMENTS
PROJECT INFORMATION
Civil Engineers & Land Surveyors

NO
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
e-mail galena@galena-engineering.com

DATE

BY REVISIONS
CT
JCL
CT

DESIGNED BY

DRAWN BY

CHECKED BY

PURPOSE:

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

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

PREPARED FOR RIVER LANE LLC

PRELIMINARY

NOT FOR CONSTRUCTION

P:\sdskproj\7278-03 Constr\dwg\Construction\7278-03 ENG.dwg  08/19/22 3:34:53 PM

C1.10

Scale in
GRAPHIC SCALE
10
Feet
02 0
CONSTRUCTION KEY NOTES:

1. CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 6 / C2.20

2. ASPHALT:
   a. CONSTRUCT ASPHALT ROADWAY
      SEE DETAIL 4 / C2.20
   b. CONSTRUCT ASPHALT PARKING LOT
      SEE DETAIL 5 / C2.20
   c. CONSTRUCT ASPHALT BIKE PATH
      SEE DETAIL 5 / C2.20

3. INSTALL ROAD STRIPING / PAINT. MATCH CITY PATTERNS.
   a. WHITE ASPHALT PARKING STRIPING (4" WIDE)
   b. BLUE ASPHALT ADA PARKING STRIPING (4" WIDE)
   c. WHITE/GREEN THERMOPLASTIC ASPHALT CROSSWALK STRIPING
   d. MULTI-USE PATH STRIPING PER CITY OF HAILEY STANDARDS

4. INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS. SEE DETAIL 7 / C2.20

5. CONSTRUCT CONCRETE CURB
   a. 6" VERTICAL CURB & GUTTER PER DETAIL 9 / C2.20
   b. CURB TRANSITION PER DETAIL 10 / C2.20
   c. ZERO REVEAL CURB & GUTTER PER DETAIL 10 / C2.20
   d. 6" HEADER CURB PER DETAIL 8 / C2.20

6. LANDSCAPE AREA. SEE LANDSCAPE ARCHITECTURAL PLANS.

7. INSTALL STREET TREE PER LANDSCAPE ARCHITECT, SEE DETAIL 6 / C2.10 FOR TREE WELL DETAIL, INCLUDING ELECTRICAL AND WATER LINE LOCATIONS

8. SAWCUT ASPHALT

9. INSTALL STREET LIGHT AND LIGHT CONTROL BOX PER CITY OF HAILEY STANDARD DRAWINGS, SEE DETAILS 1-3 / C2.20. CONTRACTOR TO COORDINATE LIGHT CONTROL BOX LOCATION WITH OWNER AND CITY OF HAILEY PUBLIC WORKS DEPARTMENT.

10. SIGNS:
    a. INSTALL PARKING SIGNAGE THAT INFORMS AND RESTRICTS PARKING IN THE RIGHT-OF-WAY DURING THE WINTER MONTH. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.
    b. RE-INSTALL SPEED LIMIT SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.
    c. INSTALL ADA STANDARD "Reserved Parking - Van Accessible" SIGN. SIGN SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.

11. ADA ACCESS TRUNCATED DOME
CONSTRUCTION KEY NOTES:

- INSTALL ROAD STRIPING / PAINT. MATCH CITY PATTERNS.
  - WHITE ASPHALT PARKING STRIPING (4" WIDE)
  - BLUE ASPHALT ADA PARKING STRIPING (4" WIDE)
  - WHITE/GREEN THERMOPLASTIC ASPHALT CROSSWALK STRIPING
  - MULTI-USE PATH STRIPING PER CITY OF HAILEY STANDARDS

- INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS. SEE DETAIL 7 / C2.20

- CONSTRUCT CONCRETE CURB
  - 6" VERTICAL CURB & GUTTER PER DETAIL 9 / C2.20
  - CURB TRANSITION PER DETAIL 10 / C2.20
  - ZERO REVEAL CURB & GUTTER PER DETAIL 10 / C2.20
  - 6" HEADER CURB PER DETAIL 8 / C2.20

- LANDSCAPE AREA. SEE LANDSCAPE ARCHITECTURAL PLANS.

- INSTALL STREET TREE PER LANDSCAPE ARCHITECT, SEE DETAIL 6 / C2.10 FOR TREE WELL DETAIL, INCLUDING ELECTRICAL AND WATER LINE LOCATIONS

- SAWCUT ASPHALT

- INSTALL STREET LIGHT AND LIGHT CONTROL BOX PER CITY OF HAILEY STANDARD DRAWINGS, SEE DETAILS 1-3 / C2.20. CONTRACTOR TO COORDINATE LIGHT CONTROL BOX LOCATION WITH OWNER AND CITY OF HAILEY PUBLIC WORKS DEPARTMENT.

- SIGNS:
  - INSTALL PARKING SIGNAGE THAT INFORMS AND RESTRICTS PARKING IN THE RIGHT-OF-WAY DURING THE WINTER MONTH. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.
  - RE-INSTALL SPEED LIMIT SIGN. USE PREVIOUSLY REMOVED SIGN. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.
  - INSTALL ADA STANDARD "RESERVED PARKING - VAN ACCESSIBLE" SIGN. SIGN SHALL BE PLACED AT LEAST 60 INCHES ABOVE SURFACE. COORDINATE FINAL LOCATION WITH CITY OF HAILEY. SEE DETAIL 4 / C2.10 FOR SIGN BASE DETAIL.

- ADA ACCESS TRUNCATED DOME
GRADING AND DRAINAGE PLAN
RIVER LANE LLC APARTMENTS

PROJECT INFORMATION
Civil Engineers & Land Surveyors

NO
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

DATE

BY REVISIONS

CT
JCL
CT

DESIGNED BY

DRAWN BY

CHECKED BY

PURPOSE:

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

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

PREPARED FOR RIVER LANE LLC

PRELIMINARY
NOT FOR CONSTRUCTION

P:\sdskproj\7278-03 Constr\dwg\Construction\7278-03 ENG.dwg  08/19/22 3:34:53 PM

C3.00

Scale in GRAPHIC SCALE 20 Feet

U04 INSTALL ONSITE DRYWELL PER DETAIL 2 / C2.10.

a. RIM = 29.69
INV. IN = 25.16

INSTALL CITY OF HAILEY DRYWELL PER DETAIL 1 / C2.10.

b. RIM = 30.92
INV. IN = 26.80

c. RIM = 28.78
INV. IN = 25.58

INSTALL CATCH BASIN, SEE DETAIL 8 / C2.10.

a. RIM = 29.70
INV. OUT = 26.70

b. RIM = 30.12
INV. OUT = 27.12

c. RIM = 28.74
INV. OUT = 25.74

U05 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 3 / C2.10.

U06 INSTALL D3034 PVC PIPE WITH A MINIMUM SLOPE OF 2.0%.

a. 12"Ø
b. 6"Ø - DOWNSPOUT CONNECTION PER ARCHITECT.

MATCH EXISTING LINES AND GRADES

U07

PROPOSED 1" WATER SERVICE. INSTALL PER DETAIL 5 / C2.10. SEE DETAIL 1 & 2 / C2.00 FOR TRENCHING AND SURFACE REPAIR.

U01

INSTALL PROPOSED 4" PVC GRAVITY SEWER SERVICE LINE WITH TRAFFIC RATED CLEANOUT AT MINIMUM OF 2% SLOPE.
INSTALL PER DETAIL 6 / C2.10.
SEE DETAIL 1 & 2 / C2.00 FOR TRENCHING.

U02

U03 PROPOSED TRANSFORMER, LOCATION TO BE VERIFIED BY CONTRACTOR; COORDINATE WITH IDAHO POWER FOR EQUIPMENT DIMENSIONS AND REQUIRED SETBACKS/ADJACENT BUILDING MATERIALS.

U08 RELOCATE EXISTING FIRE HYDRANT

U09 CONNECT TO EXISTING SEWER SERVICE, INSTALL CLEANOUT

D

WS
SS
C

D

D

WS
SS
C
BARS REQUIRED

AA UTILITY CONDUITS

3/4" RIGID CONDUIT

5/8" ANCHOR BOLTS

VERIFY PLACEMENT ANCHOR BOLTS SIZES AND 24" LOCATIONS PER MANUFACTURERS SPECIFICATIONS

GROUND ROD

8" CONCRETE SLAB SERVICE PEDESTAL INSTALLATION DETAIL

2" CLEAR (Typ)

3'x3'x4" - 3/4" FRONT VIEW

RIVER LANE LLC APARTMENTS

GRAVEL REQUIRED IN 12-5/8" FRONT OF FOUNDATION

GROUT AFTER POLE HAS BEEN PLUMBED. LEAVE CAVITY UNDER VARIES INSTALL BUSHING CENTER OF BASE PLATE. REQUIRED WHEN METALLIC CONDUIT IS USED

(See Illumination Plan Conductor Quantities) SIDEWALK

1-1/2" RIGID CONDUIT TO 7-1/2" TYP. 45° CHAMFER ENTRANCE

3/4" RPC TO UTILITY TRANSFORMER

2" RPC TO PHOTO CELL

LANDING LUGS

DEMAND RESET

PADLOCKABLE, AND SEALABLE METER

SAFETY SOCKET

MAIN BREAKER

12 CIRCUIT INTERIOR MAY BE INCREASED TO 30 CIRCUIT.

STANDARD VOLTAGE 120/240V 1Ø 3W.

MAXIMUM VOLTAGE 480Y/277V 3Ø 4W (MAY EFFECT OPTION EQUIPMENT)

METER SOCKET: 4 JAW, 100 AMPS OR 200 AMPS.

METER SOCKET WITH TEST BLOCKS.

HIGHER AIC AVAILABLE UPON REQUEST.

STANDARD 12 CIRCUIT INTERIOR MAY BE INCREASED TO 30 CIRCUIT.

WITH ASTM B-117. CUSTOM COLORS AVAILABLE.

UNI-BODY CONSTRUCTION AVAILABLE IN STEEL, STAINLESS STEEL, AND ALUMINUM.

MEETS EUSERC 308 REQUIREMENTS.

ALL FACTORY WIRING IS 600 VOLT RATED COPPER.

FOR ALUMINUM ENCLOSURE, ORDER MEUG16A-FOR STAINLESS STEEL ENCLOSURE, ORDER MEUG16X-

SOME EQUIPMENT MODIFICATIONS AVAILABLE. CONSULT YOUR FACTORY REPRESENTATIVE.

RECOMMENDED GROUND ROD LOCATION

6" 6.75" 12" 7-1/2"

8" 30" 8" 4" 4" 45/8" 4" 3/4" AGGREGATE BASE

SECTION A-A - TYPICAL POLE FOUNDATION

SECTION - TYPICAL SERVICE PEDESTAL

36" MINIMUM CLEARANCE REQD. PER NEC 110-16, TYPICAL FRONT & BACK VIEW CONDUIT LOCATION

ENTRY CONDUIT LOCATION

2" CLEARANCE

N.T.S.

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

<table>
<thead>
<tr>
<th>QTY</th>
<th>TAG</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>DROUGHT TOLERANT</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>PCLP</td>
<td>PINUS CONTORTA</td>
<td>LODGEPOLE PINE</td>
<td>16' HT.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>PFVP</td>
<td>PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'</td>
<td>VANDERWOLF'S PYRAMID LIMBER PINE</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>PTQA</td>
<td>POPULUS TREMULOIDES</td>
<td>QUAKING ASPEN</td>
<td>14'-16' HT., MULTI-STEM</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>QBSW</td>
<td>QUERCUS BICOLOR</td>
<td>SWAMP WHITE OAK</td>
<td>3&quot; CAL.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>UMAE</td>
<td>ULMUS 'MORTON'</td>
<td>ACCOLADE ELM</td>
<td>3&quot; CAL.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>AASB</td>
<td>AMELANCHIER ALNIFOLIA 'SMOKEY'</td>
<td>SMOKEY SERVICEBERRY</td>
<td>5 GAL.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>CSAF</td>
<td>CORNUS STOLONIFERA 'FARROW'</td>
<td>ARCTIC FIRE MUGO PINE</td>
<td>COMPACT' SHERWOOD COMPACT MUGO PINE</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>RAGL</td>
<td>RHUS AROMATICA 'GRO-LOW'</td>
<td>GRO-LOW SUMAC</td>
<td>3 GAL.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PLANTING NOTES:**

1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. WATERING RING TREE CLEARANCES SHALL BE PER STD PLAN NO. 030 FROM EDGE OF PLANTED AREA.
3. TRIANGULAR SPACING INSIDE BED, TYP. EDGE OF PLANTED AREA OR PLANT SCHEDULE IS EQUAL TO "D" = ACTUAL PLANT LOCATION.
4. TRUNK GROWTH SPACING VARIES FROM 2" TO EDGE OF PLANTED AREA.
5. MATERIAL (1" WIDTH) NAIL OR STAPLE HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO 3" OF MULCH.
6. MULCH TREE PIT MIN 5' WIDE.
7. SPREAD ROOTS FOR ESTABLISHMENT.
8. REMOVE BURLAP, WIRE, PLASTIC LOCK TIE OR STRING. PROVIDE 1" SLACK FOR TRUNK GROWTH. REMOVE ALL BURLAP FROM TOP 2/3 ROOTBALL. REMOVE ALL WIRE AND STRING, AND REMOVE ALL BURLAP FROM TOP 2/3 ROOTBALL.
9. INSTALL ROOT BARRIER PER DRAWINGS AND DETAILS.
10. USE INTEGRATED PEST MANAGEMENT PRACTICES. DO NOT APPLY PESTICIDE UNLESS WRITTEN AUTHORIZATION FROM THE OWNER IS RECEIVED.
11. DURING AND AFTER PLANT INSTALLATION, CLEAN ADJACENT AREAS OF ALL PLANT MATERIALS SHALL BE WARRANTED BY THE INSTALLER FOR A PERIOD OF 2 MONTHS FROM TIME OF INSTALLATION AT OWNER'S EXPENSE AND DISCRETION.
12. PLANTED AREAS TO BE IRRIGATED WITH A LOW WATER USE, FULL HEAD OR 6" BELOW GROUND LEVEL DRIP IRRIGATION SYSTEM.
13. THE TECHNOLOGICAL CONCEPT IS TO CREATE A WATER EFFECTIVE WALL OF PLANTS THAT BECOMES A SCREEN FOR VARIOUS ROOFTOPS AND WALLS IN THE APARTMENT BUILDING.
**Contractor Parking will be limited to the Staging / Laydown Area #1 off of River Ln. There may be times that overflow contractor parking is located near the construction exit on W. Silver Street.**

### Site Logistics Plan - River Lane Apartments

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-YD Rolloff Dumpster</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>AED Kit</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Delivery Route</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Fire Extinguisher</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>First Aid Kit</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Job Trailer</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Recycle Dumpster (Clean Lumber)</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Residential Access</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Temp Fence Gate</td>
<td>1</td>
<td>Count</td>
</tr>
<tr>
<td>Temporary Toilet</td>
<td>4</td>
<td>Count</td>
</tr>
<tr>
<td>Vertical Construction</td>
<td>2</td>
<td>Count</td>
</tr>
</tbody>
</table>

---

**CSDI CONSTRUCTION, INC. - SITE LOGISTICS PLAN**
Perspective Along N River Street
SECTION 04 | LIGHTING PLAN

LIGHTING FEATURES
- Tape Lighting
- Tree Uplight
- Wall Sconce
# Technical Information

## Flexible LED Neon Rope Light

**Description**
Continuous line of light for indoor or outdoor use.

**Features**
- 24V or 120V options in 8 color choices
- Parallel wiring to each LED ensures if one LED goes out, the rest of the cutting increment stays lit
- Flexible rubber housing with frosted or colored PVC lens is protected with UV inhibitor
- Various mounting, linking, and power accessories available (sold separately)

## Mounting
- Mounting clips or mounting track

## Applications
- Accent Lighting, Coves, Ledges, Shelves

## Warranty
- 1 year Standard Linear

### Voltage
<table>
<thead>
<tr>
<th>Voltage</th>
<th>120V AC, 60Hz</th>
<th>24V DC</th>
</tr>
</thead>
</table>

### LED Color
- Warm White
- Bright White
- Amber
- Blue
- Green
- Orange
- Pink
- Red

### Jacket Color
- Opaque White
- Opaque Yellow
- Opaque Blue
- Opaque Green
- Opaque Amber
- Opaque White
- Opaque Red

### Length
- 150 feet

### Wattage
- 2.4W/ft
- 2.8W/ft

### CCT/nm
- 2700K
- 5000K
- 590 nm
- 469 nm
- 520 nm
- 606 nm
- 610 nm
- 619 nm

### Lumens
- 63 Lm/ft
- 21 Lm/ft
- 5 Lm/ft
- 25 Lm/ft
- 12 Lm/ft
- 17 Lm/ft
- 90 Lm/ft

### CRI
- 79+
- N/A

### Cuttability
- 18"
- 12"

### Max Run
- 150 feet
- 65 feet

### Dimming
- 10-100% with most incandescent, low-voltage magnetic, and low-voltage electronic dimmers

### Operating Temp
- -35 °C (-31 °F) to 45 °C (113 °F)

### Storage Temp
- -30 °C (-22 °F) to 30 °C (86 °F)

### LED Type
- 3528 SMD LEDs

### Life
- 60,000 Hours

### Project
- Kitchen

### Type
- Accent Lighting, Coves, Ledges, Shelves

### Warranty
- 1 year Standard Linear
ETC120-GB LED ASC
Inground Luminaires

Description
IP69K, Class I, NK10+. Stainless steel construction. PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass lens; max load 5.5 tons (11,000 lbs). Luminaires can be driven over at low speed. Cable gland with spiral cable bending protection. Factory-sealed termination chamber complete with cable gland and 3 ft of flexible PVC-free, gel-impregnated anti-wicking cable. Factory-installed circuit board with High Efficiency LEDs. Gimbal mounted, 20° tilt and 355° rotatable. Suitable for flush installation in concrete or earth. The concrete-pour installation blockout is supplied as standard with luminaires. Specify product with 7 Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9024 (Black) + XXX-XXXX (Accessory 1)
### Specifications

#### Material Specification

<table>
<thead>
<tr>
<th>Body</th>
<th>Luminaire body constructed of deep drawn stainless steel. Outer housing composite material.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lens</td>
<td>5/8 in thick Antislip Coating ASC tempered glass lens (Slip Resistance Class R10), max load 5 tonnes</td>
</tr>
<tr>
<td>Colors</td>
<td>Stainless Steel</td>
</tr>
<tr>
<td>IP69K</td>
<td>The Highest Ingress Protection Rating Available!</td>
</tr>
<tr>
<td>ETL</td>
<td>ETL, UL-1598 equivalent, CSA-C22.2#250.0. Suitable for Wet Locations.</td>
</tr>
<tr>
<td>Quick Ship</td>
<td>Quick Ship features a one week ship time for Step-lights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colors must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.</td>
</tr>
<tr>
<td>Gasket</td>
<td>Silicone rubber gasket</td>
</tr>
<tr>
<td>Fasteners</td>
<td>PCS polymer coated stainless steel</td>
</tr>
<tr>
<td>Ingress protection</td>
<td>IP69K - HIGHEST PROTECTION RATING AVAILABLE</td>
</tr>
<tr>
<td>Impact protection</td>
<td>IK10+</td>
</tr>
<tr>
<td>Corrosion protection</td>
<td>5CE</td>
</tr>
<tr>
<td>Mounting</td>
<td>Suitable for installation in concrete or earth. Suitable for walk-over and drive-over applications. Proper drainage and foundation support must be provided.</td>
</tr>
<tr>
<td>Listings</td>
<td>ETL, UL-1598, CSA-C22.2#250.0. Suitable for Wet Locations.</td>
</tr>
</tbody>
</table>

#### Electrical Specification

| Power supply | Integral [ECG] electronic driver 120V-277V |
| Termination | Factory sealed termination chamber |
| Cable | 3 feet of flexible 18/3 cable |

#### Lifetime

Ta=25°/40° L90B10 > 90000h
ETC120-GB LED ASC
Inground Luminaires

Choices

<table>
<thead>
<tr>
<th>Light Distributions</th>
<th>Nominal Lumen</th>
<th>Nominal Watt</th>
<th>Colour Temperatures</th>
<th>Colours</th>
</tr>
</thead>
<tbody>
<tr>
<td>symmetric, medium beam [M]</td>
<td>238</td>
<td>6</td>
<td>3000 K</td>
<td>Stainless Steel</td>
</tr>
<tr>
<td>symmetric, very narrow beam [VN]</td>
<td></td>
<td></td>
<td>4000 K</td>
<td></td>
</tr>
<tr>
<td>symmetric, very narrow beam, 'sharp cut-off' [VNS]</td>
<td></td>
<td></td>
<td>4000 K</td>
<td></td>
</tr>
</tbody>
</table>
## Configurations

<table>
<thead>
<tr>
<th>Light Distributions</th>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumen</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>symmetric, medium beam (M)</td>
<td>611-2226</td>
<td>LED-3/6W / 700 mA - 3000 K</td>
<td>502.1</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td></td>
<td>611-2227</td>
<td>LED-3/6W / 700 mA - 4000 K</td>
<td>502.1</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td>symmetric, very narrow beam (V)</td>
<td>611-2228</td>
<td>LED-3/6W / 700 mA - 3000 K</td>
<td>469.3</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td></td>
<td>611-2229</td>
<td>LED-3/6W / 700 mA - 4000 K</td>
<td>469.3</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td>symmetric, very narrow beam, 'sharp cut-off' (VNS)</td>
<td>611-2230</td>
<td>LED-3/6W / 700 mA - 3000 K</td>
<td>505.2</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td></td>
<td>611-2231</td>
<td>LED-3/6W / 700 mA - 4000 K</td>
<td>505.2</td>
<td>7.7</td>
<td>80</td>
<td>10.30</td>
<td><img src="link" alt="link" /></td>
</tr>
</tbody>
</table>

## Related Families / ETC100-GB ASC

<table>
<thead>
<tr>
<th>Family</th>
<th>Dimensions</th>
<th>Wattage</th>
<th>Nominal Lumen</th>
<th>Links</th>
<th>Download Data Sheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>ETC LED-GB LED ASC</td>
<td>6.3</td>
<td>6 W</td>
<td>738</td>
<td><img src="link" alt="link" /></td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td>ETC LED-GB LED ASC</td>
<td>8.84</td>
<td>18 W</td>
<td>2217</td>
<td><img src="link" alt="link" /></td>
<td><img src="link" alt="link" /></td>
</tr>
<tr>
<td>ETC LED-GB LED ASC</td>
<td>11.81</td>
<td>24 W</td>
<td>3228</td>
<td><img src="link" alt="link" /></td>
<td><img src="link" alt="link" /></td>
</tr>
</tbody>
</table>

*Technical modifications and errors excepted.*
**Softening Lens**

\[185-2865\] Flood lens 13-360

---

**Honeycomb Louvre**

\[185-2869\] \textit{WE-EF} 120-GB Honeycomb Louvre
ETC120-GB LED ASC
Inground Luminaires

Linear spread lens

185-9612 Linear spread lens 10°-180°

Electrical Accessories

Sealable junction box

185-1624 Sealable junction box Ø 0.39 - 0.75

<table>
<thead>
<tr>
<th></th>
<th>M1</th>
<th>M2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sealable junction box</td>
<td>Ø 0.39</td>
<td>Ø 0.47 - 0.75</td>
</tr>
</tbody>
</table>

WE-EF LIGHTING USA LLC
Spec Support Hotline: +1 724 278 3855 | 410 Keystone Drive | Warrendale PA 15086 USA | Tel +1 724 742 0030 | info.usa@we-ef.com | www.we-ef.com | 29-08-2022 08:57
Technical modifications and errors excepted
VLS410 LED
Surface Mounted Wall Luminaires

Description
IP66. Class I, IK07. Marine-grade, die-cast aluminum alloy. S2E superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. Safety glass lens. Two cable entries. CAD-optimized optics for superior illumination and glare control. Integral driver. DLC® One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire. Specify product with 7-Digit product code – Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately. Example: XXX-XXXX-9024 (Black) + XXX-XXXX (Accessory 1)

Technical modifications and errors excepted

WE-EF LIGHTING USA LLC
Spec Support Hotline: +1 724 278 3855 | 410-D Keystone Drive | Warrendale PA 15086 U.S.A. | Tel +1 724 742 0030 | info.usa@we-ef.com | www.we-ef.com | 09-09-2022 13:00
## Specifications

### Material Specification

<table>
<thead>
<tr>
<th>Body</th>
<th>Luminaire body and lens frame constructed in die cast aluminum.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lens</td>
<td>Clear tempered glass lens.</td>
</tr>
<tr>
<td>Colours</td>
<td>RAL9004 Black, RAL9007 Grey Metallic, RAL9016 White, RAL8019 Dark Bronze</td>
</tr>
</tbody>
</table>

**Quick Ship**

Quickship features a one week ship time for StepLights and two week ship time for the rest of our Core products. All applicable information must be included for orders to be processed and colors must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.

<table>
<thead>
<tr>
<th>Gasket</th>
<th>Silicone rubber gasket</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fasteners</td>
<td>PCS polymer coated stainless steel</td>
</tr>
<tr>
<td>Ingress protection</td>
<td>IP66</td>
</tr>
<tr>
<td>Impact protection</td>
<td>IK08</td>
</tr>
<tr>
<td>Corrosion protection</td>
<td>SC1</td>
</tr>
<tr>
<td>Mounting</td>
<td>Suitable for installation over a standard 4&quot; recessed junction box.</td>
</tr>
<tr>
<td>Listings</td>
<td>ETL listed. Suitable for wet locations.</td>
</tr>
</tbody>
</table>

### Electrical Specification

- **Power supply**: Integral LED electronics driver 120V-277V, 0-10V dimmable, to be specified with order.
- **Driver / Ballast**: Integral EC electronic converter
- **Cable**: Two-cable entries

**Lifetime**

Ta=25°/40° L90B10 > 90000h
## Choices

<table>
<thead>
<tr>
<th>Light Distributions</th>
<th>Nominal Lumen</th>
<th>Nominal Watt</th>
<th>Colour Temperatures</th>
<th>Colours</th>
</tr>
</thead>
<tbody>
<tr>
<td>symmetric, medium beam up and 'forward throw' down [M/A60]</td>
<td>699</td>
<td>6</td>
<td>2700 K</td>
<td>RAL 9004 Black</td>
</tr>
<tr>
<td>symmetric, narrow beam up and medium beam down [N/M]</td>
<td>729</td>
<td>9</td>
<td>3000 K</td>
<td>RAL 9007 Grey Metallic</td>
</tr>
<tr>
<td>asymmetric, 'forward throw' [A60]</td>
<td>1152</td>
<td>13</td>
<td>4000 K</td>
<td>RAL 9016 White</td>
</tr>
<tr>
<td>symmetric, narrow beam up and forward-throw down [N/A60]</td>
<td>1330</td>
<td>13</td>
<td>4000 K</td>
<td>RAL 9016 White</td>
</tr>
<tr>
<td>symmetric, medium beam [M]</td>
<td>1478</td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>symmetric, medium beam up and down [M/M]</td>
<td>1728</td>
<td>26</td>
<td></td>
<td></td>
</tr>
<tr>
<td>symmetric, narrow beam [N]</td>
<td>2340</td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>symmetric, narrow beam up and down [N/N]</td>
<td>3090</td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>symmetric, narrow beam up and down [N/N]</td>
<td>3453</td>
<td>18</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Configurations

### Light Distributions

<table>
<thead>
<tr>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumens</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-5923</td>
<td>LED-3/5W / 750 mA - 2700 K</td>
<td>471.2</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-5963</td>
<td>LED-3/5W / 750 mA - 3000 K</td>
<td>480.5</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-5907</td>
<td>LED-3/5W / 1050 mA - 2700 K</td>
<td>746.2</td>
<td>12</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-5799</td>
<td>LED-3/5W / 1500 mA - 3000 K</td>
<td>789.7</td>
<td>11</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-5948</td>
<td>LED-3/12W / 1400 mA - 2700 K</td>
<td>910.1</td>
<td>16</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6204</td>
<td>LED-3/18W / 1400 mA - 3000 K</td>
<td>1060.4</td>
<td>16</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6205</td>
<td>LED-3/15W / 1400 mA - 4000 K</td>
<td>1164.1</td>
<td>16</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6207</td>
<td>LED-4/2x3/12W / 700 mA - 2700 K</td>
<td>942.5</td>
<td>15</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6203</td>
<td>LED-4/2x3/18W / 1050 mA - 2700 K</td>
<td>1367.6</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6307</td>
<td>LED-2x3/12W / 700 mA - 4000K</td>
<td>1828.4</td>
<td>23</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6308</td>
<td>LED-2x3/18W / 1050 mA - 4000K</td>
<td>2043.9</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6309</td>
<td>LED-2x3/18W / 1400 mA - 4000K</td>
<td>2268.3</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6310</td>
<td>LED-3/6W / 700 mA - 2700 K</td>
<td>587.8</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6314</td>
<td>LED-3/6W / 700 mA - 3000 K</td>
<td>587.2</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6315</td>
<td>LED-3/6W / 700 mA - 4000K</td>
<td>587.2</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6333</td>
<td>LED-3/6W / 1500 mA - 3000 K</td>
<td>1072.5</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6338</td>
<td>LED-3/6W / 1500 mA - 4000K</td>
<td>1298.8</td>
<td>23</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6344</td>
<td>LED-3/6W / 1500 mA - 4000K</td>
<td>2139.2</td>
<td>23</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6346</td>
<td>LED-3/6W / 1500 mA - 4000K</td>
<td>2468.3</td>
<td>23</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6324</td>
<td>LED-3/9W / 750 mA - 2700 K</td>
<td>547.8</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6304</td>
<td>LED-3/9W / 750 mA - 3000 K</td>
<td>547.2</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6308</td>
<td>LED-3/9W / 750 mA - 4000K</td>
<td>547.2</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6344</td>
<td>LED-3/9W / 1500 mA - 3000 K</td>
<td>1072.2</td>
<td>16</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6327</td>
<td>LED-3/9W / 1500 mA - 4000K</td>
<td>1139.6</td>
<td>16</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6329</td>
<td>LED-3/12W / 700 mA - 2700 K</td>
<td>1055.9</td>
<td>15</td>
<td>80</td>
<td>7.30</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6329</td>
<td>LED-3/12W / 700 mA - 3000 K</td>
<td>1114.6</td>
<td>15</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6329</td>
<td>LED-3/12W / 700 mA - 4000K</td>
<td>1114.6</td>
<td>15</td>
<td>80</td>
<td>7.20</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6344</td>
<td>LED-3/12W / 1500 mA - 2700 K</td>
<td>1767.4</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6344</td>
<td>LED-3/12W / 1500 mA - 3000 K</td>
<td>1767.4</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
<tr>
<td>131-6344</td>
<td>LED-3/12W / 1500 mA - 4000K</td>
<td>1767.4</td>
<td>23</td>
<td>80</td>
<td>7.70</td>
<td><a href="#">Link</a></td>
</tr>
</tbody>
</table>

**VLS410 LED**

Surface Mounted Wall Luminaires

WE-EF LIGHTING USA LLC

Spec Support Hotline: +1 724 278 3855 | 410-D Keystone Drive | Warrendale PA 15086 U.S.A. | Tel +1 724 742 0030 | info.usa@we-ef.com | www.we-ef.com | 09-09-2022 13:00

Technical modifications and errors excepted.
## VLS410 LED

**Surface Mounted Wall Luminaires**

### Configurations

#### Light Distributions

<table>
<thead>
<tr>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumens</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-9959</td>
<td>LED-2x3/26W / 1400 mA - 2700 K</td>
<td>2144.2</td>
<td>21</td>
<td>80</td>
<td>7.30</td>
<td></td>
</tr>
<tr>
<td>131-9849</td>
<td>LED-2x3/26W / 1400 mA - 4000 K</td>
<td>2808</td>
<td>31</td>
<td>80</td>
<td>7.20</td>
<td></td>
</tr>
</tbody>
</table>

- Symmetric, narrow beam up and down [N/N]

<table>
<thead>
<tr>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumens</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-9522</td>
<td>LED-3/6W / 700 mA - 2700 K</td>
<td>258.4</td>
<td>8.5</td>
<td>80</td>
<td>7.30</td>
<td></td>
</tr>
<tr>
<td>131-9502</td>
<td>LED-3/6W / 700 mA - 3000 K</td>
<td>221</td>
<td>8.5</td>
<td>80</td>
<td>7.20</td>
<td></td>
</tr>
</tbody>
</table>

- Asymmetric, forward throw [A60]

<table>
<thead>
<tr>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumens</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-9525</td>
<td>LED-2x3/12W / 700 mA - 2700 K</td>
<td>680.7</td>
<td>15</td>
<td>80</td>
<td>7.30</td>
<td></td>
</tr>
<tr>
<td>131-9505</td>
<td>LED-2x3/12W / 1050 mA - 2700 K</td>
<td>1081</td>
<td>23</td>
<td>80</td>
<td>7.30</td>
<td></td>
</tr>
</tbody>
</table>

- Symmetric, medium beam up and forward throw down [M/A60]

<table>
<thead>
<tr>
<th>Part ID</th>
<th>Light Source</th>
<th>Delivered Lumens</th>
<th>Rated Input Power</th>
<th>CRI</th>
<th>Weight</th>
<th>Link</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-9528</td>
<td>LED-3/13W / 1400 mA - 2700 K</td>
<td>448.1</td>
<td>16</td>
<td>80</td>
<td>7.70</td>
<td></td>
</tr>
<tr>
<td>131-9508</td>
<td>LED-3/13W / 1400 mA - 4000 K</td>
<td>517.3</td>
<td>16</td>
<td>80</td>
<td>7.70</td>
<td></td>
</tr>
</tbody>
</table>

- Symmetric, narrow beam up and forward throw down [N/A60]

#### Related Families / VLS400

- **VLS410 LED**
  - Dimensions: 10.04 x 8.69
  - Wattage: 6 - 26 W
  - Nominal Lumen: 689 - 3453
  - Links: Download Data Sheet

- **VLS420 LED**
  - Dimensions: 10.24 x 8.66
  - Wattage: 12 - 52 W
  - Nominal Lumen: 1366 - 6667
  - Links: Download Data Sheet

---

**WE-EF LIGHTING USA LLC**

Spec Support Hotline: +1 724 278 3855 | 410-D Keystone Drive | Warrendale PA 15086 U.S.A. | Tel +1 724 742 0030 | info.usa@we-ef.com | www.we-ef.com | 09-09-2022 13:00

Technical modifications and errors excepted.
## VLS410 LED
Surface Mounted Wall Luminaires

### Mounting Accessories

<table>
<thead>
<tr>
<th>Column fitter</th>
<th>C1</th>
<th>D1</th>
<th>H1</th>
<th>H2</th>
<th>M1</th>
<th>Weight (lbs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>131-9140 CF-410/420</td>
<td>3.27</td>
<td>5.51</td>
<td>8.66</td>
<td>3.94</td>
<td>0.24</td>
<td>1.32 lbs</td>
</tr>
</tbody>
</table>
To: Jennifer McDougall Watt (AIA, LEED AP BD+C & Homes)  
From: Jeff Loomis, PE (Galena Engineering, Inc.)  
Date: September 29, 2022  
RE: River Lane LLC Apartments (Hailey, Idaho) – Vehicle Trip Generation Memorandum

Jennifer –

Per your request, this vehicle trip generation memorandum summarizes anticipated vehicle trips generated by the proposed River Lane LLC Apartments project in Hailey, Idaho. While you are familiar with the proposed project and its location, I have attached a preliminary site plan associated with the project to supplement this memorandum.

PROPOSED PROJECT SUMMARY

The proposed River Lane LLC Apartments development is located in the City of Hailey block bounded by River Street on the east, Spruce Street on the north, the River Lane alley on the west, and Silver Street on the south. A Hailey well site is located in the well lot between Silver Street and the development.

The development consists of 43, 1-bedroom apartments, 8, 2-bedroom apartments, and a 728 square feet gross floor area, walk-up only, coffee shop. Proposed on-site parking provides one parking space for each apartment unit, that is, 51 on-site parking spaces. The project also identifies 25 on-street parking spaces adjacent to the development. Vehicle access to the development is proposed from identical accesses to the River Lane alley from Spruce Street on the north and Silver Street on the south.

VEHICLE TRIP GENERATION SUMMARY

Trip generation rates utilized for this memorandum come from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th and 11th Editions. Specific land uses identified include: Land Use 220 – Low Rise (one- and two- story) Apartments, and Land Use 936 – Coffee Shop without drive-through window.

| TABLE 1. ANTICIPATED TRIPS GENERATED BY RIVER LANE LLC APARTMENTS DEVELOPMENT |
|-----------------------------------------|---------|--------|--------|---------|
| Proposed Land Use                      | Unit    | A.M. Peak | P.M. Peak | Average Weekday |
| Low-Rise Apartments (per each apartment) ITE Land Use 220 | 51 | 24 trips (6 in / 18 out) | 29 trips (19 in / 10 out) | 374 trips |
| Coffee Shop w/o Drive-thru Window (per 1000 sf of gross floor area) ITE Land Use 936 | 0.728 | 74 trips (39 in / 35 out) | 27 trips (13 in / 14 out) | 265 trips |
| Coffee shop Pass-by Trips Reduction* | -40% | -30 trips (-16 in / -14 out) | -11 trips (-5 in / -6 out) | -106 trips |
| Coffee shop captured Trips Reduction** | -10% | -7 trips (-4 in / -3 out) | -3 trips (-1 in / -2 out) | -27 trips |
| TOTAL ANTICIPATED TRIPS GENERATED | 61 trips (25 in / 36 out) | 42 trips (26 in / 16 out) | 506 trips |

*Pass-by trips reduction based on review of ITE Trip Generation Manual, various editions, studies for coffee-shops without drive-thru windows (Land Use 936) and high turnover sit-down restaurants (Land Use 932).  
**Captured trips reduction assumes 10-percent of coffee shop generated trips will come from the proposed development.

Sincerely,

JEFF LOOMIS (Idaho PE #7986)  
Galena Engineering, Inc.
U04 INSTALL ONSITE DRYWELL PER DETAIL 2 / C2.10.
   a. RIM = 29.69
   INV. IN = 25.16

INSTALL CITY OF HAILEY DRYWELL PER DETAIL 1 / C2.10.
   b. RIM = 30.92
   INV. IN = 26.80

   c. RIM = 28.78
   INV. IN = 25.58

INSTALL CATCH BASIN, SEE DETAIL 8 / C2.10.
   a. RIM = 29.70
   INV. OUT = 26.70

   b. RIM = 30.12
   INV. OUT = 27.12

   c. RIM = 28.74
   INV. OUT = 25.74

U07 PROPOSED 1" WATER SERVICE. INSTALL PER DETAIL 5 / C2.10. SEE DETAIL 1 & 2 / C2.00 FOR TRENCHING AND SURFACE REPAIR.

U01 INSTALL PROPOSED 4" PVC GRAVITY SEWER SERVICE LINE WITH TRAFFIC RATED CLEANOUT AT MINIMUM OF 2% SLOPE.
   INSTALL PER DETAIL 6 / C2.10.
   SEE DETAIL 1 & 2 / C2.00 FOR TRENCHING.

U02 PROPOSED TRANSFORMER, LOCATION TO BE VERIFIED BY CONTRACTOR; COORDINATE WITH IDAHO POWER FOR EQUIPMENT DIMENSIONS AND REQUIRED SETBACKS/ADJACENT BUILDING MATERIALS.

U05 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 3 / C2.10.

U06 INSTALL D3034 PVC PIPE WITH A MINIMUM SLOPE OF 2.0%.
   a. 12"Ø
   b. 6"Ø - DOWNSPOUT CONNECTION PER ARCHITECT.

MATCH EXISTING LINES AND GRADES

U08 RELOCATE EXISTING FIRE HYDRANT

U09 CONNECT TO EXISTING SEWER SERVICE, INSTALL CLEANOUT
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Paige Nied, Community Development Resiliency Planner / City Planner

Overview: Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words, to add definitions related to solar energy development; Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend height requirements for solar systems and to allow for freestanding solar in all zoning districts except the Recreational Green Belt (RGB); as well as to add a new chapter, Chapter 17.08E, entitled Solar, to provide specific standards concerning the development of solar resources.

Hearing: October 17, 2022

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on September 27, 2022 and mailed to public agencies on September 27, 2022.

Background: City Planning Staff has identified the modernization of Hailey Municipal Code to meet sustainability standards as a priority for 2022 and moving forward. As such, Staff is proposing to amend Title 17, Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020, to add definitions related to solar energy development; Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 to amend height requirements for solar systems and to allow for freestanding solar in all zoning districts except the Recreational Green Belt (RGB); and to add a new chapter, Chapter 17.08E, entitled Solar, to outline standards for any forthcoming solar development.

In March of 2022, the City of Hailey was recognized as a silver-level solar community by SolSmart. During the application process, SolSmart completed a Zoning Review which evaluated the Hailey Municipal Code and provided feedback on barriers to solar development that were identified. The barriers found included freestanding (ground-mounted) solar, which is currently listed as a conditional use in all zoning districts and maximum height requirements apply.

SolSmart identified ground-mounted solar panels as a conditional use in all zoning districts to be a barrier to solar development because not all properties are suitable for roof-mounted solar. SolSmart best practices recommend allowing accessory use ground-mounted solar in all zoning districts.

SolSmart also identified building height requirements as a barrier for solar development because the Hailey Municipal Code currently stipulates that roof-mounted solar are subject to the building height for the applicable district. Yet, most buildings are built to the maximum height allowance of its zoning district, which limit a buildings’ ability to install solar since solar panels are most efficient when installed...
at an angle equal to a locational latitude. SolSmart best practices recommends exempting solar systems from height restrictions. However, both Blaine County and Ketchum allow an extension of five (5) feet above the maximum building height for roof-mounted solar. City Staff recommends taking a similar approach to provide consistency among jurisdictions in the Wood River Valley.

In the past, Federal Aviation Administration (FAA) policy required the Friedman Memorial Airport Staff to analyze the impact of solar glare in the vicinity of the airport to either the Air Traffic Control Tower cab or an aircraft on approach to either runway end. The FAA has since updated their policy, which reduced the scope of solar glare analysis to only include on-airport projects that impact the Air Traffic Control Tower cab and no longer requires the evaluation of off-airport solar. However, the City of Hailey is unique in the sense that the Friedman Memorial Airport is surrounded by residential developments and some developments that are technically off-airport are still in very close proximity and could potentially impact the airport. That said, Staff recommends that new roof-mounted solar installations located within the proposed Airport Influence Area be subject to review and/or consultation with the Airport Director. Based on the review, if there is a questionable site or concerns, the City will require the Applicant to submit a 7460-1 form to the FAA for further review and approval.

On September 6, 2022, the Planning and Zoning Commission reviewed the proposed text amendments to the District Use Matrix. The Commission was in favor of permitting a height extension of five feet (5’) above the maximum building height of the zoning district for roof mounted solar and allowing freestanding solar in all zoning districts, except the Recreational Green Belt (RGB). However, the Commission expressed concerns over the current language for the allowable height of freestanding solar, which is subject to the maximum building height for the applicable district. The Commission requested standards specifically for solar development to be outlined in the Municipal Code. As such, Staff developed a new chapter, 17.08E, which identifies general provisions, overlay district standards, and the proposed Airport Influence Area of the Friedman Memorial Airport standards for solar development. All solar developments in the City of Hailey are subject to the standards and purview of the local utility provider.

The following text amendments to Title 17 could read as follows:

Chapter 17.02 Definitions

Section 17.02.020: Meaning of Terms or Words

Building Integrated Photovoltaics (BIPV): A solar collector system that is integrated into the structure of a building. Common BIPV applications include carports, awnings, and curtain walls.

Pole-Mounted Solar System: A solar collector system that consists of an array that is mounted on top of a single steel pole, which is ground mounted. This type of installation can be manually adjustable, so that the pitch of the array at different times of the year can be changed.

Chapter 17.05 Official Zoning Map and District Use Matrix

Section 17.05.040: District Use Matrix
### Accessory uses:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Zones And Subdistricts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding solar panels, subject to the maximum height of fifteen feet (15') from record grade</td>
<td>N C C C C C C C C C C</td>
<td>RGB LR-1 LR-2 GR NB LB TN B LI TI A SCI- SO SCI-I</td>
</tr>
<tr>
<td>Roof mounted and freestanding small scale wind energy system</td>
<td>N N N N N N N C C N C C C</td>
<td></td>
</tr>
<tr>
<td>Roof mounted solar panels, subject to five feet (5') above the maximum building height for the applicable district</td>
<td>A A A A A A A A A A A A</td>
<td></td>
</tr>
</tbody>
</table>

25 Subject to review and/or consultation with the Airport Director for all new roof-mounted solar located within the proposed Airport Influence Area.

### 17.08 Supplementary Regulations

**Article E: Solar**

**Section:**

- **17.08E.010 Purpose and Intent**
- **17.08E.020 General Provisions**
- **17.08E.030 Overlay District Standards**
- **17.08E.040 Friedman Memorial Airport Proposed Airport Influence Area**

**17.08E.010 Purpose and Intent**

The general purpose of this article is to encourage the expansion of solar energy development for heating and air, and producing electricity in homes and businesses, as long as disruption to the site-specific natural topography, riparian areas, wetlands, and hazard areas or impacts to the Friedman Memorial Airport are mitigated and/or avoided.

**17.08E.020 General Provisions**

The placement, use, or modification of a solar energy system shall be an allowed use in all zoning districts, except the Recreational Green Belt (RGB), provided the system meets zoning standards outlined in subsections A through I of this section, and section 17.08E.020 of this chapter. To lawfully install a solar energy system, an Alternative Energy Review Form shall be required.
The following shall be found to be true prior to issuance of a building permit:

A. Photovoltaic solar (collector) panels are certified by the Solar Collector and Certification Corporation (SRCC);
B. Solar energy system panels and mounts are installed per manufacturer’s specifications;
C. Solar panels mount systems located on roofs are installed to meet the International Building Code standards for wind loads. If panels do not contain wind load specification or circumstances require a modification to installation per the manufacturer’s specifications, an engineer shall review and certify that the modifications meet wind load standards as outline in the International Building Code and as amended by the City of Hailey;
D. The building official has reviewed mounting plans to ensure the roof structural integrity is maintained;
E. BIPV and roof-mounted panels do not exceed five feet (5’) from the top of the structure or forty feet (40’) from natural grade;
F. Ground and pole mounted solar collectors are firmly anchored and:
   1. Do not exceed fifteen feet (15’) from natural grade; or
   2. Panels located on isolated slopes do not exceed twenty feet (20’) above record grade;
   3. Are exempt from lot coverage calculations;
   4. Are located on private property only, and not within the public right-of-way.
G. Solar energy system is located in a building envelope or is located outside the building envelope and is not located within an overlay district, or has been found to comply with the standards set out in section 17.08E.030 of this chapter;
H. Solar energy system setbacks are subject to Supplementary Location and Bulk Requirements for detached accessory structures, as outlined in 17.07.010;
I. No solar development shall be permitted in the Recreational Green Belt (RGB)
J. All solar development is subject to the standards and purview of the local utility provider.

17.08E.030 Overlay District Standards

Solar or Alternative Energy Permit Applications located in an overlay district have the burden of demonstrating compliance with each of the standards of evaluation as set forth in this section.

A. Townsite Overlay District:
   1. Roof-mounted solar systems may extend an additional five feet (5’) beyond the maximum building height allowance of the zoning district in which it is located and must be equal to or less than the yard area.
   2. Ground-mounted solar systems must be equal to or less than half of the yard area and no higher than fifteen feet (15’) from record grade and is exempt from lot coverage calculations so long as the surface underneath is pervious.
B. Hillside Overlay:
   1. Solar development is encouraged to occur on areas of lowest elevation on hillside properties where such areas area part of the parcel or lot under consideration.
   2. A reflection analysis from a qualified professional shall demonstrate the angle of the collector panels do not create a line-of-sight reflection as viewed from a reference road.
C. Special Flood Hazard Overlay District:
1. All solar development in the Special Flood Hazard Overlay is subject to standards A1-A7, A9-A18, and B7 as outlined in section 17.04J.060 of this title.

17.08E.040 Friedman Memorial Airport Proposed Airport Influence Area Standards

Solar or Alternative Energy Permit Applications located in the proposed Airport Influence Area of the Friedman Memorial Airport shall demonstrate compliance with each of the standards of evaluation set forth in this section.

A. Solar development located in the proposed Airport Influence Area are subject to review and/or consultation with the Airport Director.
B. Based on the Airport Director’s review, the Applicant may need to submit Form 7460-1 to the Federal Aviation Administration for further review and approval.
C. A reflection analysis from a qualified professional shall demonstrate the angle of the collector panels do not create a line-of-sight reflection as viewed from a reference road.

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 does not go into the specificity that this code section contemplates; however, it is anticipated that the city will annually update their Capital Improvement Plan to guide necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

Section 1: Natural Resources, Energy, and Air Quality
Goal 1.4: Promote Energy Conservation

Section 9: Public Facilities, Utilities, and Services
Goal 9.1: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

Solar energy is a clean and renewable resource that improves air quality and reduces greenhouse gas emissions in the community. By including additional solar definitions, removing the barriers of height requirements and conditional uses, as well as outlining specific standards for new solar development, will result in greater clarity and further expansion of solar development in Hailey.
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 amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. The proposed amendments are intended to avoid any potential misinterpretations of solar energy systems and to facilitate the expansion of the local solar market.

3. The proposed uses are compatible with the surrounding area; and
The proposed text amendments will not impact compatibility.

4. The proposed amendment will promote the public health, safety and general welfare. The proposed amendments are consistent with the Hailey Comprehensive Plan, and they will not result in a change in allowed uses.

Motion Language:
Approval:
Motion Option #1: Motion to direct staff to continue research and add to the proposed text amendment and bring back at ________________ [the Commission should specify a date.]

Motion Option #2: I move to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words, to add definitions related to solar energy development; Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend height requirements for solar systems and to allow for freestanding solar in all zoning districts except the Recreational Green Belt (RGB); as well as to add a new chapter, Chapter 17.08E, entitled Solar, to provide standards concerning the development of solar resources, 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 a recommendation for approval to the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, Section 17.02.020: Meaning of Terms or Words, to add definitions related to solar energy development; Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend height requirements for solar systems and to allow for freestanding solar in all zoning districts except the Recreational Green Belt (RGB); as well as to add a new chapter, Chapter 17.08E, entitled Solar, to provide standards concerning the development of solar resources, 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