

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, January 5, 2026**  
**5:30 p.m.**

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

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1-469-206-8535: 602369677#](tel:+14692068535) United States, Dallas

Phone Conference ID: 602 369 677#

---

**Call to Order - Hailey Planning and Zoning Commission**

- Public Comment for items not on the Agenda.

**Consent Agenda - ACTION ITEM**

- **CA 1** Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Daniel and Mia Ward wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet. This project is proposed as 1210 Baldy View Drive Subdivision and is located within the Limited Residential (LR-1) Zoning District. **ACTION ITEM**

**Public Hearing - ACTION ITEM**

- **PH 1** Consideration of a Preliminary Plat Application by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, wherein Lot 3B, Block 4, Airport West (1611 Aviation Drive) is proposed to be subdivided into eleven (11) commercial condominium sublots and one (1) mixed-use condominium subplot. Each subplot is proposed to host 2,383 square feet of constructed condominium area, with 28,257 square feet of common area and easements across the one (1) acre parcel. This project is located at 1611 Aviation Drive (Lot 3B, Block 4, Airport West) within the Service Commercial Industrial - Industrial Subdistrict (SCI-I) Zoning Districts. **ACTION ITEM**

- **PH 2** Consideration of Design Review Application submitted by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, for the construction of eleven (11) commercial condominium units and one (1) mixed-use condominium unit featuring a 900 square foot accessory dwelling unit. Each condominium unit is proposed with two (2) floors of usable area and an exterior balcony, totaling 2,383 square feet. This project is located at 1611 Aviation Drive (Lot 3B, Block 4, Airport West) within the Service Commercial Industrial - Industrial Subdistrict (SCI-I) Zoning Districts. **ACTION ITEM**
- **PH 3** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments **ACTION ITEM**

### **Staff Reports and Discussion**

- Tuesday, January 20, 2026:
  - CUP: The Dandelion (Bread and Breakfast)
  - TA: Text Amendment Swimming Pools
  - AR: AT&T

### **Adjourn by 8:00 PM - ACTION ITEM**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 15, 2025, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Preliminary Plat Application by Daniel and Mia Ward wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet. This project is proposed as 1210 Baldy View Drive Subdivision and is located within the Limited Residential (LR-1) Zoning District.

The Hailey Planning and Zoning Commission unanimously recommended approval by the Hailey City Council the Preliminary Plat Application on December 15, 2025, and enters these Findings of Fact, Conclusions of Law and Decision.

---

**Applicant:** Daniel and Mia Ward  
**Location:** Lot 7A, Block 4, Woodside Subdivision #1 (1210 Blady View Drive)  
**Zoning/Size:** Limited Residential (LR-1) Zoning District; 0.40 acres (17,548 square feet)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on November 25, 2025, and mailed to property owners and public agencies on November 25, 2025.

**Background and Application:** The Applicant proposed to subdivide an existing single-family residential lot at 1210 Baldy View Drive into two (2) new single family residential lots, both accessed from Baldy View Drive. The existing lot is 17,589 square feet in size, approximately 9,589 square feet larger than the lot size minimum (8,000 square feet) for the property's Limited Residential (LR-1) Zoning District. A 1,440 square foot single-family residence currently exists on the property, and the Applicant intends to retain the residence through any approved subdivision of the parcel.

According to the Applicant, the proposed Lot 7AA will be 8,685 square feet in size and host the existing single-family residence. The proposed Lot 7AAA will be 8,906 square feet in size.

**Reasoned Statement:** These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On December 15, 2025, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Preliminary Plat Application by Daniel and Mia Ward wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet. This project is proposed as 1210 Baldy View Drive Subdivision and is located within the Limited Residential (LR-1) Zoning District.

**Standards of Evaluation for a Subdivision**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No Comments.</i>
				Life/Safety: <i>No Comments</i>
				Water and Sewer: Wastewater: <i>No Comments</i> Water: <i>No Comments</i>
				Building: <i>No Comments.</i>
				Streets: <i>The Applicant shall pay in-lieu fees for the estimated cost of installation for sidewalk improvements.</i>
				Landscaping/Parks: <i>No Comments.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i> <i>Findings: Compliance. This standard has been met.</i>
<b>16.04.020: Streets:</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			<i>Staff Comments</i>	<i>The subject parcels are located along Baldy View Drive, an existing public street. No new streets are proposed.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			<i>Staff Comments</i>	<i>N/A, as no cul-de-sacs or dead-end streets and alleys are proposed.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	<i>Access to the existing and reconfigured lots are achieved from Baldy View Drive.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to

				<p>speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p>
			<i>Staff Comments</i>	<p>N/A. No new streets are proposed, and all surrounding access streets are existing.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p><b>Centerlines:</b> 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.</p>
			<i>Staff Comments</i>	<p>N/A. No new streets are proposed, and all surrounding access streets are existing.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p><b>Width:</b> Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Staff Comments</i>	<p>N/A. No new streets are proposed, and all surrounding access streets exist.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	<p><b>Roadways:</b> Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p>
			<i>Staff Comments</i>	<p>N/A. The only public access for the proposed subdivision, Baldy View Drive, exists. No new streets are proposed, and all surrounding access streets are existing.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	<p><b>Road Grades:</b> Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<i>Staff Comments</i>	<p>N/A. No new streets are proposed, and all surrounding access streets exist.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p><b>Runoff:</b> The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p>
			<i>Staff Comments</i>	<p>No drainage features or areas for the proposed subdivision have been shown on the submitted preliminary plat. Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</p>

				<p>The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<p><b>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</b></p>
			Staff Comments	<p>N/A. No new street signs are proposed, and traffic control signs are not an anticipated need.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	<p><b>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.</b></p>
			Staff Comments	<p>The street accessing the proposed project, Baldy View Drive is an existing platted street. The proposed internal driveways will be privately maintained.</p> <p>Findings: Compliance. This standard has been met.</p>
			L.	<p><b>Private Streets:</b></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>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.</p>
			Staff Comments	<p>N/A, as no private streets are proposed. Each driveway will be maintained by the respective lot owner.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p>
			Staff Comments	<p>N/A, as no private streets are proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	<p>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</p>
			Staff Comments	<p>N/A, as no private streets are proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	<p>Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.</p>
			Staff Comments	<p>N/A, as no private streets are proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 5.	<p>Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.</p>
			Staff Comments	<p>No private streets are proposed. There is an existing 10’-wide Snow Storage Easement and a 5’-wide Public Utility Easement along the property frontage of Baldy View Drive. No shared parking or driveway access areas are proposed at this time.</p> <p>Findings: Compliance. This standard has been met.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall Meet the parking standards of section 17.09.030, Onsite Parking Dimensions. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A. No private streets are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
			M.	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway.
			<i>Staff Comments</i>	<i>Proposed Lot 7AAA currently hosts a single-family residence and driveway with frontage on Baldy View Drive. The Applicant is proposing to subdivide the property into two (2) lots, adhering to Standards of the Hailey Municipal Code. The Applicant has stated that each lot will be serviced via their own driveway. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>The Applicant has not depicted the exact location and dimensions of the proposed driveway for Lot 7AA on the submitted Preliminary Plat. The location and dimension of the driveway for Lot 7AA shall be approved by the Hailey Fire Chief and the Street Department, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>The Applicant has not depicted the exact location and dimensions of the proposed driveway for Lot 7AA on the submitted Preliminary Plat. The location and dimension of the driveway for Lot 7AA shall be approved by the Hailey Fire Chief and the Street Department, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>The Applicant has proposed that each lot will be accessed via its own driveway. No shared driveway areas are currently proposed. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement.

				Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>N/A. No driveways serving more than one dwelling unit is currently proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>The Applicant has not depicted the exact location and dimensions of the proposed driveway for Lot 7AA on the submitted Preliminary Plat. The proposed new driveway's placement shall have the least adverse impact on residential dwelling units (existing and proposed) and the maintenance of existing infrastructure. The Applicant shall meet this standard by scheduling a meeting with the Street Superintendent to discuss the placement of the new driveway. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: Multifamily, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A. The proposed subdivision addresses only two (2) single-family residential lots. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A- Findings: Compliance. This standard is either not applicable or has been met.</i>
<b>16.04.030: Sidewalks and Drainage Improvements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>No sidewalks currently exist along the adjacent segments of Baldy View Drive, and no sidewalks are currently proposed. However, the Streets Division Manager requires that the Applicant pay in-lieu fees for the estimated cost of installation for sidewalk improvements. The scope of improvements for in-lieu fee collection shall be reviewed and mutually agreed upon by City Staff and the Applicant, prior to recordation of Final Plat. This has been made a Condition of Approval. Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A), comments noted above, for further information. Findings: Compliance. This standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>
			<i>Staff Comments</i>	<i>N/A. No new sidewalks are proposed with this application. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</b>
			<i>Staff Comments</i>	<i>N/A. This site is not located adjacent to a public or private street that is not currently a through street. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<i>Staff Comments</i>	<i>N/A. The Application is for a Preliminary Plat. Findings: Compliance. This standard is either not applicable or has been met.</i>
<b>16.04.040: Alleys and Easements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			A.	<b>Alleys:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>
			<i>Staff Comments</i>	<i>N/A. This project is located in the Limited Residential (LR-1) Zoning District. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed or existing. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<i>Staff Comments</i>	<i>N/A. No alleys are proposed or existing. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<i>Staff Comments</i>	<i>All infrastructure to the site will be installed underground. Such infrastructure will be installed within the existing Public Utility Easements and/or within the public right-of-way. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	<b>Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.</b>
			<i>Staff Comments</i>	<i>NA, as no alleys exist and/or are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	<b>Dead-end alleys shall not be allowed.</b>
			<i>Staff Comments</i>	<i>N/A, as no dead-end alleys are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	<b>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.</b>

			<i>Staff Comments</i>	<p>There is an existing ten-foot (10') snow storage easement and an existing five-foot (5') power easement along the front and the rear property boundary, per the existing Woodside Subdivision #1 Plat.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p>There is an existing ten-foot (10') snow storage easement and an existing five-foot (5') power easement along the front and the rear property boundary, per the existing Woodside Subdivision #1 Plat.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<p>No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p>There is an existing 10'-wide snow storage and 5'-wide Public Utility Easement that exists along the property frontage and the rear of the property of Baldy View Drive.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<p>N/A, as no new blocks are created with the proposed subdivision.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<b>16.04.060: Lots</b>				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will 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.</p> <p><i>Staff Comments</i>            All lots conform to the minimum standards for lots located within the Limited Residential (LR-1) Zoning District.  <u>Required:</u>            - Minimum size of 8,000 square feet            - Minimum Lot width: 75 square feet  <u>Proposed:</u>            - Lot 7AA: 8,906 square feet/ width: 75 square feet            - Lot 7AAA: 8,685 square feet/ width: 105 square feet            Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p> <p><i>Staff Comments</i>            N/A, as no lots are double the minimum size required by zoning district.            Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><i>Staff Comments</i>            N/A, as no double frontage lots are proposed.            Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</p> <p><i>Staff Comments</i>            N/A, as no unbuildable lots are platted. Access, utility, and snow storage easements are shown on the preliminary plat.            Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> <p><i>Staff Comments</i>            N/A, as no flag lots are being proposed with the subdivision.            Findings: Compliance. This standard is either not applicable or has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 16.04.020 M2 of this chapter and subsection D of this section. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>The Applicant intends for proposed Lots 7AA and 7AAA to be considered single-family residential lots, and both lots have frontage on the public street, Baldy View Drive. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) District. Findings: Compliance. This standard is either not applicable or has been met.</i>

**16.04.070: Orderly Development**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Phasing Required:</b> Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A, as one (1) lot exists with a single-family residence. There will only be a single phase of development associated with this subdivision. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Agreement:</b> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A, as the Applicant is not requesting a phased subdivision. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>Mitigation of Negative Effects:</b> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<i>N/A- Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<b>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:</b> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green

				<p>space, public lands, or other destinations.</p> <p>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> <p>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>N/A, as the Applicant is only proposing to subdivide a single parcel. Findings: Compliance. This standard is either not applicable or has been met.</i>

**16.04.080: Perimeter Walls, Gates and Berms**

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>The proposed subdivision complements the pattern of the surrounding area and greater Woodside Subdivision. The current site conditions are mostly flat, sparse vegetation, and no drainage channels or other significant hydrological/geological features within the property boundary. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>N/A, as the City Engineer has not required a Soils Report from the Applicant. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	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: <ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul>

			<i>Staff Comments</i>	<i>Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. Findings: Compliance. This standard has been met.</i>
			<b>B.</b>	<b>Design Standards: The proposed subdivision shall conform to the following design standards:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 2.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>The site is relatively flat and appears to be well suited for development. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<b>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.</b>
			<i>Staff Comments</i>	<i>Erosion control and re-vegetation shall be included in final design. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 4.</b>	<b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b> <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</li> </ul>
			<i>Staff Comments</i>	<i>Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 5.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i>

				<p>The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.</p> <p>Findings: Compliance. This standard has been met.</p>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			A.	<b>Flood Hazard Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	<p>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located within the Hillside Overlay District.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located within the Hillside Overlay District.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	<p>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</p> <p><i>Staff Comments</i>                      N/A, as the proposed subdivision is not located within the Hillside Overlay District.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p> <p><i>Staff Comments</i>                      N/A. The Applicant is proposing to subdivide a single parcel into two (2) lots. Standard 16.04.110 A.1.a does not apply.                      Findings: Compliance. This standard is either not applicable or has been met.</p>
			A. 1.	<b>Parks:</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p><math>P = x</math> multiplied by .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.</p>
			<i>Staff Comments</i>	<p>N/A. Please refer to Section 16.04.110(A) for further detail.                  Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			<i>Staff Comments</i>	<p>N/A. The subdivision is located within the Limited Residential (LR-1) Zoning District. Please refer to Section 16.04.110(A) for further detail.                  Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p><b>Pathways:</b> The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			<i>Staff Comments</i>	<p>N/A. Please refer to Section 16.04.110(A) for further detail.                  Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Multiple Ownership:</b> Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> <li>a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</li> <li>b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</li> <li>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.</li> <li>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</li> </ul>
			<i>Staff Comments</i>	<p>N/A, as the Subdivision will be made up of individual lots with individual private ownership of each lot.                  Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>Parks and Lands Board:</b> 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</p>

				recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
			<b>D.</b>	<b>Minimum Requirements:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 1.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. No "common" private green space is proposed with this development. All ongoing maintenance and standards for green space on individual lots shall be the responsibility of the lot's owner. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 2.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 3.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 4.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 5.</b>	<b>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The city may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated Pathway right-of-way.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	<b>Shall provide safe and convenient access, including ADA standards.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	<b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	<b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
			G.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	<b>Shall meet the minimum applicable requirements required by section 4.10.04 of this section.</b>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	<b>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</b>

				designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>N/A. Please refer to Sections 16.04.110(A) and 16.04.110 (D.1) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
			H.	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110 (A) for further detail. Findings: Compliance. This standard is either not applicable or has been met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at

				its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Plans Filed, maintained:</b> Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard will be met.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Preconstruction Meeting:</b> Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>This standard will be met.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>Term of Guarantee of Improvements:</b> 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 those parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>This standard will be met.</i> <i>Findings: Compliance. This standard has been met.</i>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<b>Streets, Sidewalks, Lighting, Landscaping:</b> The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<i>All public infrastructure shall meet City specifications. No streetlights are needed or proposed at this time.</i>  <i>In June 2024, the Planning and Zoning Commission held a public hearing for the exploration of Hailey Municipal Code updates. This public hearing (June 3, 2024) included a discussion about additional water conservation measures that the City may wish to pursue. This topic was fully embraced by Planning and Zoning Commissioners. Additional landscaping/irrigation requirements for recently approved subdivisions in Hailey (Sunbeam, Colorado Gulch) were cited as model examples of water conservation measures that positively impact natural resource stewardship in Hailey. Given this precedence and the Applicant’s receptivity, the following shall be added as a plat note to the Final Plat and applicable to the proposed subdivision:</i> <i>“The following turf landscape restrictions shall apply to Lot 7AA of 1210 Baldy View Subdivision.</i> <i>i. A maximum of forty percent (40%) of the total land area may be turf.</i>

				<p>ii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</p> <p>iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent". This has been made a Condition of Approval.</p> <p>The Commission discussed how standards like these are monitored for compliance. Staff informed the Commission that Landscaping Plans are requested at the time of Building Permit submittal, and reviewed internally by Staff, to ensure compliance. The Applicant shall submit a Landscaping Plan at the time of Building Permit submittal ensure this standard is met.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Street Cuts:</b> Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> Any and all street cuts for the installation of the water and sewer mains shall be per this standard. Connection details to the existing water and wastewater systems shall be approved by the Water and Wastewater Divisions prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p><b>Signage:</b> Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p> <p><i>Staff Comments</i> Street names and signage are existing and meet this standard.</p> <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>Streetlights:</b> Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p> <p><i>Staff Comments</i> N/A, as no streetlights are shown and/or proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p><b>Sewer Connections:</b> The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p> <p><i>Staff Comments</i> Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require</p>

				<p><i>detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p><b>Requirements:</b> The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Townsite Overlay:</b> Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<i>Staff Comments</i>	<p><i>N/A, as this project is not within the Townsite Overlay (TO) District.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<b>16.05.050: Drainage</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p><b>Drainage:</b> The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<p><i>Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.05.060: Utilities</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p><b>Utilities:</b> The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p>
			<i>Staff Comments</i>	<p><i>All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. All utilities shall be installed underground and within the proposed Public Utility Easements located along the front and rear lot lines.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.05.070: Parks, Green Space</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p><b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p>
			<i>Staff Comments</i>	<p><i>See Section 16.04.110(A) for further detail.</i></p>

				<i>Findings: Compliance. This standard has been met.</i>
<b>16.05.080: Installation to Specifications; Inspections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p><b>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.</b></p> <p><i>Staff Comments</i>                      All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with City of Hailey code.</p> <p><i>The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.05.090: Completion; Inspections; Acceptance</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p> <p><i>Staff Comments</i>                      N/A. No infrastructure improvements are proposed with this development.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i>                      N/A, as the completion of all major infrastructure by the Developer is preferred over bonding.  <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<b>16.05.100: As Built Plans and Specifications</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<p><b>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)</b></p> <p><i>Staff Comments</i>                      As built drawings will be required. This standard will be met.  <i>Findings: Compliance. This standard has been met.</i></p>

## CONCLUSIONS OF LAW

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

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

## DECISION

The Preliminary Plat Application by Daniel and Mia Ward wherein Lot 7A, Block 4, Woodside Subdivision #1 (1210 Baldy View Drive) is subdivided into two (2) lots; Lot 1, 7AA comprising of 8,906 square feet, and Lot 2, 7AAA comprising of 8,685 square feet, is approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Chapter 17.11, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (j) will be met.

### General Conditions:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
  - i. The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells.
  - ii. The location and dimension of the driveway for Lot 7AA shall be approved by the Hailey Fire Chief and the Street Department, prior to issuance of a Building Permit.
- c) All improvements and all improvements within the public right-of-way 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 two (2) 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 recording the Final Plat.
- f) Any application fees due shall be paid prior to recording the Final Plat.

### Streets and Right-of-Ways:

#### Other:

- g) Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit.
- h) The Applicant shall pay in-lieu fees for the estimated cost of installation for sidewalk improvements. The scope of improvements for in-lieu fee collection shall be reviewed and mutually agreed upon by City Staff and the Applicant, prior to recordation of Final Plat.
- i) The location and dimension of the driveway for Lot 7AA shall be approved by the Hailey Fire Chief and the Street Department, prior to issuance of a Building Permit.
- j) The following turf landscape restrictions shall apply to Lot 7AA of the 1210 Baldy View Subdivision.
  - i. A maximum of forty percent (40%) of the total land area may be turf.
  - ii. Promotes a low water use landscape through the use of drought-tolerant plants either from an approved list or as recommended by a landscape design professional.
  - iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent".

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Kayme Backstrom, Community Development Assistant

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of January 5, 2026**

**To:** Hailey Planning & Zoning Commission  
**From:** Emily Rodrigue, Community Development City Planner/Resilience Planner

**Overview:** Consideration of a Preliminary Plat Application by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, with a proposal to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU). This project, to be known as Della Mountain Suites, is located within the Service Commercial Industrial-Industrial (SCI-I) Zoning District.

**Hearing:** January 5, 2026

---

**Applicant:** 1611 Aviation LLC  
**Project:** Della Mountain Suites  
**Location:** 1611 Aviation Drive (Lot 3B, Block 4, Airport West Subdivision #2)  
**Size:** 1 acres (43,554 sq. ft.)  
**Zoning:** Service Commercial Industrial-Industrial (SCI-I) Zoning District

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 17, 2025, and mailed to property owners within 300 feet on December 17, 2025. No additional notices were sent, or publications made.

**Background:** On November 18, 2025, the Applicant submitted a Preliminary Plat Application to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU). Proposed as Della Mountain Suites, this subdivision application has also been submitted concurrently with a full Design Review Application. The Applicant previously engaged with Staff and the Commission in April 2025, when a Design Review Pre-Application for the Della Mountain Suites project was initially discussed and reviewed.

Each condominium subplot is proposed to be approximately 2,293 square feet in size. Sublots are proposed in clusters of four (4), situated across three (3) separate buildings. Each subplot will contain one (1) condominium unit. The first floor of each unit covers 1,093 square feet, while the second floor is proposed at 1,200 square feet. The submitted condominium airspace plat lists 900 square feet of second floor area within each subplot as "Living". The Applicant is proposing one (1) of the twelve (12) condominium sublots (Sublot/Unit 105) to be fully developed as a mixed-use unit at the time of project construction. Unit 105 will host a two (2) bedroom ADU unit that will be occupied by the unit's owner and/or employees of the business entity that subsequently occupies the commercial condo space. The remaining eleven (11) condominium sublots will be developed as commercial condominiums, with unit floor plans and building programming that facilitate the potential construction of an ADU within each unit at a later date, should individual condominium owners wish to complete those improvements.

The proposed preliminary plat includes a plat note that requires any future owners within Della Mountain Suites to submit an Accessory Dwelling Unit Application to the City of Hailey and receive approval, prior to any ADU construction. The Applicant has stated that Della Mountain Suite’s subdivision CC&R’s will also provide regulation over future ADU development, in addition to any CC&R requirements of the broader Airport West Subdivision.

Across the 43,554 square foot property, 15,924 square feet will be occupied by the building footprints of Buildings 1-3. Landscape area will occupy 9,992 square feet, and the remaining 18,268 square feet of property area is dedicated to surface parking, sidewalks, and various access/utility easements. “Parcel A” of the Airport West Subdivision, Phase II, is located directly to the west of the property. Parcel A contains the publicly accessible grass pathway/open space, directly to the east of Broadford Road. The Applicant has proposed pedestrian pathway connections from their property to Parcel A.

**Procedural History:** The Applicant submitted their Preliminary Plat Application for Della Mountain Suites on November 18, 2025, and it was certified complete on November 25, 2025. A public hearing before the Planning and Zoning Commission will take place on January 5, 2026, in Hailey City Hall Council Chambers and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments.</i>
				Fire/Safety: <i>No comments.</i>
				Water and Sewer: <i>Water and Wastewater Division Managers provided specific utility feedback through the Applicant’s concurrent Design Review Application. This feedback has been addressed through various Conditions of Approval placed on the Design Review Application. Refer to Design Review Application materials for further detail.</i>
				Building: <i>No comments.</i>
				Streets: <i>No comments.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
<b>16.04.020: Streets:</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent

				developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			<b>Staff Comments</b>	<i>N/A – The project proposed here does not include any new streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Cul-De-Sacs; Dead-End Streets:</b> Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.
			<b>Staff Comments</b>	<i>N/A – No cul-de-sacs nor dead-end streets are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>Access:</b> 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.
			<b>Staff Comments</b>	<i>The Applicant has proposed two (2) curb cuts off of Dornier Way/Lear Lane. Both curb cuts are located towards the southern property line. As a commercial condominium development proposal, both Staff and the Applicant anticipate potential industrial vehicle/equipment traffic associated with the property. Multiple access points for the property will facilitate smoother entry/exit patterns for these larger industrial vehicles and mitigate the need for a large turn-around area. This design helps to preserve surface parking for passenger vehicles and create safer pedestrian routes to the buildings and through the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D.</b>	<b>Design:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>Centerlines:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No public streets nor traffic calming measures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F.</b>	<b>Width:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No public streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G.</b>	<b>Roadways:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No roadways are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H.</b>	<b>Road Grades:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No new road grades are proposed. The public streets are existing and meet City Standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<b>Runoff:</b> 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.
			<b>Staff Comments</b>	<i>The Applicant is proposing the construction of eleven (11) new drywells and two (2) new catch basins. Five (5) of the drywells will be installed in landscaped areas. City Staff and the City Engineer have reviewed the proposed drainage plans and found runoff containment to be adequate.</i>  <i>The Applicant is aware of both shallow injection well and stormwater permit requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	<b>Signage:</b> The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<b>Staff Comments</b>	<i>The Applicant will install Handicap Parking signage for the two (2) required ADA parking stalls. Signs will be installed according to City Standards. Monument signage is also proposed for the southeast corner of the property; however, the design of the signage and any necessary applications will be addressed at a future time, according to the Applicant.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	<b>Dedication; Names:</b> 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.
			<b>Staff Comments</b>	<i>N/A – No new streets nor alleys are proposed.</i>
			L.	<b>Private Streets:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 5.</b>	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>L. 6.</b>	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<b>Staff Comments</b>	<i>N/A – No private streets are proposed.</i>
			<b>M.</b>	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 1.</b>	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<b>Staff Comments</b>	<i>The Applicant has proposed two (2) curb cuts off Lear Lane/Dornier Way, accessing a single parking area that will serve all owners, tenants, and/or customers of Della Mountain Suites. Based on the scale of the proposed development, parking requirements, and life/safety access needs, Staff and Streets Division manager approve of the proposed access design</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>M. 2.</b>	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.
			<b>Staff Comments</b>	<i>N/A. No individual driveways are proposed, only a shared parking area that will serve all owners, tenants, and/or customers of Della Mountain Suites. It will be accessed via two (2) curb cuts along Lear Lane/Dornier Way. The parking area utility structures, and dumpsters have been reviewed and approved by both Public Works and the Hailey Fire Marshall. All snow will also be hauled off site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 3.</b>	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.
			<b>Staff Comments</b>	<i>The proposed parking area has been reviewed and approved by the Hailey Fires Marshall.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 4.</b>	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<b>Staff Comments</b>	<i>The parking area will be governed and maintained by the Della Mountain SuitesHOA and CC&amp;R's.  A draft copy of the proposed CC&amp;R's has not yet been submitted to the City of Hailey. The Applicant shall submit a draft copy of the proposed CC&amp;R's, prior to</i>

				<i>any approval of the Findings of Fact. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 5.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>A thirty (30) foot-wide Access and Utility Easement is designated on the Preliminary Plat, extending from Aviation Drive to the property's western terminus. The easement is stated to benefit Lots 3B, and Lots 4A-4O, Block 4, Airport West Subdivision. 29,032 square feet of Common Area is also indicated on the plat, which contains the parking area and landscaped areas. A building setback envelope is also shown on the plat. Definitions and procedures for the identified Common Areas are outlined in the Condominium Declarations (Plat Note #8).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 6.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The single proposed ADU unit (located in Unit 105) can be accessed from one (1) of either two (2) human entry doors, located on the ground level of the north and south elevation of the unit. An interior stairwell provides access to the residential unit. Any additional residential units constructed in the future will have identical access points as Unit 105.</i>  <i>Buildings 1 and 3 propose exterior balcony areas on the second level, facing interior to the lot and into the parking area. These balcony areas are designed to provide the required outdoor access space for any potential future ADU units that are constructed in these condo units. Building 2 contains the only formally proposed mixed-use condo unit for the project, with one (1) ADU proposed on the second level of Unit 105. Building 2 balcony areas face exterior to the site, towards Lear Lane/Dornier Way.</i>  <i>In an effort to create a communal atmosphere, provide a level of privacy, and maintain consistent design across all three (3) buildings, the Applicant proposed the interior-facing balcony areas for Buildings 1 and 3. Staff support this site design and do not believe that the parking area will have adverse impact on residential dwelling units, either formally proposed or potential units in the future. This area does not appear to interfere with maintenance of any existing infrastructure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>N.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The proposed parking access area has been approved by the Fire Department and will be inspected for IFC compliance during the final plat inspections.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>O.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The site plan for the parking area has been inspected by the Hailey Fire Department and appears to comply with all regulations set forth in the IFC and other applicable codes and ordinances.</i>
<b>16.04.030: Sidewalks and Drainage Improvements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>A.</b></p> <p><i>Staff Comments</i></p>	<p><b>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.</b></p> <p><i>The Applicant is proposing to construct a new, publicly accessible sidewalk along the property's southern boundary on Lear Lane/Dornier Way, accommodating for two (2) curb cuts that facilitate vehicular access to the onsite parking area. This sidewalk will also provide connection to the public open space (Parcel A) that is located between 1611 Aviation Drive and Broadford Road. The proposed Preliminary Plat Map does not indicate this sidewalk section as publicly accessible, although it is located within an Access and Utility Easement that is currently meant to benefit Lots 3B. and Lots 4A-40, Block 40, Airport West Subdivision.</i></p> <p><i>The Applicant shall provide a Public Access Easement for the proposed sidewalk along the property's southern boundary. A revised Preliminary Plat Map indicating this Public Access Easement shall be submitted to the City, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i></p> <p><i>Public sidewalk along the majority of the eastern property boundary is existing, although a small portion in the northeast corner is incomplete, due to a previously developed shared access easement with 1551 Aviation Drive. This easement is proposed to be vacated, as negotiated between the adjoining property owners and outlined on the preliminary plat. Sidewalks along each building's interior frontage are also proposed for further site connectivity.</i></p> <p><i>The Applicant shall install sidewalk within the vacated shared access easement to match and connect with the existing sidewalk along 1551 Aviation Drive. This has been made a Condition of Approval.</i></p> <p><i>The Wastewater Division Manager has also instructed the Applicant to adjust the drain type/naming from cleanouts to sewer manholes, for servicing requirements of the City of Hailey. However, the drainage function of the proposed improvements will remain. This request from the Wastewater Division Manager is addressed within the Conditions of Approval for the Applicant's corresponding Design Review Application. Refer to the Della Mountain Suites Design Review Application materials for further details.</i></p> <p><i>See Section 16.04.020(I) for further discussion on the Applicant's approach to required drainage improvements.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>B.</b></p> <p><i>Staff Comments</i></p>	<p><b>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</b></p> <p><i>See Section 16.04.030(A) for further detail.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>C.</b></p> <p><i>Staff Comments</i></p>	<p><b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b></p> <p><i>The Applicant is proposing new sidewalks that will provide direct access to the public grass pathway located in Parcel A, directly west of the property. The ongoing Airport Way Master Plan development process proposes potential pathway enhancements in Parcel A, further underscoring the value of the Applicant's proposed pedestrian connections to this area.</i></p> <p><i>A Condition of Approval has been placed on the Preliminary Plat and Design Review Applications, requiring the completion of public sidewalk in the vacated shared access area at the northeast corner of the property. The completion of this sidewalk improvement will provide enhanced pedestrian connectivity along Aviation Drive. See Section 16.04.030(A) for further detail.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D.</b>	<b>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</b>
			<i>Staff Comments</i>	<i>The Applicant is providing publicly accessible sidewalks on the north side of Lear Lane/Dornier Way, which currently functions as a non-through street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<i>Staff Comments</i>	<i>N/A – This is a Preliminary Plat Application for a new condominium subdivision, this project involves more than a Lot Line Adjustment.</i>
<b>16.04.040: Alleys and Easements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Alleys:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>
			<i>Staff Comments</i>	<i>N/A. This project is located in the Service Commercial Industrial-Industrial (SCI-I) Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<i>Staff Comments</i>	<i>N/A – No alleys are planned at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<i>Staff Comments</i>	<i>N/A – No alleys are planned at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 4.</b>	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<i>Staff Comments</i>	<i>Alleys are not planned nor platted at this time. The proposed underground utilities are routed in public utility easements along the southern property boundary (Lear Lane/Dornier Way).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 5.</b>	<b>Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.</b>
			<i>Staff Comments</i>	<i>N/A – Alleys are not planned for this parcel.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 6.</b>	<b>Dead-end alleys shall not be allowed.</b>
			<i>Staff Comments</i>	<i>N/A – The proposed design does not include a dead-end alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 7.</b>	<b>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.</b>

			<b>Staff Comments</b>	<p><i>The proposed plat includes:</i></p> <ul style="list-style-type: none"> <li>• A Public Utility, Snow Storage, and Landscape Easement (10 foot width) on the eastern property boundary along Aviation Drive.</li> <li>• An Irrigation Easement (17-20 foot width), to benefit the Airport West Subdivision, located on the southern property boundary along Lear Lane/Dornier Way.</li> <li>• A blanket Access and Utility Easement, to benefit lots 3B, and Lots 4A through 4O, Block 4 of Airport West Subdivision #2 (24-30 foot width), located on the southern property boundary along Lear Lane/Dornier Way.</li> <li>• A Landscape Easement to benefit the Airport West Subdivision (10 foot width), located on the western property boundary.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<p>Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:</p>
			<b>Staff Comments</b>	<i>See Section 16.04.040.A.7 for explanation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<p>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.</p>
			<b>Staff Comments</b>	<i>The easements have been explained in the prior Section 16.04.040.A.7. There is no need for a river access easement, as this site does not border the Big Wood River.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<p>To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<b>Staff Comments</b>	<i>N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 3.</b>	<p>Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<b>Staff Comments</b>	<i>N/A The Applicant is proposing to haul all snow off site.</i>
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.050</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A – This subdivision and proposed plat involve an existing block. No new blocks are proposed.</i>
<b>16.04.060: Lots</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.060</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A. The proposed plat calls for subdividing a 43,554 square foot parcel and creating twelve (12) commercial condominium units, including one (1) mixed-use condominium unit.. No single-family lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A, as Staff are amenable to the proposed lot arrangement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<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).</b>
			<b>Staff Comments</b>	<i>N/A – The plat does not include any double frontage lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A – The proposed lot is buildable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A – No flag lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from</b>

				<p>this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p> <p><i>Staff Comments</i> N/A, townhouse/condominium sublots are excluded from this requirement. The proposed development has frontage on the public streets of Aviation Drive and Lear Lane/Dornier Way.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>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.</p> <p><i>Staff Comments</i> N/A. This Project is not located in the Townsite Overlay (TO) District.</p>
<b>16.04.070: Orderly Development</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p><b>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</b></p> <p><i>Staff Comments</i> N/A. The Applicant is proposing to construct three (3) commercial condominium buildings containing twelve (12) condominium units. One (1) of the twelve (12) units is also proposed as a mixed-use unit with an ADU, as permitted by SCI-1 Zoning Regulations. Phasing is not necessary, and city services will not extend through undeveloped land.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><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.</b></p> <p><i>Staff Comments</i> N/A – Neither the Applicant nor Staff are requesting that the proposed condominium subdivision be phased.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p><b>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:</b></p> <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ul> <p><i>Staff Comments</i> N/A, as no negative effects on the ability of service delivery, nor the compromising of quality for service delivery or the imposing of substantial additional public costs, is anticipated.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p><b>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:</b></p> <ul style="list-style-type: none"> <li>1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</li> <li>2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks</li> </ul>

				<p>and green space, public lands, or other destinations.</p> <p>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> <p>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
<b>Staff Comments</b>			<i>N/A – No contiguous parcels are proposed to be subdivided.</i>	
<b>16.04.080: Perimeter Walls, Gates, and Berms</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
<b>Staff Comments</b>			<i>N/A – No perimeter walls, gates, nor landscape berms are proposed.</i>	
<b>16.04.090: Cuts, Fills, Grading and Drainage</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
<b>Staff Comments</b>			<i>The site is exceptionally flat, and little alterations to topography are proposed. The addition of eleven (11) new drywells are proposed, primarily servicing runoff accumulated from precipitations on building roofs, and the parking area. Disruption to existing natural conditions is not anticipated.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
<b>Staff Comments</b>			<i>A soils report was not requested by the City Engineer; however, the Applicant did provide a soils report. It has been filed with the City of Hailey and is available for review.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	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: <ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul>
<b>Staff Comments</b>			<i>A Grading/Site Improvement Plan has been submitted and reviewed by the City Engineer. The City Engineer found the plans to be satisfactory.</i>	

			<b>B.</b>	<b>Design Standards: The proposed subdivision shall conform to the following design standards:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Very little grading will be necessary as the site is relatively flat. That said, a Grading/Site Improvement Plan has been submitted and will be additionally reviewed and formally approved by the City Engineer, prior to issuance of the Building Permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A, as natural site conditions are well suited for development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 3.</b>	<b>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.</b>
			<b>Staff Comments</b>	<i>A permanent irrigation system is proposed for the site, servicing 6,285 square feet of landscape area (9,992 square feet of total landscape area across the site). The Applicant has stated that the irrigation system will be designed for maximum efficiency with zoned controls, allowing for specific application of water. This will minimize erosion and ensure proper plant establishment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 4.</b>	<b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b> <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</li> <li>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</li> </ul>
			<b>Staff Comments</b>	<i>Proposed grading and drainage have bene reviewed and approved by the City Engineer.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 5.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>This Standard has been met. Please see section 16.04.020(I) for further detail.</i>
<b>16.04.100: Overlay Districts</b>				

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	<b>Flood Hazard Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<i>Staff Comments</i>	
			A. 1.	<b>Parks:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the 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 multiplied by .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.
			<i>Staff Comments</i>	

				<p><i>The proposed subdivision and Design Review Application are unique and offer a variety of outcomes for the residential component of this project. Given the unprecedented nature of this development proposal, Staff plan to work internally with the Applicant and the City Attorney to create a proactive, measured approach to addressing potential park/pathway contributions, given the project's potential to have three (3) or more residential condominium units in the future – or alternatively - the potential that this threshold is never reached.</i></p> <p><i>The Applicant shall work internally with City Staff to address park and/or pathway requirements through the Development Agreement process. Any potential in-lieu fees and procedures shall be addressed through the Development Agreement, and the Development Agreement shall only become active after required review and approval by the Hailey City Council. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.1.b</b>	<p><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.</b></p>
			<b>Staff Comments</b>	<i>N/A The proposed subdivision is located in the SCI-I Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<p><b>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.</b></p>
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(A)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</b></p> <ul style="list-style-type: none"> <li>a) <b>By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or</b></li> <li>b) <b>By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</b></li> <li>c) <b>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.</b></li> <li>d) <b>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.</b></li> </ul>
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<p><b>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</b></p>

				ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
			<b>D.</b>	<b>Minimum Requirements:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. 1.</b>	<b>Private Green Space:</b> 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.
			<b>Staff Comments</b>	<i>All privately-owned landscape area is contained within designated "Common Area". A plat note on the submitted Preliminary Plat Map designates the Condominium Declarations as the controlling entity for all Common Areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 2.</b>	<b>Neighborhood Park:</b> 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.
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 3.</b>	<b>Mini Park:</b> 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.
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 4.</b>	<b>Park/Cultural Space:</b> 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.
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 5.</b>	<b>Pathway:</b> Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			<b>Staff Comments</b>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>Specific Park Standards:</b> All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 1.</b>	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 2.</b>	<b>Shall provide safe and convenient access, including ADA standards.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 3.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 4.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 5.</b>	<b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. 6.</b>	<b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F.</b>	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. 1.</b>	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. 2.</b>	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
			<b>G.</b>	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 1.</b>	<b>Shall meet the minimum applicable requirements required by section 4.10.04 of this section.</b>
			<i>Staff Comments</i>	<i>N/A - Please reference Section 16.04.110(H)1 for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 2.</b>	<b>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).</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing public sidewalk connections to Parcel A, an adjacent public green space/grass pathway owned by the City of Hailey. A bench is also proposed at the connection point of the public sidewalk and entrance to Parcel A, further complimenting the nexus of these private and public green spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 3.</b>	<b>The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.</b>
			<i>Staff Comments</i>	<i>Private green space proposed for the project will be used as general open space/landscaping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. 4.</b>	<b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>
			<i>Staff Comments</i>	<i>The Applicant will address the design and maintenance of the outdoor shared space in CC&amp;R's for the condominium subdivision. This was made a Condition of</i>

				<i>Approval during the previous Design Review Application review and approval process.</i>
			<b>H.</b>	<b>In-Lieu Contributions:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 1.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>See Section 16.04.110 A1.a for detailed discussion on in-lieu contributions and park improvements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 2.</b>	<b>The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</b>
			<i>Staff Comments</i>	<i>Please reference Section 16.04.110(H)1 for further detail. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 3.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Please reference Section 16.04.110(H)1 for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 4.</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Please reference Section 16.04.110(H)1 for further detail. This standard will be met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.010</b>	<b>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</b>
			<i>Staff Comments</i>	<i>The Applicant will construct the minimum infrastructure improvements required and adhere to all City Standards and procedures set forth in Title 18 of the Hailey Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>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.</b>

			<b>Staff Comments</b>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>Preconstruction Meeting:</b> 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.
			<b>Staff Comments</b>	<i>This standard shall be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>Term of Guarantee of Improvements:</b> The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<b>Staff Comments</b>	<i>This standard shall be met.</i>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.020</b>	<b>Streets, Sidewalks, Lighting, Landscaping:</b> 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.
			<b>Staff Comments</b>	<i>This standard shall be met, has been made a Condition of Approval, and will be reevaluated at final design, prior to Final Plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Street Cuts:</b> Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<b>Staff Comments</b>	<i>Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>Signage:</b> 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.
			<b>Staff Comments</b>	<i>The Applicant plans to install "Reserved Parking" signage for ADA parking stalls, in accordance with City Standards. No other signage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<b>Streetlights:</b> Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<b>Staff Comments</b>	<i>N/A NO street lights in the right-of-way are proposed.</i>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.030</b>	<b>Sewer Connections:</b> 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

				<p><b>sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</b></p> <p><i>Staff Comments</i>                  The Wastewater Division Manager has also instructed the Applicant to adjust the drain type/naming from cleanouts to sewer manholes, for servicing requirements of the City of Hailey. However, the drainage function of the proposed improvements will remain. This request from the Wastewater Division Manager is addressed within the Conditions of Approval for the Applicant’s corresponding Design Review Application. Refer to the Della Mountain Suites Design Review Application materials for further details.</p>
<b>16.05.040: Water Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<p><b>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.</b></p> <p><i>Staff Comments</i>                  The Water Division Manager provided specific feedback regarding water connections within the Applicant’s corresponding Design Review Application. This feedback is addressed within the Conditions of Approval of the Design Review Application. Refer to the Della Mountain Suites Design Review Application materials for further details.</p> <p>Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval. This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</b></p> <p><i>Staff Comments</i>                  N/A, as no alleys exist in conjunction with this site.</p>
<b>16.05.050: Drainage</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.050</b>	<p><b>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)</b></p> <p><i>Staff Comments</i>                  The Applicant is proposing the construction of eleven (11) new drywells and two (2) new catch basins. Five (5) of the drywells will be installed in landscaped areas. City Staff and the City Engineer have reviewed the proposed drainage plans and found runoff containment to be adequate.</p>
<b>16.05.060: Utilities</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.05.060</b>	<p><b>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.</b></p> <p><i>Staff Comments</i>                  N/A, as no new streets or alleys are proposed for this project.</p>

16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	<b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			<i>Staff Comments</i>	<i>See Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<b>Installation to Specifications; Inspections:</b> 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.
			<i>Staff Comments</i>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A – The completion of all major infrastructure by the Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<b>As Built Plans and Specifications:</b> 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)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>
16.07: Condominiums:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.020	<b>Plat Procedure:</b> The developer of a condominium project shall submit with the preliminary plat application, as required by this title, a copy of the proposed bylaws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, common area, recreational facilities and green space. The developer may submit a final plat application following inspection and approval by the building inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the developer shall submit to the city a copy of the final bylaws and condominium declarations to be recorded with the county recorder, including the instrument number(s) under which each document was recorded. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This Standard shall be met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.07.030</b>	<b>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>Vehicular access on the proposed plat directly leads to the condominium units, where garages can be assumed. However, garage space is not exclusively proposed within the condominium units. The first level condominium space is dedicated as "commercial".</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.07.040</b>	<b>Storage, Parking Areas: Condominium projects shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>The Applicant is required to provide at least twenty-seven (27) parking spaces to accommodate the proposed 26,600 square feet of commercial space. Additionally, the Applicant is proposing one (1) ADU within Unit 105, requiring an additional one (1) parking space. The Applicant is providing a total of thirty-three (33) onsite parking spaces, in excess of the currently required twenty-eight spaces.</i>  <i>Any future conversion of commercial space into an ADU unit (as designed for by the Applicant) will result in an overall decrease in commercial area, thus lessening the minimum commercial parking requirement. If all twelve (12) condominium units are eventually converted to include an ADU, the total commercial area decreases from 26,600 square feet (as proposed) to 16,716 square feet. The new, hypothetical parking requirement would be seventeen (17) spaces for the commercial use, plus twelve (12) spaces for the ADU use, resulting in an overall mixed-use parking requirement of twenty-nine (29) spaces. In any mixed-use configuration (as currently permitted by the Hailey Municipal Code and planned for by the Applicant), the parking requirement will remain as met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.07.050</b>	<b>Construction Standards: All condominium project construction shall be in accordance with the IBC, IRC and IFC. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>The proposed plat complies with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.07.060</b>	<b>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 condominium developments. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.07.070</b>	<b>Conversion: The conversion by subdivision of existing units into condominiums shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>N/A</i>

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

The following are suggested Conditions of Approval for this Application:

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

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

- i. The Applicant shall attain permits for the installation of all drywells.
  - ii. The Applicant shall install sidewalk within the vacated shared access easement to match and connect with the existing sidewalk along 1551 Aviation Drive.
- c) The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
  - d) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
  - e) The Applicant shall submit a draft copy of the proposed CC&R's, prior to any approval of the Findings of Fact.
  - f) The proposed parking access area shall be dedicated as unbuildable and managed by the HOA.
  - g) The Applicant shall provide a Public Access Easement for the proposed sidewalk along the property's southern boundary. A revised Preliminary Plat Map indicating this Public Access Easement shall be submitted to the City, prior to issuance of a Building Permit.
  - h) The Applicant shall address the maintenance of the Common Area, including parking and landscaped areas, in CC&R's for the subdivision.
  - i) The Applicant shall install sidewalk within the vacated shared access easement up to their property line, to match the existing sidewalk along 1551 Aviation Drive's frontage.
  - j) All improvements within the public right-of-way 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.
  - k) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
  - l) 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.
  - m) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.
  - n) The Applicant shall work internally with City Staff to address park and/or pathway requirements through the Development Agreement process. Any potential in-lieu fees and procedures shall be addressed through the Development Agreement, and the Development Agreement shall only become active after required review and approval by the Hailey City Council

**Motion Language:**

**Approval:** Motion to approve a Preliminary Plat Application by 1611 Aviation LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, with a proposal to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU), to be known as Della Mountain Suites, and located within the Service Commercial Industrial-Industrial (SCI-I) Zoning District., finding that the application meets all City Standards, and that Conditions (a) through (n) are met.

**Denial:** Motion to deny a Preliminary Plat Application by 1611 Aviation LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, with a proposal to subdivide Lot 3B, Block 4 of Airport West Subdivision #2 into twelve (12) commercial condominium sublots, including one (1) mixed-use condominium subplot with an accessory dwelling unit (ADU), to be known as Della Mountain Suites, and

located within the Service Commercial Industrial-Industrial (SCI-I) Zoning District., finding that \_\_\_\_\_ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

# A PLAT SHOWING DELLA MOUNTAIN SUITES CONDOMINIUMS

WHEREIN AIRPORT WEST SUBDIVISION PHASE 2, BLOCK 4, LOT 3B IS IS REPLATTED INTO CONDOMINIUMS  
& THE DESIGNATED APPROACH & SHARED ACCESS EASEMENT COMMON TO LOTS 3A & 3B IS VACATED, AS SHOWN HEREON  
LOCATED WITHIN  
SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
JANUARY 2026

### LEGEND

- Subject Boundary
- Adjoining Lot Line
- Building Outline
- Condo Unit Balcony
- Centerline Right-of-Way
- Easement, Type & Width As Shown\*
- Easement, Type & Width As Shown\*
- Easement, Type & Width As Shown\*
- Vacated Shared Access Easement
- Survey Tie Line
- Found Aluminum Cap, As Shown
- Found Steel Rod in Vault
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Set 1/2" Rebar, As Shown
- Record Bearing & Distance Inst. No. 480276
- \* per Inst. No. 480276

### EASEMENTS

- (A) 10' wide Landscape Easement to benefit Airport West Subdivision and Building Setback Line
- (B) 24' wide Access and Utility Easement to benefit Block 4, Airport West Subdivision
- (C) 30' wide Access and Utility Easement to benefit Lots 3B, and Lots 4A-4D, Block 4, Airport West Subdivision
- (D) 20' wide Irrigation Easement to benefit Airport West Subdivision
- (E) 17' wide Irrigation Easement to benefit Airport West Subdivision
- (F) 10' wide Irrigation Easement to benefit Airport West Subdivision
- (G) 10' wide Public Utility, Snow Storage, and Landscape Easement
- (H) Designated Approach & Access Easement

### NOTES

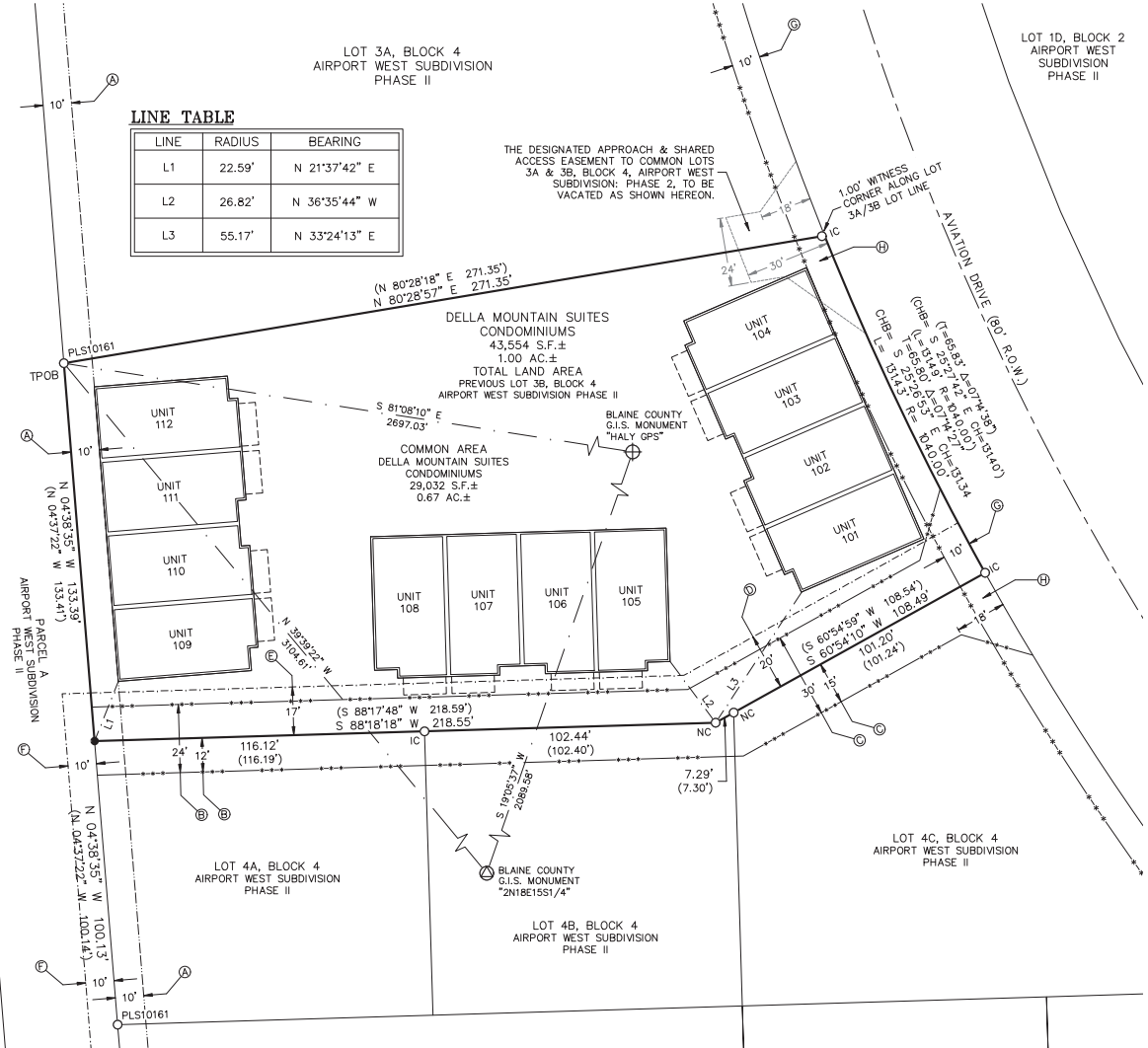
- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet with a Project Combined Scale Factor of 0.99970383, at the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°12'35" E. Ground distances will be slightly longer. Vertical Datum is NAVD1988.
- 2) Boundary Information is from the Plats of:
  - Airport West Subdivision Phase 1, Instrument Number 469042;
  - Airport West Subdivision Phase 2, Instrument Number 480276; Records of Blaine County, Idaho.
- 3) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on Original Plat and subsequent surveys that may affect the Subject Property.
- 4) The Condominium Declaration of Covenants, Conditions and Restrictions for Della Mountain Suites Condominiums are Recorded in Blaine County, Idaho as Instrument Number \_\_\_\_\_.

(Continued on Sheets 2 & 3)

### SURVEYOR NARRATIVE

The purpose of this survey is to replat Lot 3B in Block 4 of Airport West Subdivision Phase 2, into Della Mountain Suites Condominiums, with 12 separate units, as shown hereon. This survey also vacates the designated Approach & Shared Access Easement to common Lots 3A & 3B, Block 4, Airport West Subdivision: Phase 2, as shown hereon. During a Boundary Retracement of Lot 3B in Block 4 of Airport West Subdivision Phase 2, it was found that one of the monuments were either missing or never set. All found monuments were accepted as either original corners or replacements of original corners. The missing monument was reset using linear proportioning.

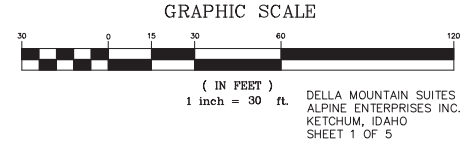
LINE	RADIUS	BEARING
L1	22.59'	N 21°37'42" E
L2	26.82'	N 36°35'44" W
L3	55.17'	N 33°24'13" E



BROADFORD ROAD  
(60' MINIMUM R.O.W. WIDTH VARIES)

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





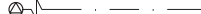







Date \_\_\_\_\_ South Central Public Health District, EHS



# A PLAT SHOWING DELLA MOUNTAIN SUITES CONDOMINIUMS

WHEREIN AIRPORT WEST SUBDIVISION PHASE 2, BLOCK 4, LOT 3B IS IS REPLATTED INTO CONDOMINIUMS  
& THE DESIGNATED APPROACH & SHARED ACCESS EASEMENT COMMON TO LOTS 3A & 3B IS VACATED, AS SHOWN HEREON  
LOCATED WITHIN  
SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
JANUARY 2026

### LEGEND

-  Subject Boundary
-  Adjoining Lot Line
-  Unit Boundary
-  Centerline Right-of-Way
-  Survey Tie Line
-  Found Aluminum Cap, As Shown
-  Found Steel Rod in Vault
-  Found 5/8" Rebar, As Shown
-  Found 1/2" Rebar, As Shown
-  Set 1/2" Rebar, PLS 7048
-  Record Bearing & Distance  
Inst. No. 480276
-  \* per Inst. No. 480276

### NOTES

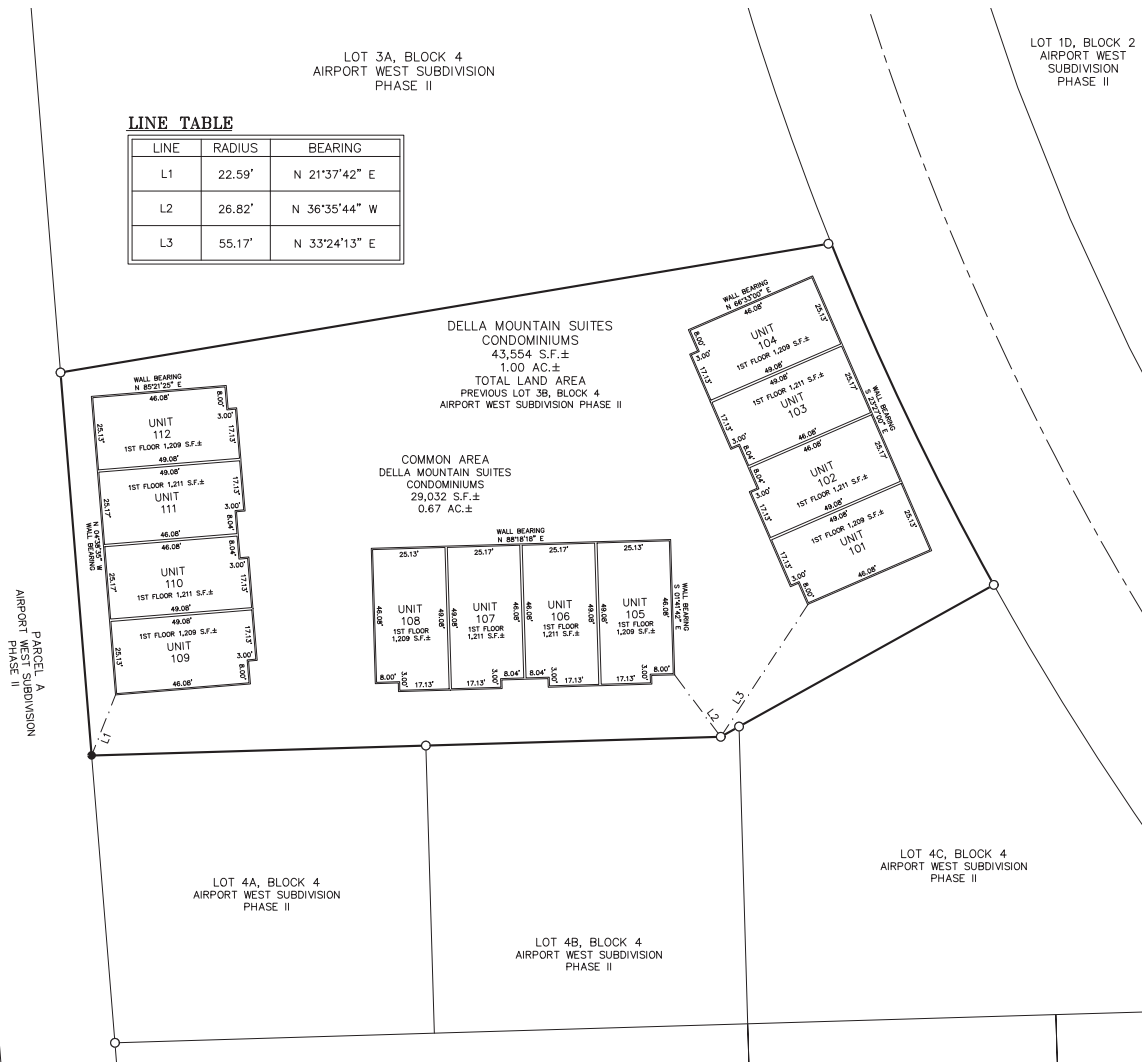
- 5) Documents that may affect this Plat include:
  - Power Line Easement, in favor of Idaho Power Company, Inst. No. 118357;
  - Power Line Easement, in favor of Idaho Power Company, Inst. No. 158096;
  - Record of Survey, Inst. No. 366329;
  - Record of Survey, Inst. No. 375426;
  - Terms and Provisions of Annexation Ordinance No. 800, Recorded February 11, 2002 as Inst. No. 461307, and Amendments recorded as Inst. Nos. 474736, 526228, 533813, and 589529;
  - The Plat of Airport West Subdivision Phase 1, Inst. No. 469042;
  - The Plat of Airport West Subdivision Phase 2, Inst. No. 480276;
  - Surveyor's Affidavit of Correction, Inst. No. 639539;
  - Covenants, Conditions and Restrictions for Airport West Business Park, Recorded August 8, 2002 as Inst. No. 469043 and Amended as Inst. Nos. 589527 and 707065; Records of Blaine County, Idaho.
- 6) In interpreting the Declaration, Plat or Plats, and/or Deeds, the existing physical boundaries of the Unit as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the Declaration, Plat or Plats, and/or Deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the Declaration, Plat or Plats, and/or Deeds.
- 7) Horizontal or sloping planes shown hereon are top of finished sub floor and bottom of finished ceiling. Vertical planes are finished surfaces of interior walls, some structural members extend into the Units, Limited Common Areas, and Parking Spaces.
- 8) Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
- 9) Consult the Condominium Declarations for the definitions of Common Areas, Limited Common Areas, and for Parking and Garage Assignments.
- 10) All area outside of Units that is not designated as Limited Common is Common Area.
- 11) Building Ties are to the exterior corners of the building walls.
- 12) Utility easements necessary to allow for access and maintenance of utilities serving Units other than the Unit they are located in are hereby granted by this plat.
- 13) Foundations, columns, girders, beams, supports, perimeter and supporting walls, chimneys, chimney chases, roofs, balconies, windows, entrances and exits, and the mechanical installations consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, sewer, cable television, heating, and central air conditioning which exists for use by one or more of the Units, including pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith, whether located exclusively within the boundaries of any Unit or Units or not, are Common Area.
- 14) Any owner seeking to construct an Accessory Dwelling Unit within an individual condominium unit is required to notify the City of Hailey and submit an Accessory Dwelling Unit Application. No construction of Accessory Dwelling Units shall commence before application approval and any required building permits have been granted.

LOT 3A, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 1D, BLOCK 2  
AIRPORT WEST  
SUBDIVISION  
PHASE II

### LINE TABLE

LINE	RADIUS	BEARING
L1	22.59'	N 21°37'42" E
L2	26.82'	N 36°35'44" W
L3	55.17'	N 33°24'13" E



BROADFORD ROAD  
(60' MINIMUM R.O.W. WIDTH VARIES)

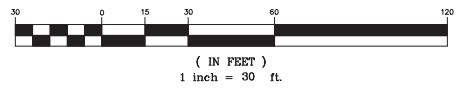
PARCEL A  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 4A, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 4B, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 4C, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

### GRAPHIC SCALE



### FIRST FLOOR GROUND LEVEL

THE FIRST STORY CEILING HEIGHT IS 14.09' ABOVE THE FINISH FLOOR ELEVATION FOR ALL UNITS  
THE FIRST STORY FINISH FLOOR ELEVATION OF UNITS 101-104 IS 5288.85'  
THE FIRST STORY FINISH FLOOR ELEVATION OF UNITS 105-108 IS 5288.50'  
THE FIRST STORY FINISH FLOOR ELEVATION OF UNITS 109-112 IS 5290.10'



# A PLAT SHOWING DELLA MOUNTAIN SUITES CONDOMINIUMS

WHEREIN AIRPORT WEST SUBDIVISION PHASE 2, BLOCK 4, LOT 3B IS IS REPLATTED INTO CONDOMINIUMS  
& THE DESIGNATED APPROACH & SHARED ACCESS EASEMENT COMMON TO LOTS 3A & 3B IS VACATED, AS SHOWN HEREON  
LOCATED WITHIN  
SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
JANUARY 2026

LOT 3A, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 1D, BLOCK 2  
AIRPORT WEST  
SUBDIVISION  
PHASE II

**LINE TABLE**

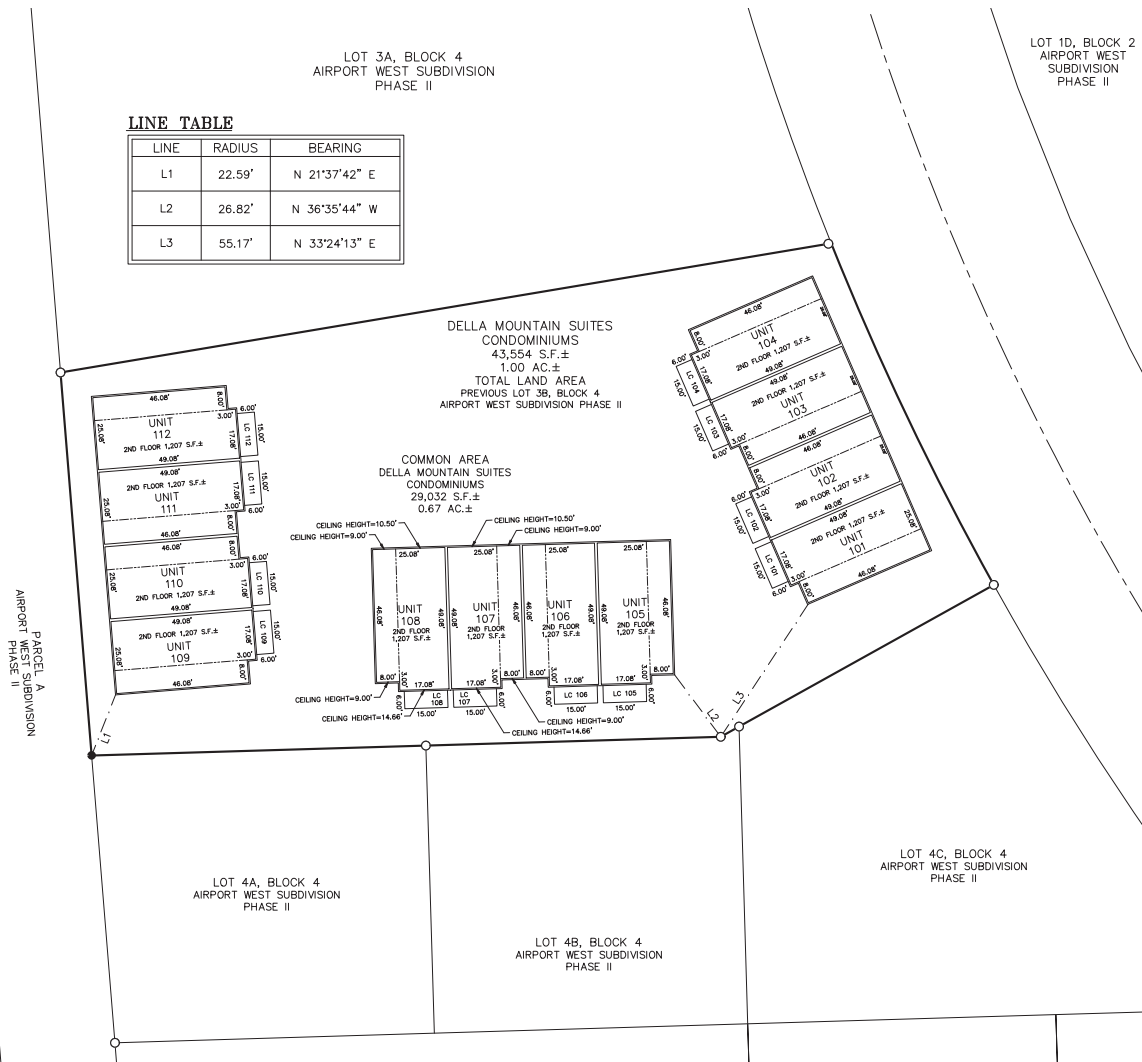
LINE	RADIUS	BEARING
L1	22.59'	N 21°37'42" E
L2	26.82'	N 36°35'44" W
L3	55.17'	N 33°24'13" E

**LEGEND**

- Subject Boundary
- Adjoining Lot Line
- Unit Boundary
- L.C. Condo Unit Balcony (Limited Common Area)
- Ceiling Elevation Change Line
- Centerline Right-of-Way
- Survey Tie Line
- Found Aluminum Cap, As Shown
- Found Steel Rod in Vault
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Set 1/2" Rebar, PLS 7048
- Record Bearing & Distance
- \* per Inst. No. 480276

**NOTES**

- 5) Documents that may affect this Plat include:
  - Power Line Easement, in favor of Idaho Power Company, Inst. No. 118357;
  - Power Line Easement, in favor of Idaho Power Company, Inst. No. 158096;
  - Record of Survey, Inst. No. 366329;
  - Record of Survey, Inst. No. 375426;
  - Terms and Provisions of Annexation Ordinance No. 800, Recorded February 11, 2002, as Inst. No. 461307, and Amendments recorded as Inst. Nos. 474736, 526228, 533813, and 589529;
  - The Plat of Airport West Subdivision Phase 1, Inst. No. 469042;
  - The Plat of Airport West Subdivision Phase 2, Inst. No. 480276;
  - Surveyor's Affidavit of Correction, Inst. No. 639539;
  - Covenants, Conditions and Restrictions for Airport West Business Park, Recorded August 8, 2002, as Inst. No. 469043 and Amended as Inst. Nos. 589527 and 707065; Records of Blaine County, Idaho.
- 6) In interpreting the Declaration, Plat or Plats, and/or Deeds, the existing physical boundaries of the Unit as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the Declaration, Plat or Plats, and/or Deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the Declaration, Plat or Plats, and/or Deeds.
- 7) Horizontal or sloping planes shown hereon are top of finished sub floor and bottom of finished ceiling. Vertical planes are finished surfaces of interior walls. Some structural members extend into the Units, Limited Common Areas, and Parking Spaces.
- 8) Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
- 9) Consult the Condominium Declarations for the definitions of Common Areas, Limited Common Areas, and for Parking and Garage Assignments.
- 10) All area outside of Units that is not designated as Limited Common is Common Area.
- 11) Building Ties are to the exterior corners of the building walls.
- 12) Utility easements necessary to allow for access and maintenance of utilities serving Units other than the Unit they are located in are hereby granted by this plat.
- 13) Foundations, columns, girders, beams, supports, perimeter and supporting walls, chimneys, chimney chases, roofs, balconies, windows, entrances and exits, and the mechanical installations consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, sewer, cable television, heating, and central air conditioning which exists for use by one or more of the Units, including pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith, whether located exclusively within the boundaries of any Unit or Units or not, are Common Area.
- 14) Any owner seeking to construct an Accessory Dwelling Unit within an individual condominium unit is required to notify the City of Hailey and submit an Accessory Dwelling Unit Application. No construction of Accessory Dwelling Units shall commence before application approval and any required building permits have been granted.



BROADFORD ROAD  
(60' MINIMUM R.O.W. WIDTH VARIES)

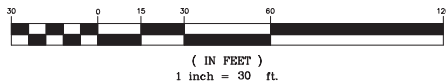
PARCEL A  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 4A, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

LOT 4B, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

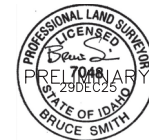
LOT 4C, BLOCK 4  
AIRPORT WEST SUBDIVISION  
PHASE II

**GRAPHIC SCALE**



**SECOND FLOOR LEVEL**

THE SECOND STORY CEILING HEIGHTS SHOWN ARE MEASURED FROM THE SECOND STORY FINISH FLOOR ELEVATION AND ARE TYPICAL FOR ALL UNITS  
THE SECOND STORY FINISH FLOOR ELEVATION OF UNITS 101-104 IS 5304.18'  
THE SECOND STORY FINISH FLOOR ELEVATION OF UNITS 105-108 IS 5303.83'  
THE SECOND STORY FINISH FLOOR ELEVATION OF UNITS 109-112 IS 5305.43'



**CERTIFICATE OF OWNERSHIP**

This is to certify that 1611 AVIATION, LLC., a Washington Limited Liability Company Organized and Existing under the Laws of the State of Washington and Duly Qualified to do Business in the State of Idaho, is the owner in Fee Simple of the Real Property described as follows:

A parcel of land located within Section 15, Township 2 North, Range 18 East, Boise Meridian, City of Hailey, Blaine County, Idaho; more particularly described as follows:

LOT 3B IN BLOCK 4 OF AIRPORT WEST SUBDIVISION PHASE II, as shown on the official plat thereof, recorded as Instrument Number 480276, and a Surveyor's Affidavit of Correction recorded as Instrument Number 639539, Records of Blaine County, Idaho.

It is our intention to include said property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Hailey has agreed in writing to serve this Condominium Project.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements.

\_\_\_\_\_  
Jeff Leach, Its: Manager  
1611 AVIATION, LLC.  
A Washington Limited Liability Company

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said State, personally appeared Jeff Leach, known or identified to me to be the Manager of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public in and for said State  
\_\_\_\_\_  
Residing At  
\_\_\_\_\_  
My Commission Expires

**CERTIFICATE OF OWNERSHIP**

This is to certify that OVERLAND WEST, INC., a Utah Corporation, is the owner in Fee Simple of the Real Property described as follows:

A parcel of land located within Section 15, Township 2 North, Range 18 East, Boise Meridian, City of Hailey, Blaine County, Idaho; more particularly described as follows:

LOT 3A IN BLOCK 4 OF AIRPORT WEST SUBDIVISION PHASE II, as shown on the official plat thereof, recorded as Instrument Number 480276, and a Surveyor's Affidavit of Correction recorded as Instrument Number 639539, Records of Blaine County, Idaho.

It is our intention to include said property in this Condominium Plat. The owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50-1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Hailey has agreed in writing to serve this Condominium Project.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements.

\_\_\_\_\_  
Erik J. Petersen, Its: Vice President  
OVERLAND WEST, INC.  
A Utah Corporation

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said State, personally appeared Erik J. Petersen, known or identified to me to be the Vice President of OVERLAND WEST, INC. and the person who executed the instrument on behalf of said entity, and acknowledged to me that they and said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public in and for said State  
\_\_\_\_\_  
Residing At  
\_\_\_\_\_  
My Commission Expires

**SURVEYOR'S CERTIFICATE**

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this Plat of Della Mountain Suites Condominiums is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



**CITY ENGINEER'S CERTIFICATE**

The foregoing plat was approved by Brian Yeager, City Engineer for the City of Hailey on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Brian Yeager, City Engineer,  
City of Hailey

**BLAINE COUNTY SURVEYOR'S APPROVAL**

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

\_\_\_\_\_  
Sam Young, PLS 11577  
County Surveyor

**COUNTY TREASURER'S APPROVAL**

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho Code 50-1308, do hereby Certify that any and all current and/or delinquent county property taxes for the Property included in this Plat of Della Mountain Suites Condominiums have been paid in full on this \_\_\_\_ day of \_\_\_\_\_, 2026. This Certification is valid for the next thirty (30) days only.

\_\_\_\_\_  
Blaine County Treasurer

**HAILEY CITY COUNCIL CERTIFICATE**

The foregoing plat was approved by the City Council of Hailey on this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
City Clerk,  
City of Hailey

**COUNTY RECORDER'S CERTIFICATE**

STATE OF IDAHO  
COUNTY OF BLAINE

This is to certify that the foregoing Plat was filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

\_\_\_\_\_  
Ex-officio Recorder

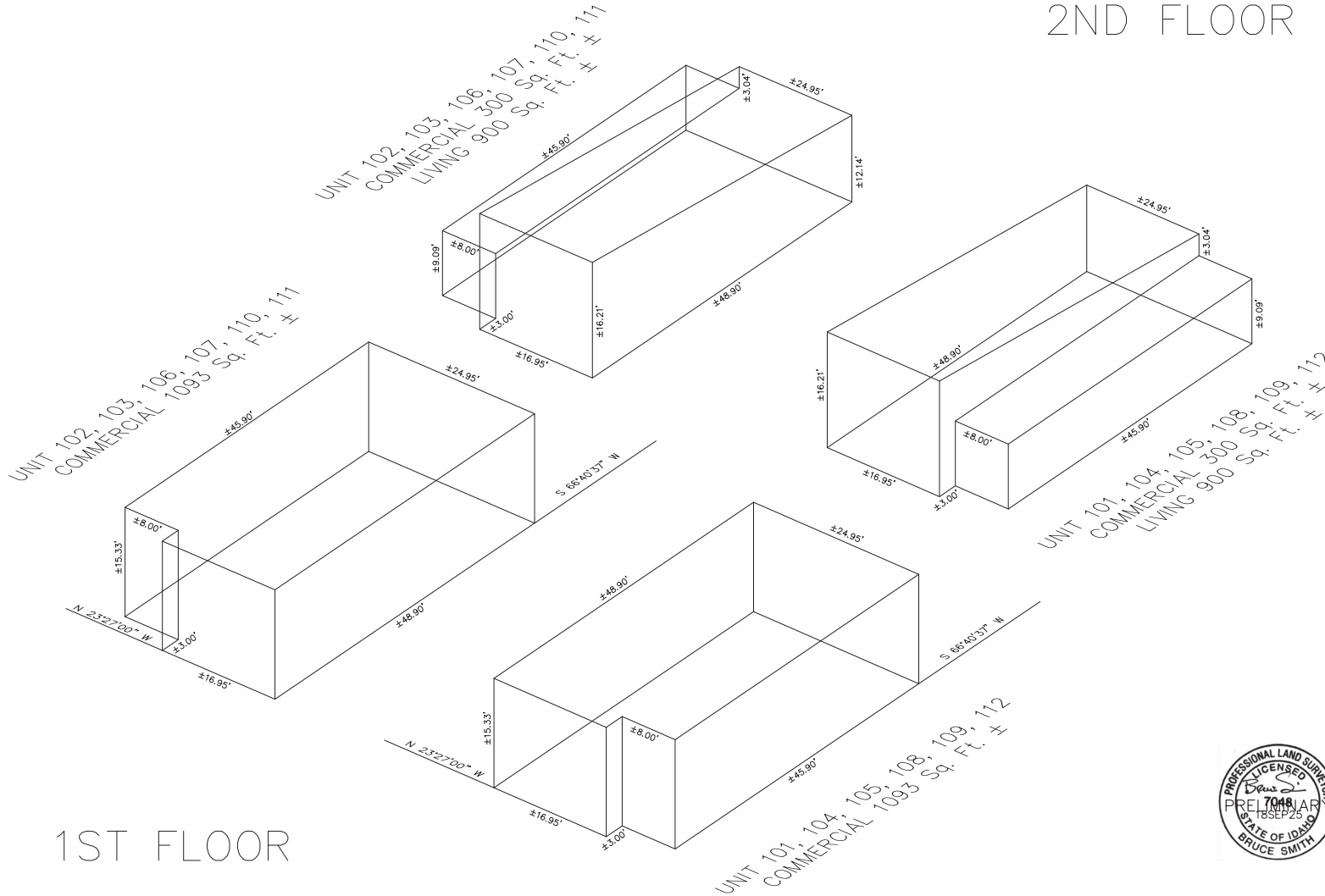
# A PLAT SHOWING DELLA MOUNTAIN SUITES UNITS 101-112

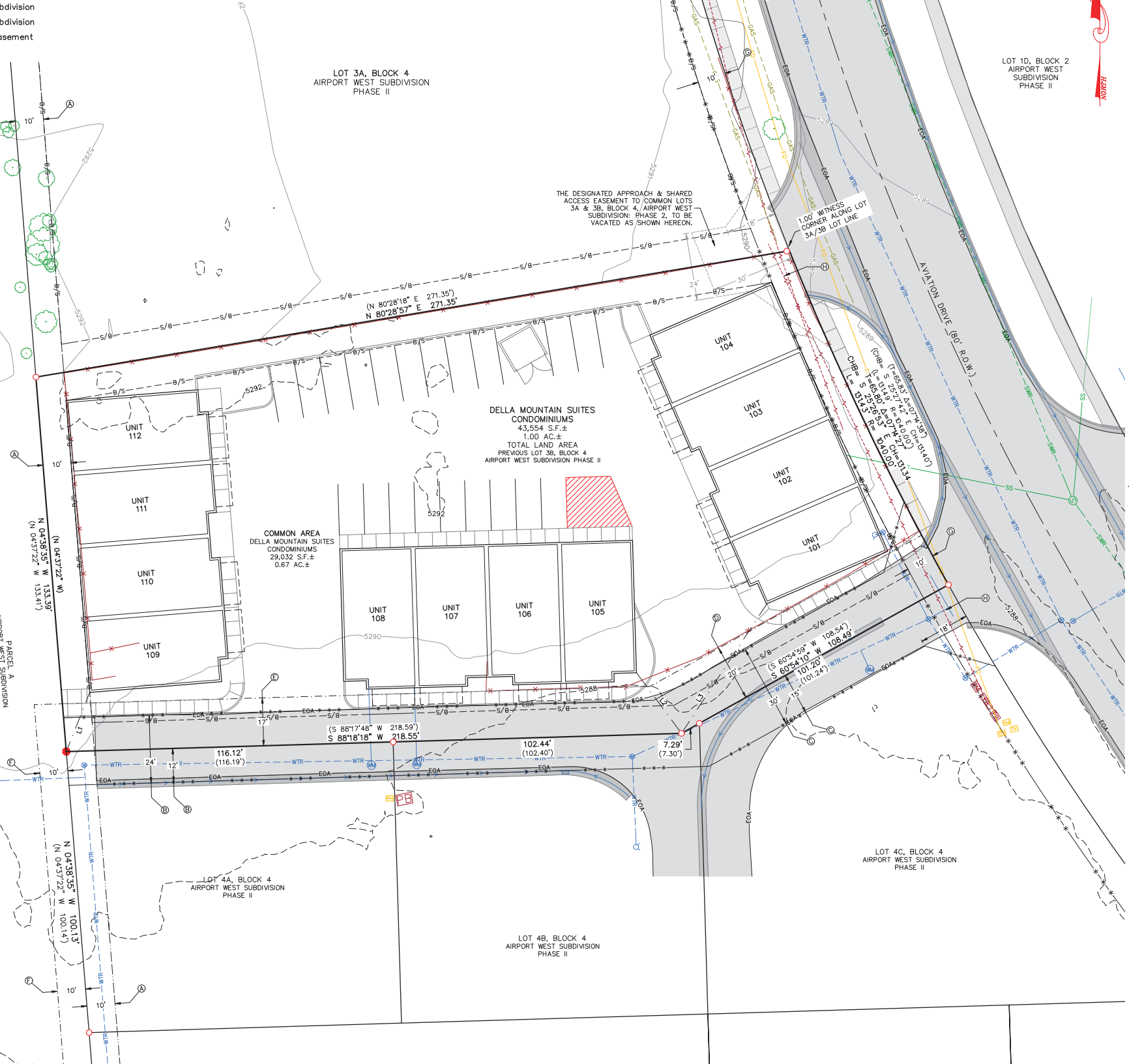
WHEREIN LOT 3B IS IS REPLATTED INTO CONDOMINIUMS AS SHOWN HEREON  
LOCATED WITHIN SECTION 15, T.2N R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
MAY 2025

## 2ND FLOOR

### NOTES

- 1) In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the Unit as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the Declaration, Plat or Plats, and/or Deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the Declaration, Plat or Plats, and/or Deeds.
- 2) Horizontal or sloping planes shown hereon are top of finished sub floor and bottom of finished ceiling. Vertical planes are finished surfaces of interior walls. Some structural members may extend into the Units, Limited Common Areas, and Parking Spaces.
- 3) Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
- 4) Elevations shown hereon are referenced to NAVD 1988 Datum.
- 5) Consult the Condominium Declarations for the definitions of Common Areas, Limited Common Areas, and for Parking and Garage Assignments.





Easement, Type & Width	
---	Vacated Shared Access E
---	5' Major Contour
---	1' Minor Contour
---	10' Major Contour (Idaho)
---	2' Minor Contour (Idaho)
---	EOA - Edge of Asphalt
---	SW - Sidewalk
---	Concrete Curb & Gutter
---	Concrete Vertical Curb (N)
---	Concrete Valley Gutter
---	FL - Drainage Flowline
---	FNC - Fence
---	WTR - Water Main
---	WS - Water Service
---	SWR - Sewer Main
---	SS - Sewer Service
---	PWR - Underground Power
---	FO - Fiber Optic
⊕	Found Aluminum Cap, As
⊕	Found Steel Rod in Vault
⊕	Found 5/8" Rebar, As Sh
⊕	Found 1/2" Rebar, As Sh
⊕	Set 1/2" Rebar, PLS 704
⊕	WV - Water Valve
⊕	FH - Fire Hydrant
⊕	SMH - Sewer Man-Hole
⊕	PBOX - Power Box
⊕	PMTR - Power Meter
⊕	GMTR - Gas Meter
⊕	FOBOX - Fiber Optic Vou
⊕	PHBOX - Phone Box
⊕	TVBOX - CA/TV Box
⊕	DT - Deciduous Tree
( )	Record Bearing & Distanc
	Inst. No. 480276
	* per Inst. No. 480276

**NOTES**

- 1) Basis of Bearings is Grid North per Idaho State Plat NAD83, (1992), at Grid in US Survey Feet with a P. 0.99970383, at the True Point of Beginning (TPOB). Convergence Angle of N 00°12'35" E. Ground distance Datum is NAVD1988.
- 2) Boundary Information is from the Plats of:
  - Airport West Subdivision Phase 1, Instrument Number
  - Airport West Subdivision Phase 2, Instrument Number
  - Records of Blaine County, Idaho.
- 3) Please refer to the Plat Notes, Easements, Reservations, Covenants, and Restrictions on Original Plat and subsequent Subject Property.
- 4) The Condominium Declaration of Covenants, Conditions, and Restrictions for the Della Mountain Suites Condominiums are Recorded in Blaine County, Idaho, Instrument Number \_\_\_\_\_.
- 5) Documents that may affect this Plat include:
  - Power Line Easement, in favor of Idaho Power Company
  - Power Line Easement, in favor of Idaho Power Company
  - Record of Survey, Inst. No. 366329;
  - Record of Survey, Inst. No. 375426;
  - Terms and Provisions of Annexation Ordinance No. 8, Recorded February 11, 2002 as Inst. No. 461307, and recorded as Inst. Nos. 474736, 526228, 533383, and \_\_\_\_\_.
  - The Plat of Airport West Subdivision Phase 1, Inst. No. \_\_\_\_\_.
  - The Plat of Airport West Subdivision Phase 2, Inst. No. \_\_\_\_\_.
  - Surveyor's Affidavit of Correction, Inst. No. 639539;
  - Covenants, Conditions and Restrictions for Airport West Subdivision Phase 1, 2002 as Inst. No. 469043 and Inst. Nos. 569527 and 707065;
  - Records of Blaine County, Idaho.
- 6) In interpreting the Declaration, Plat or Plats, and/or boundaries of the Unit as originally constructed, or be conclusively presumed to be its boundaries rather than expressed or depicted in the Declaration, Plat or Plats, settling or lateral movement of the building and re boundaries shown in the Declaration, Plat or Plats.
- 7) The Subject Properties are within the City of Orland, Idaho (SCI). Please refer to the City of Hailey Code of Ordinances for this zone including building setbacks and/or other applicable provisions.
- 8) Consult the Condominium Declarations for the definition of Common Areas, and for Parking and Garage Assignments.
- 9) All area outside of Units that is not designated as Common Area is reserved for the use of the Common Area.
- 10) Building Ties are to the exterior corners of the building.
- 11) Any owner seeking to construct an Accessory Dwelling Unit (ADU) within a condominium unit is required to notify the City of Orland in writing before application. No construction of Accessory Dwelling Unit shall be undertaken without the approval of the City of Orland before application approval and any required building

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of January 5, 2026**

**To:** Hailey Planning and Zoning Commission  
**From:** Emily Brooks, Community Development City Planner/Resilience Planner

**Overview:** Consideration of a Design Review Application, submitted by 1611 Aviation, LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning, for the construction of a new, mixed-use condominium project. Eleven (11) commercial condominiums and one (1) mixed-use condominium with an accessory dwelling unit (ADU) are proposed, with each unit offering 2,293 square feet of conditioned interior space and a 90 square foot, private exterior balcony. This project is located at 1611 Aviation Drive (Lot 3B, Block 4, Airport West Subdivision #2) within the Service Commercial Industrial - Industrial (SCI-I) Zoning District.

**Hearing:** January 5, 2026

---

**Applicant:** 1611 Aviation LLC, represented by Richard Wilmot of Chrysalis Architecture and Planning  
**Location:** 1611 Aviation Drive (Lot 3B, Block 4- Airport West Subdivision #2)  
**Zoning & Lot Size:** SCI-Industrial (SCI-I); Lot size 43,554 square feet

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on December 17, 2025. The project was noticed jointly with a corresponding condominium preliminary plat application. No public comments were received for either application during the public comment period.

**Background and Application:** The Applicant is proposing a new, mixed-use condominium development on an un-built parcel in the Airport West Subdivision. Currently, the property is being used for long-term equipment and material storage for nearby business owners. The Commission may recall the Applicant Team's Design Review Pre-Application for this property, reviewed in April 2025. The unique development proposal for commercial condominiums with options for future ADU tenant improvements warranted the Pre-Application process, according to the Applicant. At the April 2025 Pre-Application Public Hearing, the Commission provided feedback on a proposal to construct twelve (12) condominium units, each offering 2,293 square feet of developable interior space and 90 square feet of private, exterior patio area. Three (3) separate buildings were proposed to host the twelve (12) units, with twenty-two (22) surface parking spaces and twelve (12) individual garage parking spaces proposed (34 total). Parking requirements for both the commercial and hypothetical residential uses (28 spaces minimum) were met.

Responding to trash/recycling service access needs, the Applicant has revised their full Design Review Application to now show thirty-three (33) parking spaces across the project. A detailed landscaping plan, slight shifts in utility placements, and the vacation of a shared-access easement on the northern

property line are primary updates for the project’s full Design Review Application. All other project components are generally the same in the full Design Review Application.

An additional distinction between the Applicant’s Pre-Application and full Design Review Application is the inclusion of a full ADU build-out in proposed Unit 105. The 900 square foot ADU is proposed for the second level of the condominium unit, featuring two (2) bedrooms, one (1) bathroom, and a kitchen/living area. Three hundred (300) square feet of additional commercial space is located on the second level, as well as access to the ninety (90) square foot exterior patio. 1,093 square feet of first level commercial space (conditioned) is proposed for each of the twelve (12) units, including Unit 105.

With one (1) formally proposed ADU within the primarily commercial condominiums, the Applicant’s project is to be considered mixed-use. The Applicant has maintained their development positioning of versatile commercial units that offer flexible and build-out-ready spaces for future ADU tenant improvements, should individual owners/tenants desire such an element. Staff have worked closely with the Applicant to ensure that site planning and procedural requirements for any potential future ADU additions are in place, relieving future condominium owners of potential burdens of retroactive mixed-use development. This includes providing the minimum required parking for the full potential scope of both ADU and commercial uses, providing the minimum required private outdoor space for potential ADU’s, and the inclusion of a plat note for the condominium units, requiring any future unit owners to first apply and receive Community Development Department approval of any proposed ADU, prior to unit improvements and construction. Park space and/or pathway requirements for new subdivisions are addressed as a separate matter in the Applicant’s concurrent Preliminary Plat Application.



Staff believe that the Applicant has made a good-faith effort to develop a unique asset for Hailey business owners that can provide value to the community across a variety of needs and circumstances. Health, life, and safety considerations, as well as integration with long-range planning efforts for the area, have been integrated into the total project planning.

**Procedural History:** The Design Review Application was submitted on November 21, 2025, and certified complete on November 25, 2025. A public hearing before the Planning and Zoning Commission is scheduled for January 5, 2026, in the Hailey City Council Chambers and virtually via Microsoft Teams.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<b>Engineering:</b> <i>No comments</i>
				<b>Life/Safety:</b> <i>No comments</i>
				<b>Water and Sewer:</b> <u>Water:</u> <ul style="list-style-type: none"> <li>• <i>All water mains shall be looped at the end of the main.</i></li> <li>• <i>Each unit shall have its own water service, with no double meter vaults permitted.</i></li> </ul>

			<ul style="list-style-type: none"> <li>Any unused water services located during construction shall be abandoned at the water main.</li> <li>Water services located in asphalt areas shall have blue board installed over the service.</li> <li>Water main connections on Lear Lane and Dornier Way shall be hot-tapped.</li> </ul> <p><i>These have been made Conditions of Approval.</i></p> <p><u>Sewer:</u></p> <ul style="list-style-type: none"> <li>The Applicant shall submit finalized sewer plans and utility plans to the City of Hailey Engineer and Wastewater Division Manager and receive design approval, prior to issuance of a Building Permit. Final Plans shall include:           <ul style="list-style-type: none"> <li>All identified clean-outs on the Sewer Plan (Sheet C4.1, Key Note #4) shall be switched to sewer manholes.</li> <li>All Applicable City of Hailey and Idaho Standards for Public Works Construction (ISPWC) standards for sewer system design shall be observed and reflected through utility plan notations, as needed.</li> <li>Sewer connection to existing manhole shall be plugged upon successful connection to the manhole to prevent unwanted flow from entering either direction.</li> </ul> </li> </ul> <p><i>This has been made a Condition of Approval.</i></p>
			<p><b>Building:</b> No comments</p> <p><b>Streets, Landscaping, Other:</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08A Signs</b></p> <p><b>17.08A Signs:</b> The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p><i>Staff Comments</i></p> <p>The Applicant is aware of sign permit requirements for the proposed monument signage. The Applicant shall refrain from installing any signage until sign permit approval has been granted.</p> <p><i>This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.09.040 On-site Parking Req.</b></p> <p><b>See Section 17.09.040 for applicable code.</b></p> <p><i>Staff Comments</i></p> <p>The proposed project is located in the SCI- Industrial (SC-I) Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project proposes approximately 26,600 square feet of commercial space, requiring at minimum twenty-seven (27) parking spaces. Additionally, the Applicant is proposing one (1) ADU unit, requiring one (1) dedicated parking space.</p> <p>The minimum parking requirement for the proposed mixed-use development is twenty-eight (28) spaces. The Applicant is proposing twelve (12) individual garage parking spaces, plus twenty-one (21) surface parking spaces, for a total of thirty-three (33) onsite parking spaces. The minimum parking requirements have been met.</p>

				<p><i>Any future conversion of commercial space into an ADU unit (as designed for by the Applicant) will result in an overall decrease in commercial area, thus lessening the minimum commercial parking requirement. If all twelve (12) condominium units are eventually converted to include an ADU, the total commercial area decreases from 26,600 square feet (as proposed) to 16,716 square feet. The new, hypothetical parking requirement would be seventeen (17) spaces for the commercial use, plus twelve (12) spaces for the ADU use, resulting in an overall mixed-use parking requirement of twenty-nine (29) spaces. In any mixed-use configuration (as currently permitted by the Hailey Municipal Code and planned for by the Applicant), the parking requirement will remain as met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p><b>17.09.040.06: EXCESS OF PERMITTED PARKING:</b>  <b>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.</b>  <i>N/A- Site parking meets requirement.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p>	<p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:             <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>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.</li> <li>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.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ul>
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing two (2) different exterior lighting fixtures, both to be mounted to the exterior of each building. No freestanding light fixtures are proposed. Both proposed fixture types will utilize LED luminaires, reducing energy waste.</i></p> <p><i>Lighting fixture Type 1 (Luminis brand) is proposed to have eight (8) installments per building, each placed at approximately 8.75' feet above finished grade and affixed to the building's exterior, placed adjacent to primary and secondary human entry doors. Type 1 fixtures are proposed to be fully shielded and downcast, with a max lumen output of 3,732 lumens. This exceeds Hailey Municipal Code's lumen output recommendations for mounting height (max lumen output of 1,600 installed at eight (8) feet).</i></p>

				<p><i>Lighting fixture Type 2 (Lithonia WDGE3) is proposed to have five (5) installments per building, each placed at approximately fourteen (14) feet above finished grade and affixed to the building's exterior. Type 2 fixtures will be placed at the shared wall of each adjoining unit, just below the exterior balconies, as well as at the rear corners of each building (non-garage side). Type 2 fixtures are also proposed to be full shielded and downcast, with a max lumen output of 6,000 lumens. This meets the Code recommendation for mounting height (max lumen output of 2,400 at twelve (12) feet, and 6,000 at sixteen (16) feet).</i></p> <p><b>Type 1:</b></p>  <p><b>Type 2:</b></p>  <p><i>The Commission may wish to discuss alternative lumen outputs for fixture Type 1 with the Applicant, although the max lumen output/mounting height proportions identified in Code are recommendations, and not pass/fail standards.</i></p>
☒	☐	☐	<p><b>Bulk Requirements</b></p>	<p><b>Zoning District:</b> SCI-I Industrial Zoning District.  <b>Maximum Height:</b> 35' within the SCI District  <b>Required Setbacks:</b></p> <ul style="list-style-type: none"> <li>- <b>Front Yard:</b> 10 feet</li> <li>- <b>Side Yards:</b> 10 feet</li> <li>- <b>Rear Yard:</b> 10 feet</li> </ul>

			<p style="text-align: center;"><b>- Lot Coverage: 70%</b></p> <p><b>Staff Comments</b></p> <p>Zoning District(s): SCI-I- Industrial Zoning District          Proposed Height: 33'          Proposed Setbacks:</p> <ul style="list-style-type: none"> <li>- Front (East/Airport Way): 10 feet</li> <li>- Rear: 10 feet</li> <li>- Side (north): 10 feet</li> <li>- Side (South): 17 feet</li> <li>- Lot coverage: 5%</li> </ul> <p>Lot Coverage: 15,297 square feet of building footprint, with 43,554 square feet of lot area, equaling approximately 35% of lot coverage (70% maximum permitted).</p> <p>All bulk requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.070(A)1 Street Improvements Required</b></p> <p><b>Staff Comments</b></p> <p>The Applicant is proposing to construct a new, publicly accessible sidewalk along the property's southern boundary on Lear Lane/Dornier Way, accommodating for two (2) curb cuts that facilitate vehicular access to the onsite parking area. This sidewalk will also provide connection to the public open space (Parcel A) that is located between 1611 Aviation Drive and Bradford Road.</p> <p>Public sidewalk along the majority of the eastern property boundary is existing, although a small portion in the northeast corner is incomplete, due to a previously developed shared access easement with 1551 Aviation Drive. This easement is proposed to be vacated, in conjunction with the Applicant's corresponding Preliminary Plat Application. Sidewalks along each building's interior frontage are also proposed for further site connectivity.</p> <p>The Applicant shall install sidewalk within the vacated shared access easement to match and connect with the existing sidewalk along 1551 Aviation Drive. This has been made a Condition of Approval.</p> <p>The Applicant is proposing the construction of eleven(11) new drywells and two (2) new catch basins. Five (5) of the drywells will be installed in landscaped areas. City Staff and the City Engineer have reviewed the proposed drainage plans and found runoff containment to be adequate. The Wastewater Division Manager has also instructed the Applicant to adjust the drain type/naming from cleanouts to sewer manholes, for servicing requirements of the City of Hailey. However, the drainage function of the proposed improvements will remain.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.06.070(B) Required Water System Improvements</b></p> <p>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.</p> <p><b>Staff Comments</b></p> <p>N/A - No alley access is proposed.</p>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p><b>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.</b></p> <p><i>Staff Comments</i>            Across the three (3) buildings, each of the twelve (12) units features a ninety (90) square foot covered balcony/outdoor deck space on the second level. Buildings 1 and 3 feature deck spaces that face interior to the site, while Building 2 features deck spaces that face outward from the property, towards the south. Sun exposure will be gained within each of the deck orientations, depending on the time of day and seasonal exposures. The garage doors also follow the same orientation patterns on the first level, which will allow for natural lighting opportunities and prevent excessive build-up of ice/snow in the winter months. Transom windows on each garage door further enhance sun exposure and safe access to buildings.</p> <p>Each unit features two (2) human entry doors on the first level, each on opposite sides of the building elevation. Safe access to the units is enhanced through multiple options for entry points. Eaves, roof gutters, and snow clips are also proposed, which will protect pedestrian access points and walkways from precipitation and snow build-up.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p><b>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.</b></p> <p><i>Staff Comments</i>            The Applicant is proposing to retain the mature tree along Aviation Drive, which is in the City right-of-way. The only other existing plant material (visible in satellite imagery but not delineated on submitted surveys) appears to be located along the western property boundary. The Applicant has stated that these mature shrubs will be removed and replaced with new landscaping features.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p><b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b></p> <p><i>Staff Comments</i>            The site design includes perimeter landscaping with new sidewalk connections along Lear Lane/Dornier Way. The proposed sidewalk along the southern property boundary will technically be located on private property, but the Applicant has stated that it will be publicly accessible. This sidewalk will provide new connection from existing sidewalk along Aviation Drive, to the public grass pathway along Bradford Road and located directly west of the property. Staff have also requested that the Applicant complete the missing sidewalk section along the northeast corner of the property, providing continuous pedestrian access along the property's Aviation Drive frontage.</p>

*Interior to the site, the Applicant is proposing interconnected sidewalks along each building frontage with garage access. These sidewalks provide dedicated pedestrian travel areas amongst various points of potential vehicle egress/ingress, enhancing visibility and safety for pedestrians. All units can be accessed with a human entry door that is directly adjacent to a sidewalk (interior or exterior), and additional human doors on opposite building sides of each unit provide further access points to the buildings and through the site.*




<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1d</p> <p><b>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.</b></p>
<p><i>Staff Comments</i></p> <p><i>The Applicant is proposing an enclosed, screened trash receptacle towards the rear of the site, providing plenty of space for trash services. A letter from Clear Creek Disposal commenting on the adequacy of this enclosure and location shall be provided prior to the issuance of a Building Permit. This has been made a Condition of Approval.</i></p> <p><i>The Applicant has stated that they intend to construct a six (6) foot tall fence along the property's northern boundary, further shielding the trash enclosure. While the Commission discussed some concern about Building 2's garage doors facing Lear Lane and Dornier Way at the Applicant's previous Design Review Pre-Application public hearing, Staff believe that the dead-end nature of Dornier Way will produce limited street traffic, and thus, limited conflicts with vehicles backing out of the garages and into traffic. The externally-facing garage doors of Building 2 also allow for additional on-site parking spaces to be provided, and it prevents excessive concentration of garage doors in one interior site location. Vehicular traffic patterns for both surface parking and garage access needs are balanced with the proposed site planning. All snow is proposed to be hauled offsite, preventing conflicts with snow storage and building services.</i></p>			


				<i>Any necessary additional utilities, including transformers, electrical meters, and irrigation controls, shall be screened from view. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b>
			<i>Staff Comments</i>	<i>N/A. There is no existing alley to be utilized for building services.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b>
			<i>Staff Comments</i>	<i>N/A. No Vending Machines are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<b>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.)</b> <b>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b> <b>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.</b>
			<i>Staff Comments</i>	<i>The proposed parking will be accessed via two (2) new entrances located off Dornier Way/Lear Lane. The onsite parking is located at the rear of the site, screened from view by the proposed buildings. A six-foot tall fence along the northern property boundary is proposed and will further screen the parking area from the adjoining property to the north.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	<b>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:</b> <b>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’.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing one (1), 600 square foot loading space at the northeast corner of Building 2. This loading space will facilitate trash removal services, as well as larger delivery loading needs for the various units. The Applicant has listed retail, wholesale, and storage as potential occupancies/uses of the twelve (12) condominium units, although the units will be owned individually and may not consistently share a single use.</i>  <i>The total commercial square footage of the proposed development – including one (1) ADU unit – is currently 26,600 square feet. Two (2) additional loading spaces would be required for the additional 12,600 square feet of commercial space, if such space was defined as retail, wholesale, and/or storage warehouse.</i>  <i>The Commission may wish to discuss any additional loading space requirements, given the undefined mixed-use nature of the property as currently proposed.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b>



			<b>Staff Comments</b>	<p><i>The Commission previously discussed the property's vehicular approaches at the April 2025 Design Review Pre-Application public hearing. Concerns about garages and backing onto Dornier Way were discussed, as well as the two (2) curb cuts on Dornier Way, although no formal alternatives for site planning were proposed.</i></p> <p><i>The limited traffic potential for Dornier Way (dead end street), and the ability for pedestrian access of on-site parking to be achieved via dedicated interior sidewalks each limit potential conflict for pedestrians and vehicles. The Applicant is proposing sidewalk infrastructure along the entirety of the property's Dornier Way/Lear Lane frontage (aside from curb cut areas). The current site planning also allows for complete buffering of the onsite parking area.</i></p> <p><i>The Commission may wish to further discuss an optimal configuration for on-site parking access that balances both parking area buffering and the preservation of street frontage for pedestrian traffic.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1i	<p>i. Snow storage areas shall be provided on-site as follows: where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p> <p><b>Staff Comments</b> N/A The Applicant is proposing to haul all snow offsite.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p> <p><b>Staff Comments</b> Please refer to Section 17.06.080(A)1i for further information.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet.</p> <p><b>Staff Comments</b> Please refer to Section 17.06.080(A)1i for further information.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p> <p><b>Staff Comments</b> Please refer to Section 17.06.080(A)1i for further information.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1m	<p>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</p> <p><b>Staff Comments</b> Please refer to Section 17.06.080(A)1i for further information.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	<p>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p> <p><b>Staff Comments</b> Please refer to Section 17.06.080(A)1i for further information.</p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p>a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><b>Staff Comments</b> The proposed buildings accommodate the surrounding industrial and mixed-use properties with both north/south and east/west orientations, respecting existing street corridors and the potential viewing perspectives from the ground level orientation. The articulation of the rooflines, inclusion of parapet features, the diverse materials, and various sized windows complement the surrounding area.</p>

				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A)2b</b>	<b>b. Standardized corporate building designs are prohibited.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed building design is not a standardized corporate building design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2c</b>	<b>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. Site planning shall include designated seating areas, picnic tables, pavilions, or other amenities that provide usable spaces for employees and pedestrians alike.</b>
			<i>Staff Comments</i>	<p><i>The Applicant has integrated the building to the surrounding site and greater area. Separated human entry doors for each unit feature extensive glazing surface and provide a step down in scale to the pedestrian level, compared to the fourteen (14) foot tall garage doors for each unit. Each unit is proposed to have a covered balcony on the second level, clearly visible from the ground level. Triple-paned glass doors on the balcony further emphasize the human scale of this architectural element.</i></p> <p><i>The Applicant is proposing sidewalks in both the interior and perimeter of the site. A pedestrian bench is proposed for the southwestern corner of the site, encouraging use of the southern sidewalk and access to the public greenspace and grass pathway to the west of the property, along Bradford Road. Eight (8) bicycle parking stalls are also proposed at the northeast corner of Building 2, adjacent to unit owner mailboxes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2d</b>	<b>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.</b>
			<i>Staff Comments</i>	<p><i>Various materials and colors have been incorporated along all of the elevations, which are primarily visible from Aviation Drive and Dornier Way/Lear Lane. Wood-toned, painted fiber cement board lap siding is proposed for the bottom portion of the building, providing both visual interest and lasting material durability for the most heavily-impacted areas (moisture, snow, irrigation, etc.).</i></p> <p><i>The middle portion of the building is highlighted by a dark gray metal trim bellyband, transitioning into a slightly lighter gray batten and board siding, vertically oriented and made of painted fiber-cement. Along Dornier Way/Lear Lane, Building 2 showcases four (4) covered balcony areas with blackened steel guardrails, a sunken building offset with both floor-level and clerestory windows, and horizontal weathered wood planking, above each balcony. Buildings 1 and 3 are simpler in design when viewed from Dornier Way/Lear Lane, carrying forward the same primary material types and orientations as Building 2, but featuring a</i></p>

				<p><i>large vertical window and two (2) small horizontal windows. The angling of each building still allows for the street-facing façade to showcase the unit balconies and building projections that are interior to the site.</i></p> <p><i>Along Aviation Drive, Building 1 also shows the same wood-toned, painted fiber cement board lap siding and dark/light gray color palette and vertical material orientation, although no balconies are visible from this elevation. Instead, eight (8) large square windows are featured on the second level, with four (4) separate, covered glass door entrances on the ground level. Each pedestrian entrance along Aviation Drive is also proposed to have a concrete stoop with sidewalk connections.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p><b>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b></p> <p><i>Staff Comments</i> N/A, as no expansion is planned at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p><b>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</b></p> <p><i>Staff Comments</i> A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p><b>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.</b></p> <p><i>Staff Comments</i> 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.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p><b>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b></p> <p><i>Staff Comments</i> The proposed buildings are not flat-roofed, although they do feature parapets and balconies.</p>

				 <p><i>Building 3, viewed from the north.</i></p> <p><i>However, Building 1 as viewed from Aviation Drive gives the appearance of being flat-roofed, and may benefit from additional design elements. The Commission may wish to discuss this standard and its specific applicability to Building 1.</i></p>  <p><i>Building 1, viewed from Aviation Drive.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2i</p>	<p><b>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:</b></p> <ul style="list-style-type: none"> <li><b>i. Solar Orientation.</b> 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.</li> <li><b>ii. South facing windows with eave coverage.</b> 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.</li> <li><b>iii. Double glazed windows.</b></li> <li><b>iv. Windows with Low Emissivity glazing.</b></li> <li><b>v. Earth berming against exterior walls</b></li> <li><b>vi. Alternative energy.</b> Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li><b>vii. Exterior light shelves.</b> All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ul> <p><b>Staff Comments</b></p> <p><i>The building incorporates the following techniques that minimize its energy consumption:</i></p> <ul style="list-style-type: none"> <li>- <i>All windows will be double glazed</i></li> <li>- <i>Low E Glazing</i></li> <li>- <i>Exterior light shelves will be installed for all windows on the southernmost facing side of Building 2. South-facing windows on</i></li> </ul>

				<p><i>Building 2 are located in fully-conditioned spaces, and as such, light shelves will help minimize energy demand for cooling during intense solar exposure.</i></p> <p><i>The Applicant asks that the Commission consider lifting the requirement for light shelves on the southernmost facing windows of Buildings 1 and 3, as these windows are already sized smaller and are strategically placed to provide functional natural lighting for stairwells and a ground level restroom. The stairwell areas will not be a conditioned environment and will be ambiently regulated from the conditioned spaces. The ground level restroom will contain only a small, wall-mounted heater unit to prevent pipe freezing during exceptionally cold periods. As such, the energy demand of these other spaces with southernmost window exposure is relatively low, by design.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p><b>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.</b></p> <p><i>Staff Comments</i> <i>The Applicant has stated that all roof eaves over paving surfaces shall receive a continuous, pre-finished gutter that is connected to a roof leader directing all water towards a landscape swale area. Snow clips are also shown on roof plans over pedestrian entrances.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p><b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b></p> <p><i>Staff Comments</i> <i>Downspouts from the building appear to be routed underground to drywells. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p><b>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).</b></p> <p><i>Staff Comments</i> <i>NA, as no drive-through canopies are proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2m	<p><b>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.</b></p> <p><i>Staff Comments</i> <i>The Applicant intends to provide a Master Sign Plan at the time of the Public Hearing. All unit sizes are the same, will equal amounts of signage area allocated to each unit. Signage decal locations have also been identified on the architectural elevations for each building.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p><b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b></p> <p><i>Staff Comments</i> <i>N/A. No Accessory Structure is proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<p><b>b. Accessory structures shall be located at the rear of the property.</b></p> <p><i>Staff Comments</i> <i>N/A - No Accessory Structure is proposed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<p><b>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</b></p> <p><i>Staff Comments</i> <i>The Applicant is proposing to construct a trash enclosure comprised of a concrete masonry unit (CMU) material that will match the proposed building colors,</i></p>

				<p>according to the Applicant's submitted narrative statement. A six (6) foot fence is also proposed by the Applicant in their narrative statement, to be constructed along the northern property boundary. However, no specific materials have been identified at this time.</p> <p>The Applicant shall submit a Fence Permit Application and receive approval for the proposed design, prior to any permanent fence installation. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<p><b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b></p> <p><i>Staff Comments</i> The Applicant is proposing a six-foot-tall fence along the property's northern boundary. This fence will only provide shielding from the north and thus, will not dominate the buildings or landscape.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<p><b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b></p> <p><i>Staff Comments</i> N/A - no roof-mounted mechanical equipment is proposed with this project.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<p><b>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</b></p> <p><i>Staff Comments</i> N/A- No alternative energy sources are proposed with this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<p><b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b></p> <p><i>Staff Comments</i> The Applicant is proposing 6.75' foot tall CMU screening and enclosure structure for the trash receptacle area, with material color to match the proposed building elevations. The Applicant has also stated that all ground-mounted mechanical equipment will be screened with a pre-fabricated canopy and perforated metal screen and incorporated into building architecture.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<p><b>h. All service lines into the subject property shall be installed underground</b></p> <p><i>Staff Comments</i> All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	<p><b>i. Additional appurtenances shall not be located on existing utility poles.</b></p> <p><i>Staff Comments</i> N/A, as no additional appurtenances are proposed.</p>
<b>4. Landscaping: 17.06.080(A)4, items (a) thru (n)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p><b>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.</b></p>

			<i>Staff Comments</i>	<i>Drought tolerant and/or xeriscape specific plant materials are proposed. The Applicant is proposing the following landscaping onsite: Trees</i> <ul style="list-style-type: none"><li>- Three (3) new 2.5" caliper Silver Linden</li><li>- The existing tree along the property's frontage will remain in place</li></ul> <i>Shrubs</i> <ul style="list-style-type: none"><li>- Forty-seven (47) new Karl Forester Feather Reed Grass at 1 gallon</li><li>- Forty-four (44) new Kelsey's Dwarf Red Twig Dogwood at 3 gallons</li><li>- Five (5) new Purple-Leaf Wintercreeper at 3 gallons</li><li>- Eight (8) new Little Lime Panicle Hydrangea at 5 gallons</li><li>- Twenty-three (23) new Walkers Low Catmint at 1 gallon</li><li>- Fifty (50) new Dark Towers Beardtongue at 1 gallon</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<b>b. All plant species shall be hardy to the Zone 4 environment.</b>
			<i>Staff Comments</i>	<i>Plant materials will be appropriate for the Zone 4 environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<b>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b>
			<i>Staff Comments</i>	<i>An automatic drip irrigation system will be installed according to City Standards. The automatically controlled system will include a smart controller and rain sensor for a water-wise system. Low water use rotator nozzles will also be installed in grass spaces. The irrigation system will be positioned in a way where it will minimize the spray of water on the pavement or other hardscape areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	<b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</b>
			<i>Staff Comments</i>	<i>N/A. The proposed development is located within the SCI-I Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4e	<b>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</b>
			<i>Staff Comments</i>	<i>Crushed rock beds will be installed around all shrubs. A variety of colors will be used. Planted areas and planters will be professionally maintained.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. The proposed development is within the SCI-I Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<b>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</b>
			<i>Staff Comments</i>	<i>An internal storm drainage system will capture and retain all storm water onsite. Roof leaders will direct runoffs to landscape swales onsite, where accessible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<b>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).</b>

			<b>Staff Comments</b>	<i>The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)4i</b>	<b>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</b>
			<b>Staff Comments</b>	<i>A retaining wall is indicated on site plans along the northern boundary of the parking area. No dimensions have been provided by the Applicant. The Commission may wish to discuss the size and materials proposed retaining wall in further detail with the Applicant.</i>  <i>The location of the proposed retaining wall is not in a pedestrian circulation area or prominently visible from the rest of the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)4j</b>	<b>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</b>
			<b>Staff Comments</b>	<i>See Standard 17.06.080(A)4i for further detail.</i>  <i>The Applicant shall construct any proposed retaining walls with similar project materials used elsewhere, or natural or decorative materials. This has been made a Condition of Approval.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)4k</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>See Standard 17.06.080(A)4i for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)4l</b>	<b>l. Landscaping should be provided within or in front of extensive retaining walls.</b>
			<b>Staff Comments</b>	<i>A crushed rock planter bed is proposed within the retaining wall area.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A)4m</b>	<b>m. Retaining walls over 24" high may require railings or planting buffers for safety.</b>
			<b>Staff Comments</b>	<i>See Standard 17.06.080(A)4i for further detail.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A)4n</b>	<b>n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</b>
			<b>Staff Comments</b>	<i>See Standard 17.06.080(A)4i for further detail.</i>

### General Requirements for Accessory Dwelling Units

Compliant		Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08D.020</b>	<b>Applicability.</b> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.04D.030</b>	<b>General Provisions.</b> 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.
			<b>Staff Comments</b>	<i>The Applicant is proposing one (1) ADU, to be located within Unit 105 of Building 2. The ADU will comprise the majority of the second floor of the commercial condominium unit.</i>

				<i>Staff would like to note that the Applicant is proposing a site plan and architectural framing that supports the hypothetical future construction of one (1) ADU unit to be located within each of the remaining eleven (11) commercial units. Each potential future ADU will be no larger than 900 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</b>
			<i>Staff Comments</i>	<i>Only one (1) ADU is proposed for the individual condominium lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>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.</b>
			<i>Staff Comments</i>	<i>The proposed ADU is in conjunction with a commercial condominium unit , and both are located within the SCI - Industrial (SCI-I) Zoning District. Any potential additional ADU units will be located within other individual condominium units onsite,</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>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, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</b>
			<i>Staff Comments</i>	<i>The proposed development is not located in the SFHA.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08D.040: Registration of Accessory Dwelling Units Required</b>	<b>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</b>
			<i>Staff Comments</i>	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08D.050: Occupancy Restrictions -Short Term Occupancy</b>	<b>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;</b>
			<i>Staff Comments</i>	<i>Within the mixed-use development, the ADU must be owner or employee occupied, which is the intent of the Applicant. This standard shall be met and has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</b>
			<i>Staff Comments</i>	<i>Within the mixed-use development, the ADU must be owner or employee occupied, which is the intent of the Applicant- to use the space for employee housing. This standard shall be met and has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08D.060: Subordinate Scale and Size</b>	<b>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.</b>
			<i>Staff Comments</i>	<i>Pursuant Hailey's Municipal Code, <b>Gross Floor Area</b> is defined as:</i> <ul style="list-style-type: none"> <li>- <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> <li>- <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i></li> <li>- <i>The basement of any other building is included as floor area.</i></li> </ul> </li> </ul>

				<p><i>The gross floor area for the primary building (unit) and use is approximately 2,293 square feet in size. 66% of this gross floor area equals 1,513 square feet – the maximum permitted ADU floor area, based on principal building square footage. The lot size of the condominium subplot is also approximately 2,293 square feet. Based on lot size, the maximum gross floor area for ADU's is 900 square feet.</i></p> <p><i>As the smaller value, 900 square feet is the maximum gross floor area permitted for Della Mountain Suites. The Applicant is proposing 900 square feet of gross floor area for Unit 105's ADU.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>B. Maximum Floor Area:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: left;">Minimum Gross Floor Area (square feet)<sup>1</sup></th> <th style="text-align: left;">Maximum Gross Floor Area (square feet)<sup>2</sup></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> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>2</sup>	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>2</sup>														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			<i>Staff Comments</i>	<i>Please refer to Section 17.08D.060A, noted above, for further details.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</b></p>												
			<i>Staff Comments</i>	<p><i>The proposed ADU has two (2) bedrooms.</i></p> <div style="text-align: center;"> </div>												

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	A. <b>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 delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing a 90 square foot balcony of private outdoor space for the ADU unit.</i>  <i>Additionally, each condominium unit is proposed to offer the same 90 square feet of private outdoor balcony space, upon initial site development. Should any future potential ADU's be constructed, the standard for outdoor access will have been previously met.</i>
<b>Chapter 17.09: Parking and Loading</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	<b>Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.</b>
			<i>Staff Comments</i>	<i>Parking for the ADU may be achieved either in the single oversized garage space below the unit, or in one (1) of the twenty-two (22) surface parking spaces that are located within the asphalt parking area. Condominium CC&amp;R's may assign specific parking spaces, based on units.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	<b>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.</b>
			<i>Staff Comments</i>	<i>All onsite parking is located either inside of garage spaces, or at the rear interior of the site. Proposed fencing and building orientation will prevent any light trespass. .</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	<b>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.</b>
			<i>Staff Comments</i>	<i>This standard has been met. A single-car parking space is proposed to service the ADU and is in conjunction with the required commercial parking for the mixed-use building.</i>

**17.06.060 Criteria.**

- A. **The Commission or Hearing Examiner shall determine the following before approval is given:**
  - 1. **The project does not jeopardize the health, safety or welfare of the public.**
  - 2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, and City Standards.**
- B. **Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**

1. **Ensure compliance with applicable standards and guidelines.**
  2. **Require conformity to approved plans and specifications.**
  3. **Require security for compliance with the terms of the approval.**
  4. **Minimize adverse impact on other development.**
  5. **Control the sequence, timing, and duration of development.**
  6. **Assure that development and landscaping are maintained properly.**
  7. **Require more restrictive standards than those generally found in the Hailey Municipal Code.**
- C. **Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
  2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
  - i. **Life and Safety:**
    - i. The building shall comply with IFC and IBC code requirements.
  - ii. **Water**
    - All water mains shall be looped at the end of the main.
    - Each unit shall have its own water service, with no double meter vaults permitted.
    - Any unused water services located during construction shall be abandoned at the water main.
    - Water services located in asphalt areas shall have blue board installed over the service.
    - Water main connections on Lear Lane and Dornier Way shall be hot-tapped.
  - iii. **Wastewater:**

- The Applicant shall submit finalized sewer plans and utility plans to the City of Hailey Engineer and Wastewater Division Manager and receive design approval, prior to issuance of a Building Permit. Final Plans shall include:
  - o All identified clean-outs on the Sewer Plan (Sheet C4.1, Key Note #4) shall be switched to sewer manholes.
  - o All Applicable City of Hailey and Idaho Standards for Public Works Construction (ISPWC) standards for sewer system design shall be observed and reflected through utility plan notations, as needed.
  - o Sewer connection to existing manhole shall be plugged upon successful connection to the manhole to prevent unwanted flow from entering either direction.
- d) The Applicant shall refrain from installing any signage until a Master Sign Permit, and individual Sign Permit Applications have been approved.
- e) The Applicant shall submit a Fence Permit Application and receive approval for the proposed design, prior to any permanent fence installation.
- f) The Applicant shall install sidewalk within the vacated shared access easement up to their property line, to match the existing sidewalk along 1551 Aviation Drive's frontage.
- g) Any necessary additional utilities, including transformers, electrical meters, and irrigation controls, shall be screened from view.
- h) The Applicant shall construct any proposed retaining walls with similar project materials used elsewhere, or natural or decorative materials.
- i) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
- j) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- k) 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.
- l) 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.
- m) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- n) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
- o) The residential unit shall be owner or employee occupied.
- p) The residential unit shall not be sold as a condominium or separate legal parcel from the principal building(s).
- q) A letter from Clear Creek Disposal commenting on the adequacy of this enclosure and location shall be provided prior to the issuance of a Building Permit.
- r) All necessary permits shall be filed, and approval received, demonstrating compliance with FAA regulations prior to issuance of a Building Permit.
- s) The Applicant shall receive and supply to the City a letter regarding Airport West Design Review approval prior to the issuance of any Building Permit.

- t) To ensure compliance with all FAA regulations, the Applicant shall apply for the proper permitting via the FAA and receive approval by the FAA to construct the project as proposed. This approval shall be supplied to the City prior to issuance of any Building Permit.

**Motion Language:**

**Approval:** Motion to approve a Design Review Application, submitted by 1611 Aviation LLC, for the construction of a new, mixed-use condominium project, where eleven (11) commercial condominiums and one (1) mixed-use condominium with an accessory dwelling unit (ADU) are proposed. This project is to be located at 1611 Aviation Drive (Lot 3B, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (t) are met.

**Denial:** Motion to deny the Design Review Application, submitted by 1611 Aviation LLC, , for the construction of a new, mixed-use condominium project, where eleven (11) commercial condominiums and one (1) mixed-use condominium with an accessory dwelling unit (ADU) are proposed, to be located at 1611 Aviation Drive (Lot 3B, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District, finding that \_\_\_\_\_ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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



November 11, 2025

City of Hailey  
c/o Ms. Emily Rodrigue  
Community Development Department  
115 Main Street South  
Hailey, Idaho 83333

Re: Design Review and Condominium Plat – **Project Description – Della Mountain Suites**

Dear Emily,

**Thank you** for the opportunity to present our Design Review Application for the Della Mountain Suites project. Della Mountain Suites is comprised of (12) commercial / light industrial units, with planning accommodations for (12) future accessory dwelling units. The project includes (3) 2-story buildings totaling approximately 30,600 square feet between the first and second stories. Each building provides for 4 units with the intent to plat each unit into a condominium.

The property is +/- 1.00 acres in the SCI-I zone of the Airport West development, is currently undeveloped grassland, bordered by an un-developed SCI-I property to the North, Aviation Drive to the East, Grassy parkway to the West and another un-developed SCI-I property to the South. In addition to submitting a design review application to the city of Hailey, we are also required by the CCR's to allow for review by the Airport West design review committee, their approval has been granted via lack of response within the stated Architectural Review Committee guidelines timeframe. For history of Airport West review and approval, please refer to enclosed Collins Law letter, acknowledging approval from the Airport West review board. We wish to maintain the existing SCI-I zoning which allows for future entitlement of attached accessory dwelling units, per city of Hailey code section 17.05.040, amended in 2011 to specifically include Accessory Dwelling Unit (ADU's). Lastly, we have submitted for FAA review, the applications have been approved and for reference the application numbers are: ASN 2025-ANM-5308-OE, ASN 2025-ANM-5311-OE, ASN 2025-ANM-5312-OE.

We feel our proposal of (12) commercial / light industrial units is unique given the opportunity that each unit is planned and designed in a way that accommodates a future accessory dwelling unit (ADU) – in compliance with the City's ADU requirements. Once an ADU is permitted, per City of Hailey requirements, the proposed commercial units will represent an excellent live-work option for business owners and residents within the city of Hailey. We are asking for approval of (12) commercial / light industrial units but have included the planning necessary to meet the City of Hailey code requirements for future ADU's. The planning included with our application, that allows for future ADU's, is inclusive of private outdoor space (section 17.08D.070), enclosed parking within the unit, ground level storage, access to public green space / parkway, and living space with square footage that is subordinate to the principal commercial use (section 17.02.020). Size and design of the floor plan accommodates for future ADU's with maximum 2 bedrooms and no more than 66% of principal building (section 17.08D.060) which makes future ADU conversion a simple approval process through the City of Hailey. Our proposed commercial square footage allocation per building is approximately 6,298 square feet which includes parking within the garage on Level 1 and approximately 300 square feet of commercial office space on Level 2 and our (ADU) square footage allocation is also 3,898 square feet, this ratio of living area to commercial area is 43% less than the 66% permitted by (section 17.02.020).

In an effort to support a successful Live-Work development, the buildings are designed to accommodate commercial uses on the ground floor and living area on the second floor. Each ground floor unit is provided with either small storefront, reminiscent of a retail entrance, or an entry door serving a shared vestibule - similar to a common lobby in a mixed-use office building. In either case both entrance types are served from a public sidewalk and can be accessed from the central parking area. Considering our anticipated owners will be "trade work and manufacturing centered" each unit is provided with a large overhead door which would allow for trucks, and trailers to easily be stored or deliver

materials. Additionally, the ground floor ceiling height is 14'-0", this is especially necessary in the case of a user needing storage racks and shelving, allowing for full utilization of the capacity of the unit.

It must be noted that our proposal does not intend to limit or reduce the current list of allowed uses within the SCI-I zone (matrix 17.05.040), however as the Della Mountain Suites development takes shape and the market begins to dictate the creativity and vision of the individual owners, there are some uses that we see being more successful than others. These uses are contractor offices, artist studios, photography studio, light manufacturing, professional office, warehouse and storage spaces, garages, wholesale (trade, distribution and sales), technological development and Hailey airport supportive uses. Even though the Della Mountain Suites development is taking into account the intent that future ADU's will likely be requested as each unit is sold, the buyers will be notified through the Della Mountain Suites CCR's that each unit must be permitted through the city of Hailey administrative review process, aligning to City guidelines.

The buildings are currently planned to be wood-framed with pre-engineered flat roof and sloped roof trusses. The flat roof trusses form a portion of the building with a parapet and single ply roofing membrane while the sloped roof trusses form a low slope shed roof design with a pre-finished standing seam roofing system. The chosen roof designs allow for fallen snow over the building area to accumulate and be held on the roof, reducing the impact of site snow removal. As such we are planning for all snow that accumulates in non-landscaped areas to be removed by a snow removal company as allowed by city code. Having the snow removed from the site preserves all parking for tenants, business owners, and their employees throughout the year, as well as keeping all sidewalks and pathways clear for pedestrians. Keeping the site clear of snow makes for a safer, more functional site during all portions of the year, especially considering the potential owners will need free and clear circulation and access to keep their businesses operating and responsive.

Exterior walls are comprised of well insulated wood studs, wood sheathing, water-proof membrane protecting from moisture intrusion and air/water vapor and a variety of painted fiber-cement lap and batten and board siding, with a metal wainscot. We have chosen to use a pre-finished metal wainscot because of the durable material properties and lasting color. The bottom portion of the building receives the most contact with moisture, snow, irrigation and daily user functions, therefore it is necessary to use a durable lasting material. Our physical sample board will be provided to city staff prior to, or brought to the design review hearing meeting.

We have 2 different flooring systems within the building. The second level is comprised of pre-engineered floor trusses which allow for clear span with low deflection and high usability. The floor trusses eliminate the need for internal structural columns resulting in maximum functionality of the ground level commercial space. The first level is a sloped concrete slab with internal floor drainage. We feel the floor drainage is necessary to avoid accumulation of the snow melt within the interior of the unit from vehicles or equipment once parked within the unit. The floor drainage also encourages good maintenance and user cleanliness. Each of the units are provided with their own power / gas meters, sewer connection and mechanical system. For ground level mechanical systems we have provided screening of the mechanical system with an incorporated architectural feature (pre-fabricated canopy and perforated metal screen, this screening can be seen on the exterior facades for each building.

The site design includes perimeter landscaping with sidewalk and pathway connections to the public grass way located along our western boundary and sidewalk connections to the public sidewalk along our eastern boundary. We are providing a publicly accessible sidewalk along our southern boundary. Our northern boundary will be landscaped and fenced with a 6'-0" tall solid fence. At our grass way connection in the southwestern corner of the property we are providing a pedestrian bench to encourage public use of existing greenspaces. The property will be provided with a durable trash enclosure constructed from colored concrete masonry units to match the building colors. Centrally within the parking lot is a striped zone for bike parking provided with secure parking hoops. The parking lot is provided with an internal storm drainage system, eliminating run-off and capturing all storm water on-site. We anticipate the parking to be paved with an impermeable asphalt concrete pavement. All landscaping will be hardy and of species zoned for the hardy weather in Hailey. The design also includes the addition of a fire hydrant on the Northwest corner of the property, providing additional fire coverage for both future owners and adjacent properties. Currently the site shares access with the property to the North through a driveway curb cut from Aviation Drive. We have discussed removing the cross access from our property and the northern property with the owner of the northern property and the City of Hailey planning staff, both are in agreement to vacate the existing cross access agreement. As such we have signed a vacation document ratifying this removal of the cross access. The cross access vacation will be shown for reference on the condominium plat application and as such our landscape improvements indicate proposed landscaping, curbing and sidewalk with the anticipation of the shared cross access being removed from our property. All other

easements on the property for the purposes and benefit of Airport West and City of Hailey. Our development does not adversely effect the restrictions of the existing easements.

During construction activities we intend for the contractor to fully fence site to the property boundaries. We expect all contractor parking and staging to occur within the fenced construction area. In instances where the construction sequence does not allow for parking on-site, we intend to reach agreement with adjacent property owners for potential contractor parking accommodations.

We feel our proposal provides the residents and business owners of Hailey with a unique live-work opportunity in a zone that specifically accommodates this use. We have developed our plans for the 12 commercial suites with compliance to the City of Hailey ADU – which we hope will facilitate the straightforward approval of ADUs when applied for in the future. Thank you for the consideration and we look forward to your decision regarding our Design Review and Condominium Plat Application for the Della Mountain Suites.

Please contact our office if you have any further questions.

Sincerely,

**CHRYSALIS ARCHITECTURE + PLANNING**

  
Richard Wainwright – Director of Design

Encl. : 11/05/25 - Collins Law, Airport West Business Park Owner's Association Letter of Approval



11/17/23  
 03/16/24 REVISED  
 03/16/24

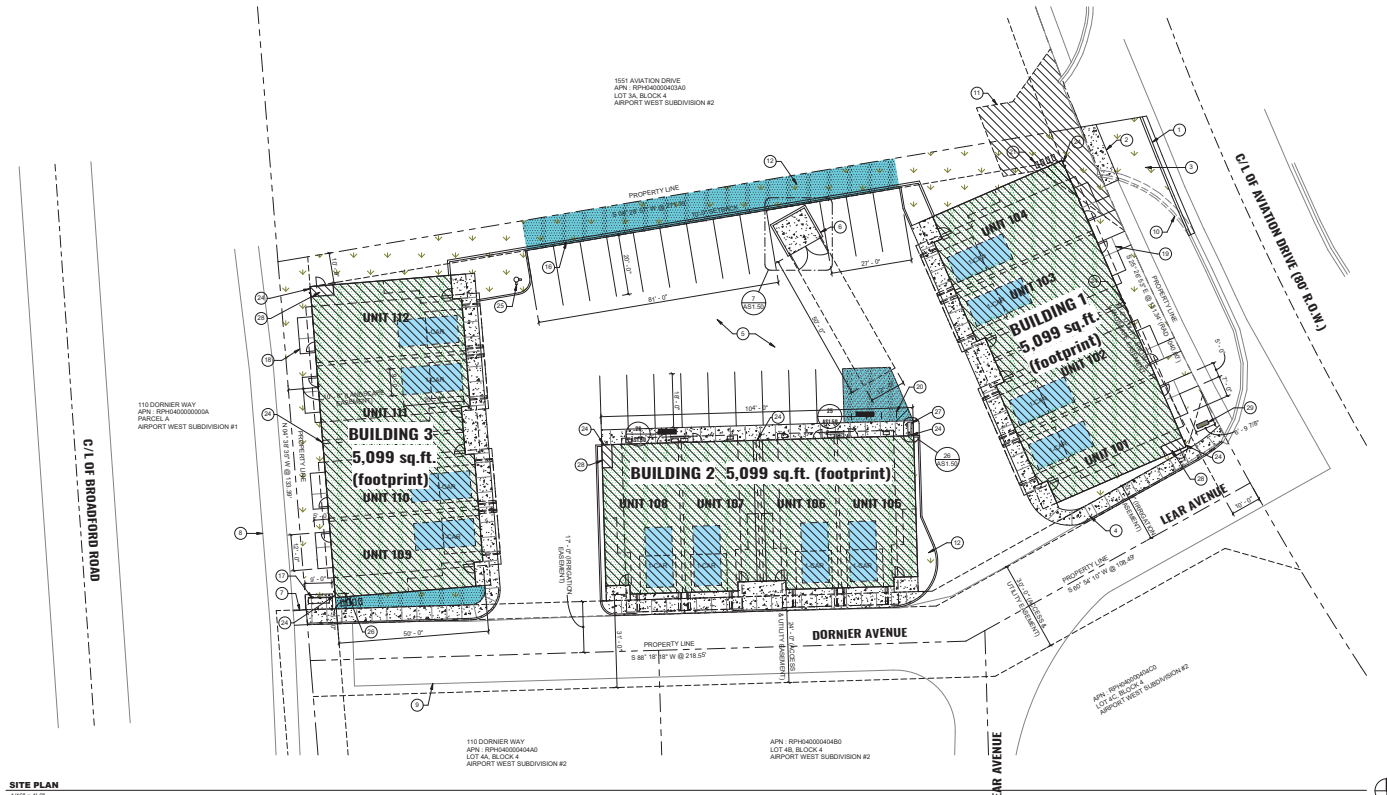
DATE	DESCRIPTION
11/17/23	ISSUE FOR PERMIT
03/16/24	REVISED PER CITY COMMENTS
03/16/24	REVISED PER CITY COMMENTS

DELLA MOUNTAIN SUITES

11/17/23  
 03/16/24  
 03/16/24

CONSTRUCTION DRAWINGS

AS1.00



SITE ANALYSIS

ADDRESS:	1651 AVIATION DRIVE, HALEY, IDAHO 83333	
ASSESSORS PARCEL NUMBER:	RPH040004080	
JURISDICTION:	CITY OF HALEY	
ZONING:	S24	
LAND-USE (PROPOSED):	MIXED USE DEVELOPMENT WITH OFFICE, SHOP, TRADE, GARAGE, LIGHT MANUFACTURING, RETAIL, STORAGE OR TRADE (FUTURE ACCESSORY DWELLING UNITS TO BE SUBMITTED UNDER SEPARATE APPLICATION)	
LEGAL DESCRIPTION:	LOT 88, BLOCK 4, AIRPORT WEST SUBDIVISION #2	
SUBDIVISION:	AIRPORT WEST SUBDIVISION #2	
SITE AREA:	ACREAGE: 44.100 ACRES SQUARE FOOTAGE: 4,554 SQUARE FEET	
LANDSCAPE AREA:	ACREAGE: 6.23 ACRES SQUARE FOOTAGE: 6,692 SQUARE FEET	
BUILDING AREA:	BUILDING 1: 5,098 SQUARE FEET LEVEL 1: 5,098 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	BUILDING 2: 5,098 SQUARE FEET LEVEL 1: 5,098 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	BUILDING 3: 5,098 SQUARE FEET LEVEL 1: 5,098 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	TOTAL BUILDING: 38,388 SQUARE FEET	
DENSITY:		
SETBACKS:	REQUIRED	PROVIDED
FRONT:	15'-0"	15'-0"
SIDE (INTERIOR):	15'-0"	15'-0"
SIDE (STREET):	15'-0"	15'-0"
REAR:	15'-0"	15'-0"
PARKING:	REQUIRED	PROVIDED
USE:	28 SPACES	22 UNCOVERED & 6 GARAGE
SNOW STORAGE:	REQUIRED	HAUL-AWAY
MAXIMUM BUILDING HEIGHT:	ALLOWED	PROVIDED
	35'-0"	35'-0"

ALLOWED USES WITHIN SCL ZONE

- \*ACCESSORY DWELLING UNITS
- \*MIXED USE DEVELOPMENTS
- \*OFFICE USES
- \*GOVERNMENT OFFICES AND PUBLIC ADMINISTRATION, INCLUDING CORRECTIONAL INSTITUTIONS (CONDITIONAL USE)
- \*HOTELS
- \*PARKS AND RECREATION
- \*PUBLIC FACILITY UTILITIES (CONDITIONAL USE)
- \*SCHOOLS (CONDITIONAL USE)
- \*SEMI-PUBLIC USES (CONDITIONAL USE)
- \*SOCIAL SERVICES (CONDITIONAL USE)
- \*WATER STORAGE AND WELL FACILITIES
- \*WIRELESS COMMUNICATION FACILITIES (W/RFI ATTACHED TO STREET POLES OR MOUNTED ON EXISTING STRUCTURES)
- \*WIRELESS COMMUNICATION FACILITIES (W/RFI ATTACHED TO STREET POLES OR MOUNTED ON EXISTING STRUCTURES)
- \*ARTIST STUDIOS WITH ASSOCIATED GALLERIES
- \*ARTIST STUDIOS WITHOUT ASSOCIATED GALLERIES
- \*AUTOMOBILE TOWNS
- \*AUTOMOTIVE REPAIR AND MAINTENANCE
- \*FOOD PREPARATION FOR OFF-SITE CATERING, DINING, AND RETAIL TRADE, EXCLUDING THE PRODUCTION OF ALCOHOLIC BEVERAGES
- \*FOOD SERVICE (CONDITIONAL USE)
- \*GASOLINE STATIONS (CONDITIONAL USE)
- \*GASOLINE AND OUTLETTER SERVICES WITH NO MORE THAN 20% OF THE FLOOR AREA DEDICATED TO RETAIL SALES
- \*HARDWARE STORES
- \*HARDWARE STORES DEDICATED TO FOODS, INCLUDING: BREWERIES, CIDERIES, DISTILLERIES, AND WINERIES
- \*LANDSCAPING SERVICES
- \*LAUNDRY SERVICES LIMITED TO DRY CLEANING, MID-SCALE COMMERCIAL, AND LARGE-SCALE INDUSTRIAL LAUNDRY SERVICES, INCLUDING PERSONAL SERVICES SUCH AS SELF-SERVE LAUNDRY AND SMALL-SCALE WASH AND FOLD SERVICES
- \*LIGHT MANUFACTURING, INCLUDING THE FABRICATION OF BUILDING MATERIALS AND TECHNOLOGY
- \*OFFICES
- \*PARCEL DELIVERY TERMINALS
- \*PARKING LOTS AND STRUCTURES
- \*PRINTING AND RELATED SERVICES
- \*RETAIL TRADE
- \*SKILLED CONSTRUCTION AND INDUSTRIAL TRADES
- \*TECHNOLOGICAL RESEARCH AND DEVELOPMENT
- \*TRADING COMPANIES
- \*WAREHOUSE AND STORAGE FACILITIES
- \*WHOLESALE TRADE AND DISTRIBUTORS
- \*SOLAR ENERGY SYSTEMS, FREESTANDING AND SUBJECT TO A MAXIMUM HEIGHT OF TEN FEET (10) FROM RECORD GRADE
- \*SOLAR ENERGY SYSTEM, ROOF MOUNTED AND SUBJECT TO FIVE FEET (5) ABOVE THE MAXIMUM BUILDING HEIGHT FOR THE APPLICABLE DISTRICT
- \*WIND ENERGY SYSTEMS THAT ARE SMALL SCALE, ROOF MOUNTED, OR FREE STANDING (CONDITIONAL USE)
- \*GARAGES
- \*STORAGE STRUCTURES AND/OR ACCESSORY STRUCTURES
- \*TEMPORARY STRUCTURES (CONDITIONAL USE)

SITE PLAN NOTES

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- UNLESS NOTED OTHERWISE, SLOPE GRADE MAXIMUM 2% WITHIN 4' OF BUILDING, THEN 5% TO MATCH EXISTING GRADE ELEVATIONS. SLOPE ALL WALKING SURFACES MAXIMUM 5% IN THE DIRECTION OF TRAVEL AND MAXIMUM 2% AT LANDING CHANGE OF DIRECTION, AND PERPENDICULAR TO DIRECTION OF TRAVEL.
- UNLESS NOTED OTHERWISE FOR ALL EXTERIOR CONCRETE PAVEMENT PROVIDE MINIMUM 4" TYPE I, COMPACTED 95%.
- REFER TO GEO-TECHNICAL REPORT FOR RECOMMENDATIONS OF FILL WITHIN THE EXISTING 10-YEAR FLOOD PLAIN.
- SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION INFORMATION.
- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND UTILITIES.

AREA ANALYSIS

LEVEL 1	COMMERCIAL	1,093 SQUARE FEET
LEVEL 2	COMMERCIAL	300 SQUARE FEET
	LIVING	900 SQUARE FEET
	PRIVATE OUTDOOR	90 SQUARE FEET

AREA LEGEND

- AREA OF COMMERCIAL / SHOP SPACE
- (1) 9' x 20' INTERIOR PARKING SPACE
- AREA OF ACCESSORY DWELLING UNIT
- AREA OF PRIVATE OUTDOOR SPACE

KEYNOTES - SITE PLAN

MARK	DESCRIPTION
1	NEW CURB AND GUTTER
2	NEW CONCRETE SIDEWALK
3	NEW LANDSCAPE AT VACATED CROSS ACCESS EASEMENT
4	CONCRETE SIDEWALK ATTACHED
5	ASPHALT CONCRETE PAVEMENT
6	NEW CONCRETE EXTERIOR UNIT TRASH ENCLOSURE WITH STEEL GATES
7	NEW CONCRETE EXTERIOR UNIT TRASH ENCLOSURE WITH STEEL GATES
8	EXISTING MOVED PATHWAY
9	EXISTING EDGE OF ASPHALT PAVEMENT
10	REMOVE EXISTING CURB AND GUTTER
11	NEWLY EXPOSED EXISTING EASEMENT
12	NEW LANDSCAPE
13	PRE-FABRICATED METAL DECK
14	AREA OF ACCESSORY DWELLING UNIT CONCRETE SPACE ON LEVEL 2 AS OCCURS
15	RETAINING WALL
16	PEDESTRIAN BENCH
17	STOOP
18	STOOP WITH SIDEWALK CONNECTION
19	BRIEF PARKING SPACES - 3 BICYCLES
20	SAFETY METER LOCATIONS
21	ROOF DRAIN LEADER
22	ROOF DRAIN LEADER
23	PRE-FABRICATED METAL DECK
24	PRE-FABRICATED METAL DECK
25	PRE-FABRICATED METAL DECK
26	PRE-FABRICATED METAL DECK
27	MALLBROOM
28	WIRE TIEBARS
29	PROPOSED MONUMENT SIGNAGE LOCATION (DESIGN AND APPLICATION BY OTHERS)

VICINITY MAP





11/17/23  
 03/16/24 REVISED  
 03/16/24

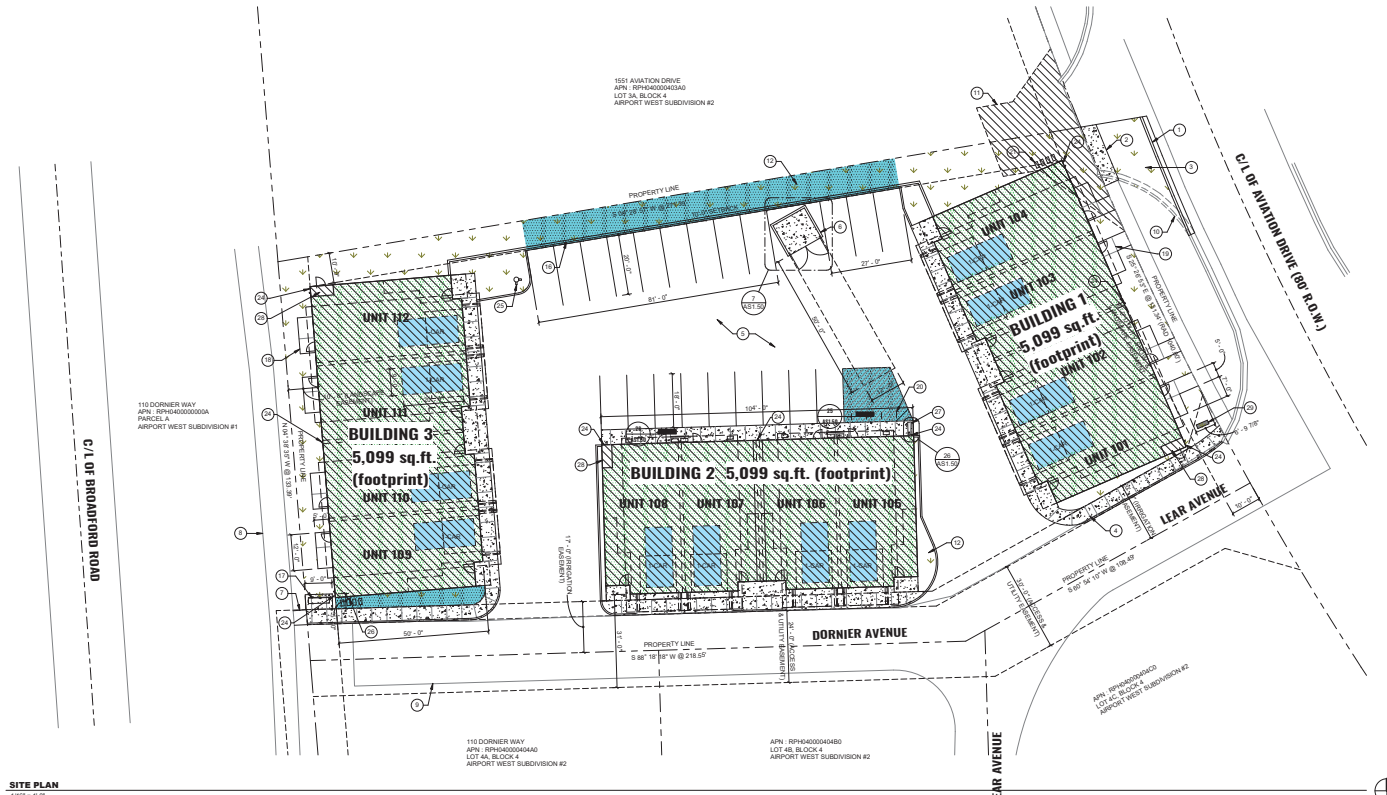
DATE	DESCRIPTION
11/17/23	ISSUE FOR PERMIT
03/16/24	REVISED PER CITY COMMENTS
03/16/24	REVISED PER CITY COMMENTS

DELLA MOUNTAIN SUITES

11/17/23  
 03/16/24  
 03/16/24

CONSTRUCTION DRAWINGS

AS1.00



SITE ANALYSIS

ADDRESS:	1651 AVIATION DRIVE, HALEY, IDAHO 83333	
ASSESSORS PARCEL NUMBER:	RPH040004080	
JURISDICTION:	CITY OF HALEY	
ZONING:	S24	
LAND-USE (PROPOSED):	MIXED USE DEVELOPMENT WITH OFFICE, SHOP, TRADE, GARAGE, LIGHT MANUFACTURING, RETAIL, STORAGE OR TRADE (FUTURE ACCESSORY DWELLING UNITS TO BE SUBMITTED UNDER SEPARATE APPLICATION)	
LEGAL DESCRIPTION:	LOT 88, BLOCK 4, AIRPORT WEST SUBDIVISION #2	
SITE AREA:	ACREAGE: 44.100 ACRES SQUARE FOOTAGE: 4,554 SQUARE FEET	
LANDSCAPE AREA:	ACREAGE: 6.23 ACRES SQUARE FOOTAGE: 6,992 SQUARE FEET	
BUILDING AREA:	BUILDING 1: 5,099 SQUARE FEET LEVEL 1: 5,099 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	BUILDING 2: 5,099 SQUARE FEET LEVEL 1: 5,099 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	BUILDING 3: 5,099 SQUARE FEET LEVEL 1: 5,099 SQUARE FEET LEVEL 2: 360 SQUARE FEET PATIO (LEVEL 2): 360 SQUARE FEET	
	TOTAL BUILDING = 38,388 SQUARE FEET	
DENSITY:		
SETBACKS:	REQUIRED	PROVIDED
FRONT:	15'-0"	15'-0"
SIDE (INTERIOR):	15'-0"	15'-0"
SIDE (STREET):	15'-0"	15'-0"
REAR:	15'-0"	15'-0"
PARKING:	REQUIRED	PROVIDED
USE:	28 SPACES	22 UNCOVERED & 6 GARAGE
SNOW STORAGE:	REQUIRED	HAUL-AWAY
MAXIMUM BUILDING HEIGHT:	ALLOWED	PROVIDED
	35'-0"	35'-0"

ALLOWED USES WITHIN SCL ZONE

- \*ACCESSORY DWELLING UNITS
- \*MIXED USE DEVELOPMENTS
- \*ONLY HOMES ON WHEELS
- \*GOVERNMENT OFFICES AND PUBLIC ADMINISTRATION, INCLUDING CORRECTIONAL INSTITUTIONS (CONDITIONAL USE)
- \*PARKING WITHWAYS
- \*PUBLIC FACILITY UTILITIES (CONDITIONAL USE)
- \*SCHOOLS (CONDITIONAL USE)
- \*SEMI PUBLIC USES (CONDITIONAL USE)
- \*SOCIAL SERVICES (CONDITIONAL USE)
- \*WATER STORAGE AND WELL FACILITIES
- \*WIRELESS COMMUNICATION FACILITIES (W/CF) ATTACHED TO STREET POLES OR MOUNTED ON EXISTING STRUCTURES
- \*WIRELESS COMMUNICATION FACILITIES (W/CF) ATTACHED TO STREET POLES OR MOUNTED ON EXISTING STRUCTURES
- \*ARTIST STUDIOS WITH ASSOCIATED GALLERIES
- \*ARTIST STUDIOS WITHOUT ASSOCIATED GALLERIES
- \*AUTOMOBILE TOWING
- \*AUTOMOTIVE REPAIR AND MAINTENANCE
- \*FOOD PREPARATION FOR OFF-SITE CATERING, DINING, AND RETAIL TRADE, EXCLUDING THE PRODUCTION OF ALCOHOLIC BEVERAGES
- \*FOOD SERVICE (CONDITIONAL USE)
- \*GASOLINE STATIONS (CONDITIONAL USE)
- \*GASOLINE AND OUTLETTER SERVICES WITH NO MORE THAN 20% OF THE FLOOR AREA DEDICATED TO RETAIL SALES
- \*HARDWARE STORES
- \*HARDWARE STORES FACILITIES FOR EDIBLE GOODS, INCLUDING BREWERIES, CIDERIES, DISTILLERIES, AND WINERIES
- \*LANDSCAPING SERVICES
- \*LAUNDRY SERVICES LIMITED TO DRY CLEANING, MID-SCALE COMMERCIAL, AND LARGE-SCALE INDUSTRIAL LAUNDRY SERVICES, INCLUDING PERSONAL SERVICES SUCH AS SELF-SERVE LAUNDRY AND SMALL-SCALE WASH AND FOLD SERVICES
- \*LIGHT MANUFACTURING, INCLUDING THE FABRICATION OF BUILDING MATERIALS AND TECHNOLOGY
- \*OFFICES
- \*PARCEL DELIVERY TERMINALS
- \*PARKING LOTS AND STRUCTURES
- \*PRINTING AND RELATED SERVICES
- \*RETAIL TRADE
- \*SKILLED CONSTRUCTION AND INDUSTRIAL TRADES
- \*TECHNOLOGICAL RESEARCH AND DEVELOPMENT
- \*TRADING OPERATIONS
- \*WAREHOUSE AND STORAGE FACILITIES
- \*WHOLESALE TRADE AND DISTRIBUTORS
- \*SOLAR ENERGY SYSTEMS, FREESTANDING AND SUBJECT TO A MAXIMUM HEIGHT OF TEN FEET (10) FROM RECORD GRADE
- \*SOLAR ENERGY SYSTEM, ROOF MOUNTED AND SUBJECT TO FIVE FEET (5) ABOVE THE MAXIMUM BUILDING HEIGHT FOR THE APPLICABLE DISTRICT
- \*WIND ENERGY SYSTEMS THAT ARE SMALL SCALE, ROOF MOUNTED, OR FREE STANDING (CONDITIONAL USE)
- \*GARAGES
- \*STORAGE STRUCTURES AND/OR ACCESSORY STRUCTURES
- \*TEMPORARY STRUCTURES (CONDITIONAL USE)

SITE PLAN NOTES

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- UNLESS NOTED OTHERWISE, SLOPE GRADE MAXIMUM 2% WITHIN 40' OF BUILDING, THEN 5% TO MATCH EXISTING GRADE ELEVATIONS. SLOPE ALL WALKING SURFACES MAXIMUM 5% IN THE DIRECTION OF TRAVEL AND MAXIMUM 2% AT LANDING CHANGE OF DIRECTION, AND PERPENDICULAR TO DIRECTION OF TRAVEL.
- UNLESS NOTED OTHERWISE FOR ALL EXTERIOR CONCRETE PAVEMENT PROVIDE MINIMUM 4" TYPE I, COMPACTED 95%.
- REFER TO GEO-TECHNICAL REPORT FOR RECOMMENDATIONS OF FILL WITHIN THE EXISTING 10-YEAR FLOOD PLAIN.
- SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION INFORMATION.
- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND UTILITIES.

AREA ANALYSIS

LEVEL 1	COMMERCIAL	= 1,093 SQUARE FEET
LEVEL 2	COMMERCIAL	= 300 SQUARE FEET
	LIVING	= 900 SQUARE FEET
	PRIVATE OUTDOOR	= 90 SQUARE FEET

AREA LEGEND

- AREA OF COMMERCIAL / SHOP SPACE
- (1) 9' x 20' INTERIOR PARKING SPACE
- AREA OF ACCESSORY DWELLING UNIT
- AREA OF PRIVATE OUTDOOR SPACE

KEYNOTES - SITE PLAN

MARK	DESCRIPTION
1	NEW CURB AND GUTTER
2	NEW CONCRETE SIDEWALK
3	NEW LANDSCAPE AT VACATED CROSS ACCESS EASEMENT
4	CONCRETE SIDEWALK ATTACHED
5	ASPHALT CONCRETE PAVEMENT
6	NEW CONCRETE BOUNDARY UNIT TRAIL ENCLOSEURE WITH STEEL GATES
7	NEW CONCRETE TO EXISTING MOVED PATHWAY
8	EXISTING MOVED PATHWAY
9	EXISTING EDGE OF ASPHALT PAVEMENT
10	REMOVE EXISTING CURB AND GUTTER
11	WALKWAY CROSS ACCESS EASEMENT
12	NEW LANDSCAPE
13	PRE-FABRICATED METAL DECK
14	AREA OF ACCESSORY DWELLING UNIT CONFORMANCE SPACE ON LEVEL 1 AS OCCURS
15	RETAINING WALL
16	PEDESTRIAN BENCH
17	STOOP
18	STOOP WITH SIDEWALK CONNECTION
19	BRIEF PARKING SPACES - 8' BY 12'
20	ROOF DRAIN LEADER
21	SAG METER LOCATIONS
22	ROOF DRAIN LEADER
23	PRE-FABRICATED METAL DECK
24	PRE-FABRICATED METAL DECK
25	PRE-FABRICATED METAL DECK
26	PRE-FABRICATED METAL DECK
27	MALLBROOM
28	WIRE TIE BARS
29	PROPOSED MONUMENT SIGNAGE LOCATION (DESIGN AND APPLICATION BY OTHERS)

VICINITY MAP



SITE









DATE: 11/10/23  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 11/10/23

NO.	REVISION	DESCRIPTION	DATE

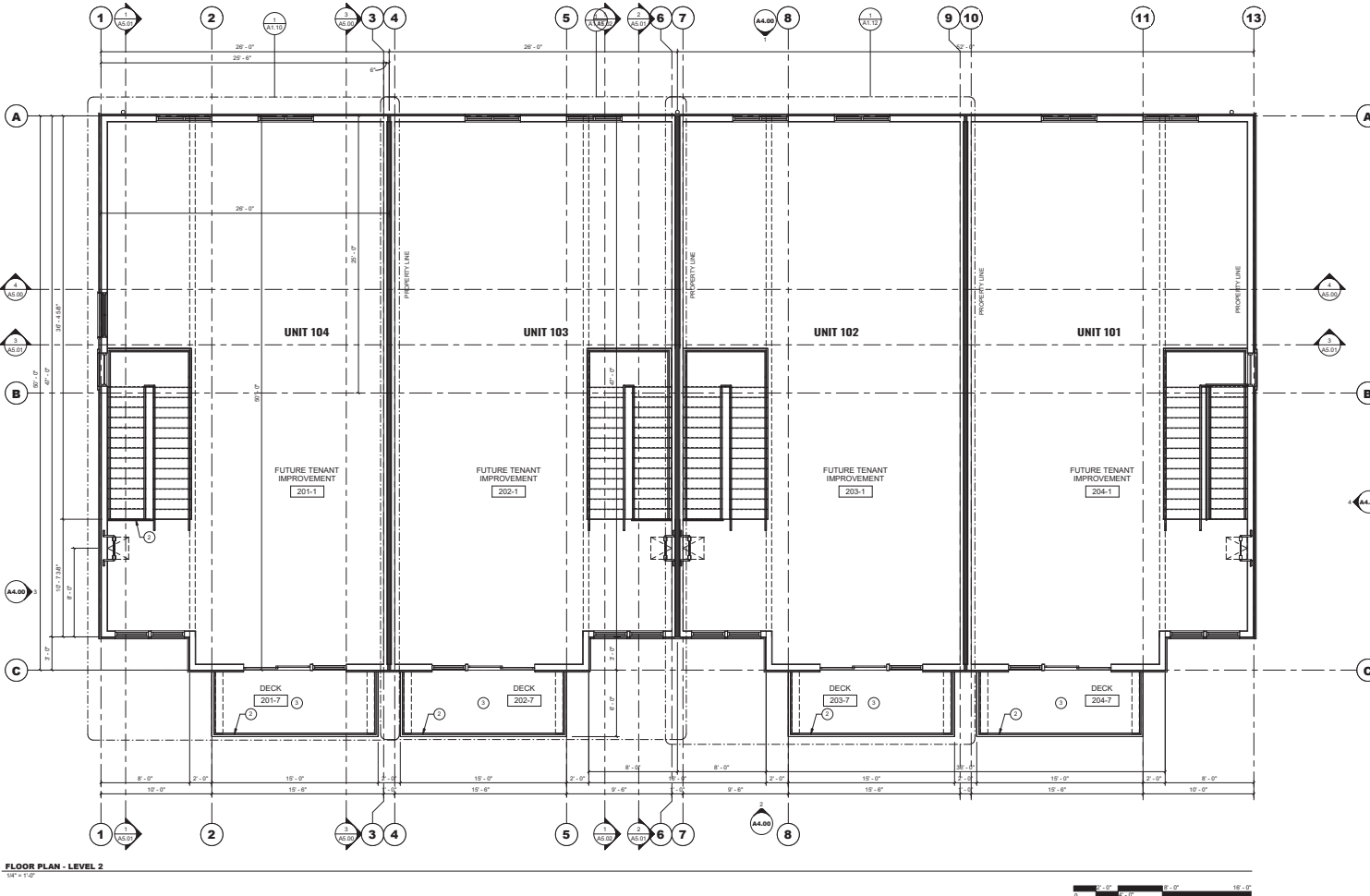
**DELLA MOUNTAIN SUITES - BUILDING 1**

BY: JAVIER BRUCE LINNEY, ID#00333  
FLOOR PLAN (W/R/WALL) - LEVEL 2 - BUILDING 1

DATE: 11/10/23  
BY: [Signature]  
PROJECT NUMBER: [Blank]

CONSTRUCTION DRAWINGS

SHEET NUMBER: A1.01



**FLOOR PLAN GENERAL NOTES**

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTERLINES OR TO FACE OF FRAMING. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
- UNLESS NOTED OTHERWISE, ALL DOOR JAMBS ARE TO BE SET 4" FROM ADJACENT WALL.
- UNLESS NOTED OTHERWISE, BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS.
- PROVIDE SOLID BLOCKING AS REQUIRED TO SUPPORT WALL HANGING EQUIPMENT SUCH AS LONG BARS, RAILINGS, SHELVING, CABINETS, AND ALL OTHER ACCESSORIES REQUIRING SUPPORT. VERIFY ALL LOCATIONS BEFORE INSTALLATION OF GYPSUM BOARD.

**KEYNOTES - FLOOR PLAN**

MARK	DESCRIPTION
1	PRE-FABRICATED METAL DECK, ABOVE
2	3/4" STEEL GUARDRAIL, BLACKENED
3	PRE-FABRICATED METAL DECK
4	STEEL COLUMN - SEE STRUCTURAL
5	400 AMP ELECTRICAL PANEL
6	PANELS WITH THE FIRE RISE
7	UTILITY DRAW WITH THROUGH FLOOR
8	GAS UNIT HEATER
9	EXCESSIVE WATERSPLIT CONDENSOR, PROVIDE IN WALL BACKING UNIT TO BE INSTALLED BY OWNER
10	WASHER
11	STACKABLE GAS FIRED WASHER DRYER UNIT
12	SCHLITZ RISE - SEE PLUMBING
13A	FIRE RISER
14	REC'D INVERT - SEE CIVIL

**WALL LEGEND**

- PLUMBING WALL: +24" STUDS AT 1'-4" ON CENTER
- FIRE RATED WALL: +1 HOUR RATED, EXTERIOR WALL



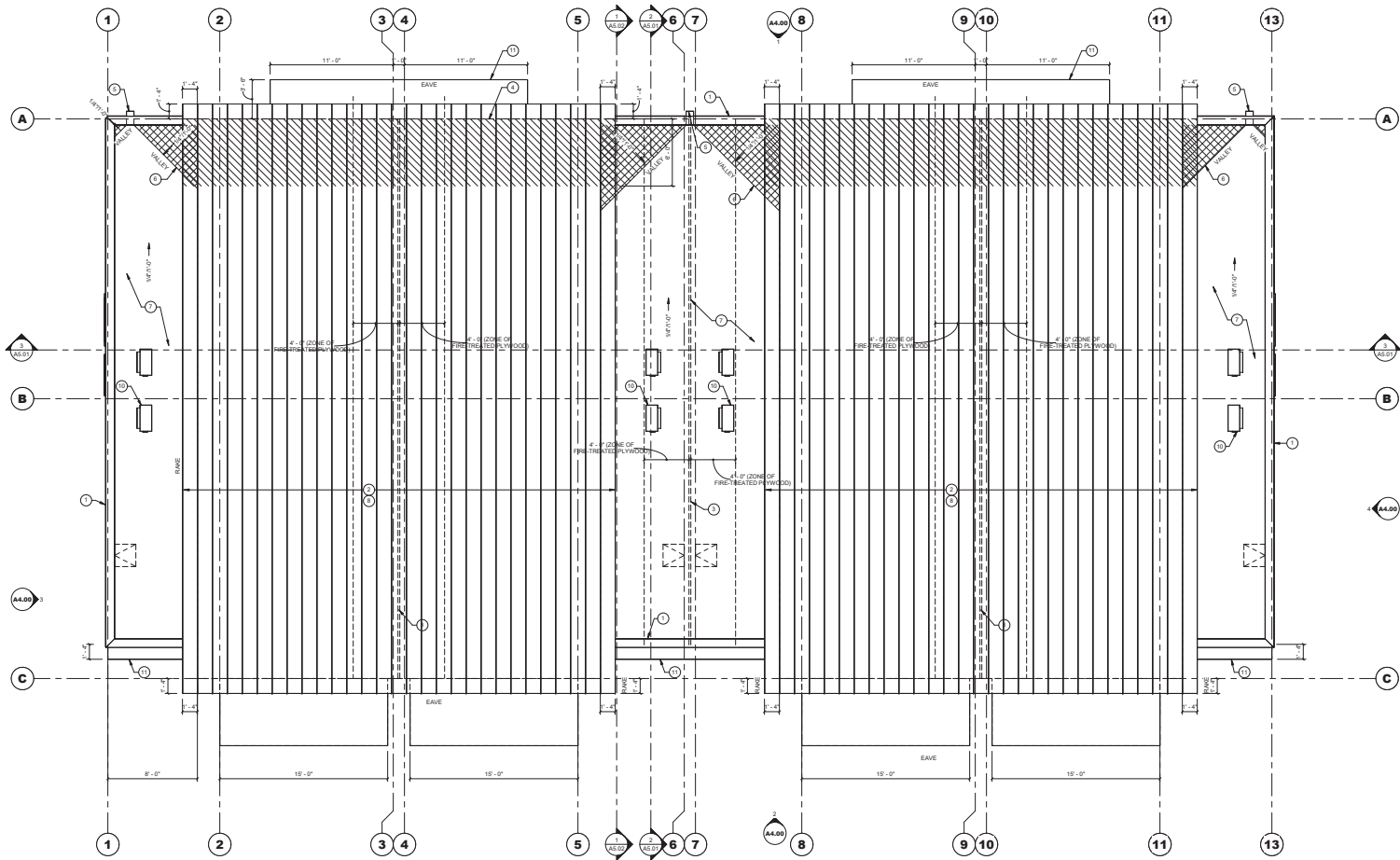
THIS DRAWING IS THE PROPERTY OF CHRYSLIS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHRYSLIS ARCHITECTURE. EXPIRES 10/31/2024

**ROOF PLAN GENERAL NOTES**

1. VERIFY EXISTING ROOF SLOPES FOR CONFORMANCE TO SLOPES INDICATED ON DRAWINGS. ASSESS ROOF'S MAINTAINING POSITIVE DRAINAGE.
2. VERIFY ALL DRAINAGE FROM ROOF IS FUNCTIONING AND DRAINING WITHOUT WATER RETENTION. DETERMINE ABILITY OF DRAINAGE TO CONTINUE PROPER USE.
3. PROVIDE DRAINAGE CONCRETE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE, EVEN IF NOT INDICATED ON DRAWINGS.
4. PROVIDE GALVANIZED PRE-FINISHED (COLOR AS SELECTED BY OWNER) FLASHING, COUNTER FLASHINGS, GUILTS, DIMP-EDGES, VENTS, AND COPINGS OF MINIMUM 22 GAUGE.
5. PROVIDE MINIMUM #80 ASPHALT INFUSED ROOFING FELT BENEATH ALL NON-METAL ROOFING SYSTEMS.
6. ALL ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEMS SHALL BE OVERLAPPED AND FASTENED, PER ROOFING MANUFACTURER'S RECOMMENDATIONS, OVER #80 ASPHALT INFUSED ROOFING FELT.
7. ALL SINGLE PLY ROOFING MEMBRANE SYSTEMS SHALL BE, K.E.E. (FIBER-ITE) MINIMUM 45 MIL, FULLY ADHERED OVER POLYISOCYANURATE ROOF INSULATION COLOR TO BE DETERMINED BY OWNER.
8. ALL STANDING SEAM METAL ROOFING SYSTEMS SHALL BE MINIMUM 24 GAUGE, GALVANIZED AND PRE-FINISHED (COLOR AS DETERMINED BY OWNER), MECHANICALLY FASTENED, AND SEAM SEALED, OVER SELF-HEALING, SELF-ADHERING WATER-PROOF MEMBRANE.
9. PROVIDE BITUMINOUS RUBBERIZED SELF-HEALING, SELF-ADHERING, ASPHALT WATER-PROOF ICE/WATER SHIELD BENEATH ALL METAL ROOFING SYSTEMS.
10. UNLESS NOTED OTHERWISE, ALL VALLEYS TO RECEIVE 22 GAUGE, PRE-FINISHED METAL FLASHING WITH SLOPE CENTER BREAK. SHINGLES SHALL OVERLAP VALLEY FLASHING MINIMUM 6" .
11. ALL ROOF EAVES OVER PAVING SURFACES SHALL RECEIVE A CONTINUOUS, PRE-FINISHED CUTTER CONNECTED TO A ROOF LEADER DIRECTING ALL WATER TOWARDS A LANDSCAPE SWALE AREA.

**KEYNOTES - ROOF PLAN**

MARK	DESCRIPTION
1	PRE-FINISHED METAL PARAPET TOP SLOPED
2	PRE-ENGINEERED TRUSSES, 2" P ON CENTER WITH 7/16" ORIENTED STRAND BOARD CEILING
3	EXTEND FIRE PARTITION TO UNDERSIDE OF ROOF DECK
4	RAVINE TYPED FOR CLIP
5	PRE-FINISHED 4" DIAMETER ROOF DRAIN LEADER AND 8"x12"x12" SCUPPER BOX
6	TAPERED CRICKET INSULATION (POLYISOCYANURATE) SLOPED TO DRAIN
7	SINGLE PLY MEMBRANE, FULLY ADHERED, SLOPED TO DRAIN, OVER 2 LAYERS OF 2" P RIGID (POLYISOCYANURATE) INSULATION MEMBRANE LAPPED UP ALL WALLS AND OVER TOP OF PARAPET FRAMING
8	PRE-FINISHED STANDING SEAM METAL ROOFING, 24 GAUGE METAL DRAINING



**ROOF PLAN**  
1/4" = 1'-0"

**DELLA MOUNTAIN SUITES - BUILDING 1**

BY: JAVIER BRICE, LINNEY (ID# 8332)  
ROOF PLAN - BUILDING 1

DATE:  
11/10/23

PROJECT NUMBER:

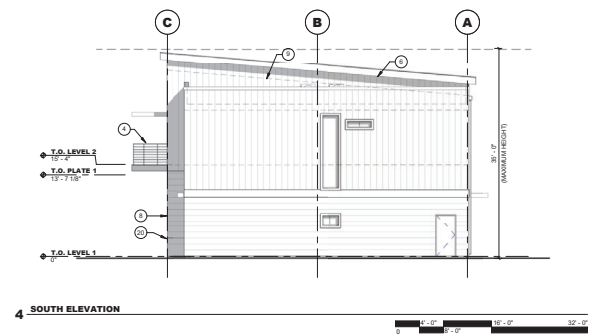
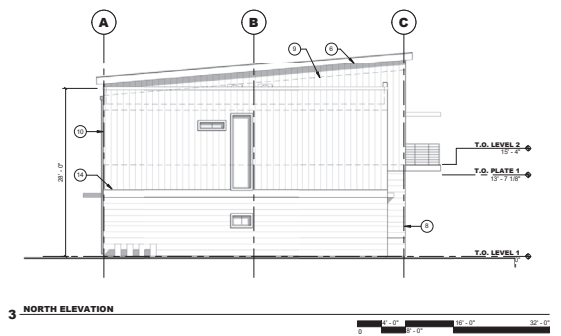
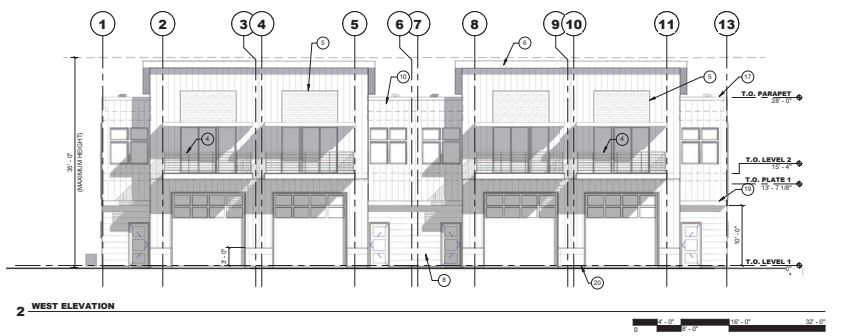
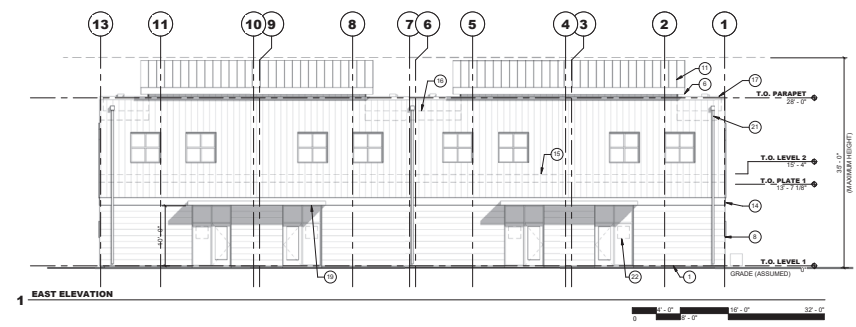
SHEET NUMBER:

CONSTRUCTION DRAWINGS

A3.00



THIS DRAWING IS THE PROPERTY OF CHRYSLIS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF CHRYSLIS ARCHITECTURE. EXPIRES 12/31/2024



**EXTERIOR ELEVATION GENERAL NOTES**

1. DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DATUM HEIGHTS ARE NOMINAL. CONTRACTOR TO ADJUST FOR ACTUAL DIMENSIONS DUE TO MATERIAL AND CONSTRUCTION TOLERANCES.
4. PROVIDE 24 GAUGE PREFINISHED METAL FLASHING, DRIP EDGE, AND TRIM TO MATCH ROOFING / SIDING COLOR.
5. ALL EXPOSED FOUNDATION AND FOOTINGS ARE TO BE PAINTED TO MATCH ADJACENT WALL FINISH OR COLOR AS SELECTED BY OWNER. PROVIDE NECESSARY SURFACE FILLER AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATION.
6. ALL EXPOSED PIPING, CONDUIT AND DUCTWORK ARE TO BE FINISHED TO MATCH ADJACENT SURFACES.
7. ALL JOINTS PLASTER CONTROL JOINT LOCATIONS SHALL BE VERIFIED WITH ARCHITECT. ALL JOINTS TO BE PAINTED. COLOR TO BE DETERMINED BY ARCHITECT.
8. A CONTINUOUS WATER-PROOF MEMBRANE SHALL BE APPLIED BENEATH ALL EXTERIOR MATERIALS. WATER-PROOFING SHALL BE SELF-HEALING, LAPPED AND SELF-ADHERING.
9. ALL EXTERIOR MASONRY, INCLUDING BRICK, AND MORTAR AND GROUT JOINTS, SHALL BE PROVIDED WITH AN INTEGRAL NON-COLORING WATER-PROOFER AND GROUT REPELLANT. INTEGRAL WATER-PROOFING IS NOT APPLICABLE TO RESISTING THE PASSAGE OF WATER AND WATER VAPOR. RESISTING TOPICAL WATER-PROOFING SHALL BE APPLIED AS REQUIRED IN AS MANY COATS AS POSSIBLE TO ACHIEVE COMPLETE COVERAGE. ANY TOPICAL APPLIED WATER-PROOFING SHALL BE NON-COLORING.

MARK	DESCRIPTION
1	GAS METER
2	1/2" FINISH WEATHERBOARD, 6" OVERHEAD
3	DECORATIVE WEATHERED WOOD PLANK, SEALED
4	PREFINISHED METAL FLASHING
5	PREFINISHED METAL FLASHING, HORIZONTAL
6	LINE OF CEILING
7	PREFINISHED METAL CLADDING, VERTICAL
8	PREFINISHED STANDING METAL ROOFING WITH WATER-PROOF MEMBRANE
9	PREFINISHED 1/4" WALL TRIM, SMOOTH
10	LINE OF FLOOR, BEYOND
11	LINE OF ROOF, BEYOND
12	INTERIOR WEATHERBOARD, 6" OVERHEAD
13	COVER METAL WEATHERBOARD
14	PREFINISHED ROOF DRAIN LEADER AND CAPTURE BOX
15	WEATHER DECAL

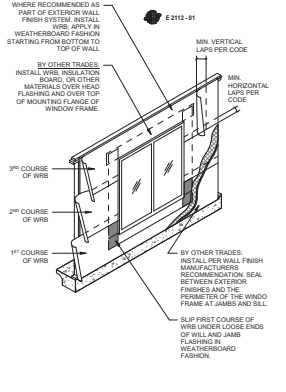


FIG. 19 WEATHER RESISTANT BARRIER (WRB) APPLICATION (METHODS A AND B)

**5 TYPICAL OPENING - EXTERIOR WEATHER BARRIER**

**DELLA MOUNTAIN SUITES - BUILDING 1**

**EXTERIOR ELEVATIONS - BUILDING 1**

BY: JAVIER BRICE, LMW, UMB ID 1333

DATE: 11/17/23

DATE: 11/17/23  
 SHEET NUMBER: 1117023

CONSTRUCTION DRAWINGS



DATE	DESCRIPTION

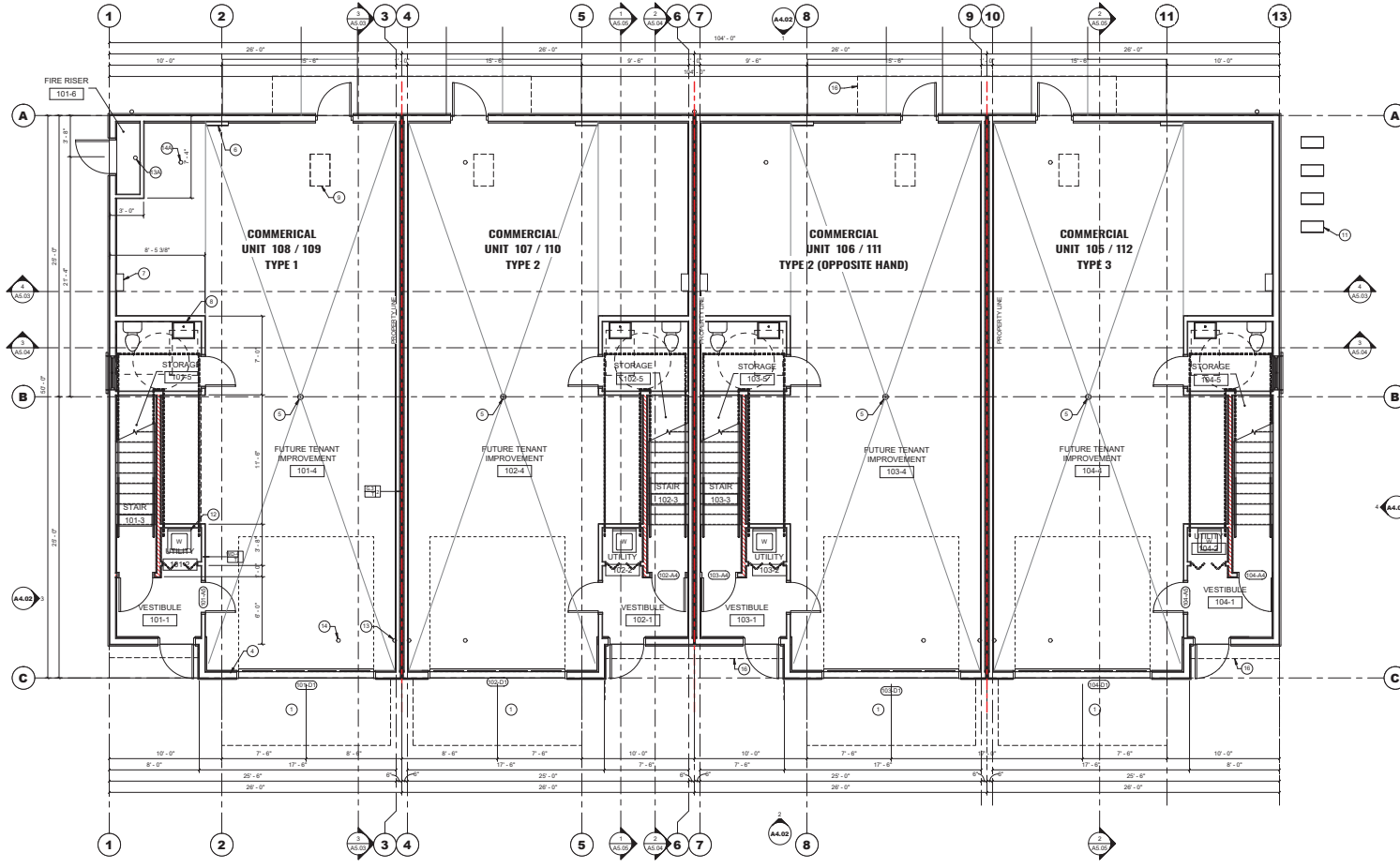
DATE	DESCRIPTION

**DELLA MOUNTAIN SUITES - BUILDING 2 & 3**

BY: JAVIER BRICE, LICENSED ARCHITECT  
DATE: 11/10/23  
PROJECT NUMBER: 111010723

CONSTRUCTION DRAWINGS

SHEET NUMBER: A1.02



**FLOOR PLAN - LEVEL 1**  
1/8" = 1'-0"



**FLOOR PLAN GENERAL NOTES**

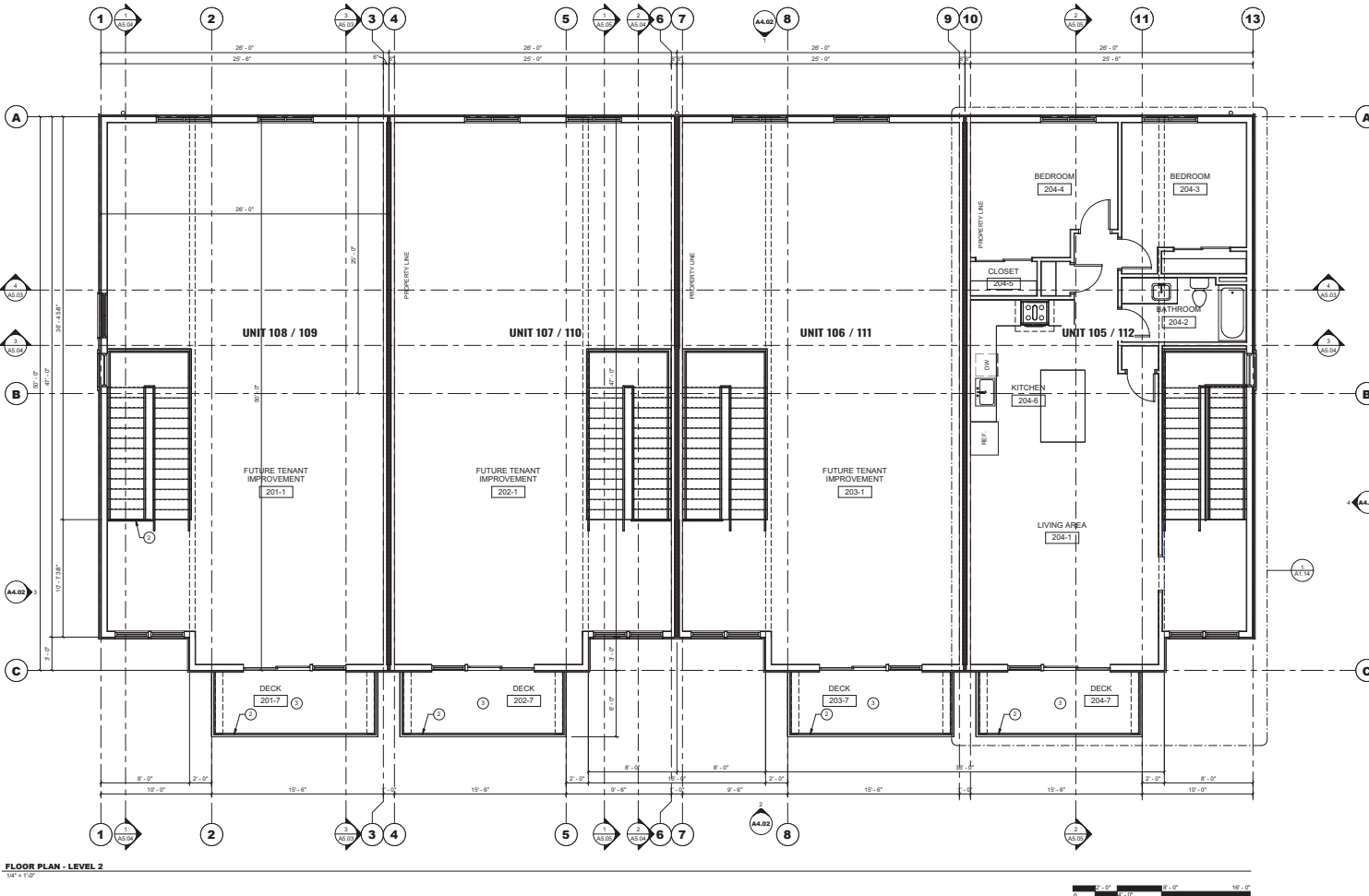
- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTERLINES OR TO FACE OF FRAMING. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
- UNLESS NOTED OTHERWISE, ALL DOOR JAMBS ARE TO BE SET 4" FROM ADJACENT WALL.
- UNLESS NOTED OTHERWISE, BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS.
- PROVIDE SOLID BLOCKING AS REQUIRED TO SUPPORT WALL HANGING EQUIPMENT SUCH AS LONG BARS, RAILINGS, SHELVEING, CABINETS, AND ALL OTHER ACCESSORIES REQUIRING SUPPORT. VERIFY ALL LOCATIONS BEFORE INSTALLATION OF GYPSUM BOARD.

**KEYNOTES - FLOOR PLAN**

MARK	DESCRIPTION
1	PREFABRICATED METAL DECK, INSULATED
2	3/4" STEEL GUARDWALL, BLACKENED
3	PREFABRICATED METAL DECK
4	STEEL COLUMN - SEE STRUCTURAL
5	FLOOR COVERING
6	200 AMP ELECTRICAL PANEL
7	PANTRY SINK WITH TRASH FALCET
8	UTILITY SINK WITH TRASH FALCET
9	GAS UNIT HEATER
10	GAS LINES MINORLY CONDENSER, PROVIDE IN WALL BACKING UNIT TO BE INSTALLED BY OWNER
11	CASSETTE
12	STACKABLE GAS FIRED WASHER DRYER UNIT
13	DOMESTIC RISER - SEE PLUMBING
13A	FIRE RISER
14	SEWER INVERT AT BUILDING 3 - SEE CIVIL
14A	SEWER INVERT AT BUILDING 2 - SEE CIVIL

**WALL LEGEND**

- PLUMBING WALL = 2x6 STUDS AT 1'-0" ON CENTER
- FIRE RATED WALL = 1-HOUR RATED, EXTERIOR WALL



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

**FLOOR PLAN GENERAL NOTES**

- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTERLINES OR TO FACE OF FRAMING. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
- UNLESS NOTED OTHERWISE, ALL DOOR JAMBS ARE TO BE SET 4" FROM ADJACENT WALL.
- UNLESS NOTED OTHERWISE, BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS.
- PROVIDE SOLID BLOCKING AS REQUIRED TO SUPPORT WALL HANGING EQUIPMENT SUCH AS LOOSE BARS, RAILINGS, SHELVING, CABINETS, AND ALL OTHER ACCESSORIES REQUIRING SUPPORT. VERIFY ALL LOCATIONS BEFORE INSTALLATION OF GYPSUM BOARD.

**KEYNOTES - FLOOR PLAN**

MARK	DESCRIPTION
1	PRE-FABRICATED METAL DECK, BROOKS
2	1/2" STEEL GUARDRAIL, BLACKENED
3	PRE-FABRICATED METAL DECK
4	STEEL COLUMN - SEE STRUCTURAL
5	FLOOR FINISH
6	200 AMP ELECTRICAL PANEL
7	PANELS WITH THE FRESH AIR
8	UTILITY SINK WITH THRESHOLD FOLDED
9	GAS UNIT HEATER
10	EXCESS CONDENSATE CONDENSER, PROVIDE IN WALL BACKING UNIT TO BE INSTALLED BY OWNER
11	WASHER
12	STACKABLE GAS FINED WASHER DRYER UNIT
13	SCHMETZ RISER - SEE PLUMBING
14	FIRE RISER
15	SEWER INVERT AT BUILDING 1 - SEE CIVIL
16	SEWER INVERT AT BUILDING 2 - SEE CIVIL

**WALL LEGEND**

- PLUMBING WALL: +24 STUDS AT 1'-4" ON CENTER
- FIRE RATED WALL: +1 HOUR RATED, EXTERIOR WALL

**DELLA MOUNTAIN SUITES - BUILDING 2 & 3**

BY: JAVIER BRICE, LINNEY (DRAW 8333)  
FLOOR PLAN (W/RAIL) - LEVEL 2 - BUILDING 2/3

DATE: 11/10/23  
PROJECT NUMBER:  
CONSTRUCTION DRAWINGS

SHEET NUMBER:  
**A1.03**



THIS DRAWING IS THE PROPERTY OF CHRYSLIS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHRYSLIS ARCHITECTURE.

DATE	DESCRIPTION

**DELLA MOUNTAIN SUITES - BUILDING 2 & 3**

1011 JAVIER DRIVE, LANEY, IDAHO 83321  
ROOF PLAN - BUILDING 2,3

DATE: 11/10/23  
DRAWN BY: [Signature]  
PROJECT NUMBER: [Blank]

CONSTRUCTION DRAWINGS

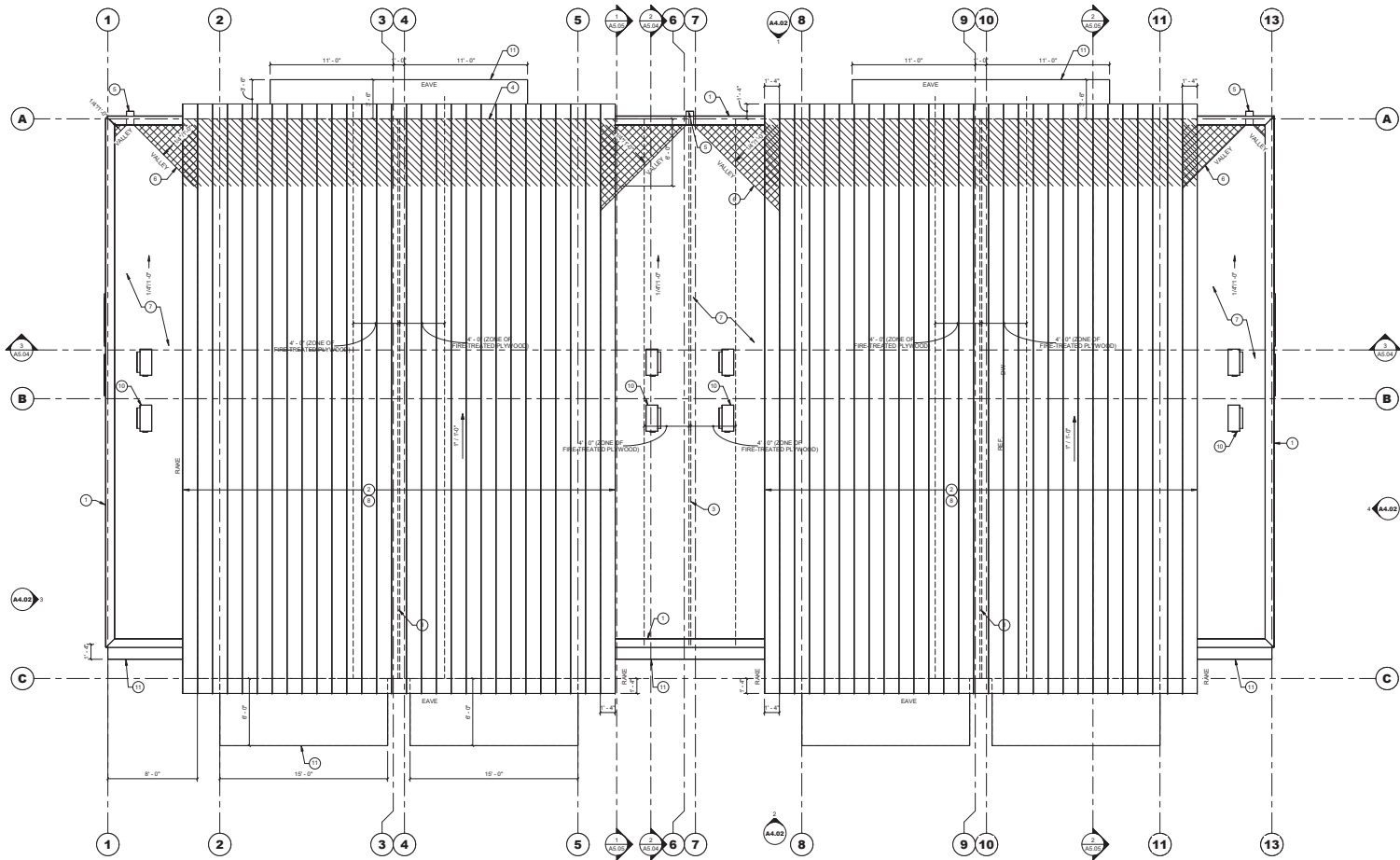
SHEET NUMBER: A3.01

**ROOF PLAN GENERAL NOTES**

- VERIFY EXISTING ROOF SLOPES FOR CONFORMANCE TO SLOPES INDICATED ON DRAWINGS. ASSES ROOF TO DETERMINE POSITIVE DRAINAGE.
- VERIFY ALL DRAINAGE FROM ROOF IS FUNCTIONING AND DRAINING WITHOUT WATER INFUSION. DETERMINE ABILITY OF DRAINAGE TO CONTINUE PROPER USE.
- PROVIDE DRAINAGE CRICKETS AS REQUIRED TO PROVIDE POSITIVE DRAINAGE, EVEN IF NOT INDICATED ON DRAWINGS.
- PROVIDE GALVANIZED PRE-FINISHED (COLOR AS SELECTED BY OWNER) FLASHINGS, COUNTER FLASHINGS, ROOF EEL, CHIMNEYS, VENTS AND COPINGS OF MINIMUM 22 GAUGE.
- PROVIDE MINIMUM #80 ASPHALT INFUSED ROOFING FELT BENEATH ALL NON-METAL ROOFING SYSTEMS.
- ALL ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEMS SHALL BE OVERLAPPED AND FASTENED PER ROOFING MANUFACTURERS RECOMMENDATIONS, OVER #80 ASPHALT INFUSED ROOFING FELT.
- ALL SINGLE-PLY ROOFING MEMBRANE SYSTEMS SHALL BE #1.2 POLYURETHANE MINIMUM #5 MIL FULLY ADHERED OVER POLYISOCYANURATE RIGID INSULATION, COLOR TO BE DETERMINED BY OWNER.
- ALL STANDING SEAM METAL ROOFING SYSTEMS SHALL BE MINIMUM 24 GAUGE, GALVANIZED AND PRE-FINISHED (COLOR AS DETERMINED BY OWNER), MECHANICALLY FASTENED AND SEAM SEALED, OVER SELF-HEALING, SELF-ADHERING WATER-PROOF MEMBRANE.
- PROVIDE BITUMINOUS RUBBERIZED SELF-HEALING, SELF-ADHERING ASPHALT WATER-PROOF ICE/WATER SHIELD BENEATH ALL METAL ROOFING SYSTEMS.
- UNLESS NOTED OTHERWISE, ALL VALLEYS TO RECEIVE 22 GAUGE, PRE-FINISHED METAL FLASHING WITH SLOPE CENTER BREAK, SHINGLES SHALL OVERLAP VALLEY FLASHING MINIMUM 4".
- ALL ROOF EAVES OVER PAVING SURFACES SHALL RECEIVE A CONTINUOUS, PRE-FINISHED GUTTER CONNECTED TO A ROOF LEADER DIRECTING ALL WATER TOWARDS A LANDSCAPE SWALE AREA.

**KEYNOTES - ROOF PLAN**

MARK	DESCRIPTION
1	PRE-FINISHED METAL PARAPET TOP, SLOPED
2	PRE-ENGINEERED TRUSSES, 2" P ON CENTER WITH 7/16" ORIENTED STRAND BOARD CEILING
3	EXTEND FRIE PARTITION TO UNDERSIDE OF ROOF DECK
4	DRIVE NUTS/STUDS/CLIPS
5	PRE-FINISHED 4" DIAMETER ROOF DRAIN LEADER AND 8"x12"x12" SCUPPER BOX
6	TAPERED CRICKET INSULATION (POLYISOCYANURATE) SLOPED TO DRAIN
7	SINGLE PLY MEMBRANE, FULLY ADHERED, SLOPED TO DRAIN, OVER 2 LAYERS OF 2" RIGID (POLYISOCYANURATE) INSULATION MEMBRANE LAPPED UP ALL WALLS AND OVER TOP OF PARAPET FRAMING
8	PRE-FINISHED STANDING SEAM METAL ROOFING, 24 GAUGE, PRE-FABRICATED, PRE-ENGINEERED METAL JOINTING

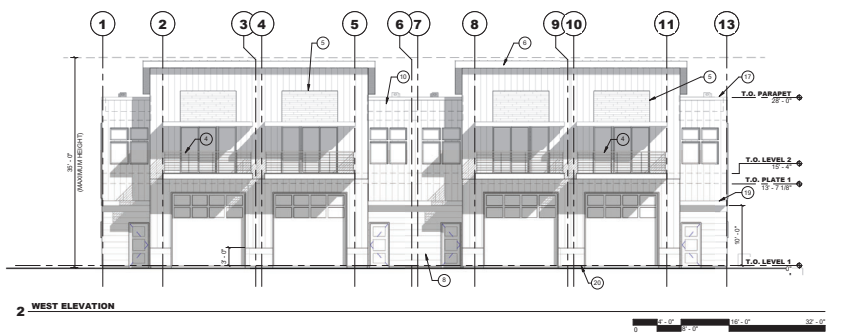
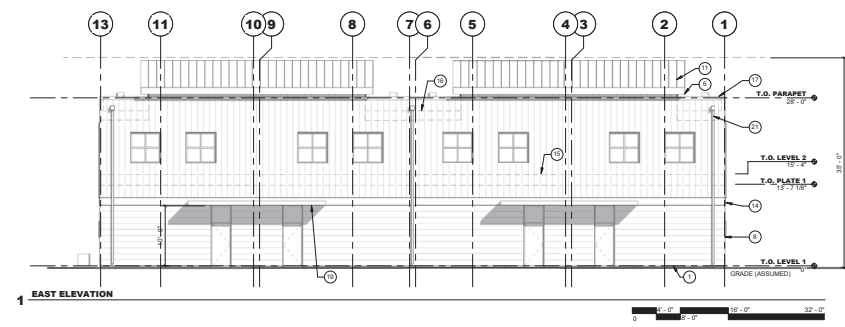


ROOF PLAN  
1/4" = 1'-0"



**EXTERIOR ELEVATION GENERAL NOTES**

1. DRAWINGS & SPECIFICATIONS ARE SUPPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DATUM HEIGHTS ARE NOMINAL. CONTRACTOR TO ADJUST FOR ACTUAL DIMENSIONS DUE TO MATERIAL AND CONSTRUCTION TOLERANCES.
4. PROVIDE 24 GAUGE PRE-FINISHED METAL FLASHING, DRIP EDGE, AND TRIM TO MATCH ROOFING / SIDING COLOR.
5. ALL EXPOSED FOUNDATION AND FOOTINGS ARE TO BE PAINTED TO MATCH ADJACENT WALL FINISH OR COLOR AS SELECTED BY OWNER. PROVIDE NECESSARY SURFACE FILLER AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATION.
6. ALL EXPOSED PIPING, CONDUIT AND DUCTWORK ARE TO BE FINISHED TO MATCH ADJACENT SURFACES.
7. ALL CEMENT PLASTER CONTROL JOINT LOCATIONS SHALL BE VERIFIED WITH ARCHITECT. ALL JOINTS TO BE PAINTED. COLOR TO BE DETERMINED BY ARCHITECT.
8. A CONTINUOUS WATER-PROOF MEMBRANE SHALL BE APPLIED BENEATH ALL EXTERIOR MATERIALS. WATER-PROOFING SHALL BE SELF-HEALING, LAPPS AND SELF-ADHERING. ALL EXTERIOR MASONRY, INCLUDING BRICK, AND MORTAR AND GROUT JOINTS, SHALL BE PROVIDED WITH AN INTEGRAL NON-COLORING WATER-PROOFER AND GRAPHTO REPELLENT. IF INTERNAL WATER-PROOFING IS NOT ADEQUATE AT RESISTING THE PASSAGE OF WATER AND WATER VAPOUR, ADDITIONAL TOPICAL APPLICATIONS SHALL BE APPLIED AS REQUIRED IN AS MANY COATS AS POSSIBLE TO ACHIEVE COMPLETE COVERAGE. ANY TOPICAL APPLIED WATER-PROOFING SHALL BE NON-COLORING.



MARK	DESCRIPTION
1	GAS METER
2	3RD FLOOR WINDSHIELD, 6\"/>

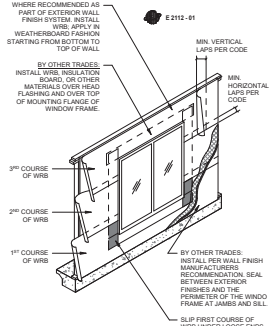
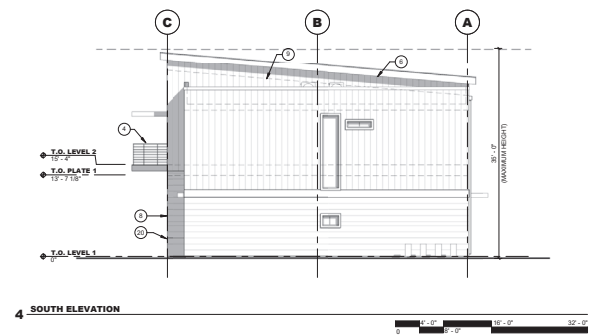
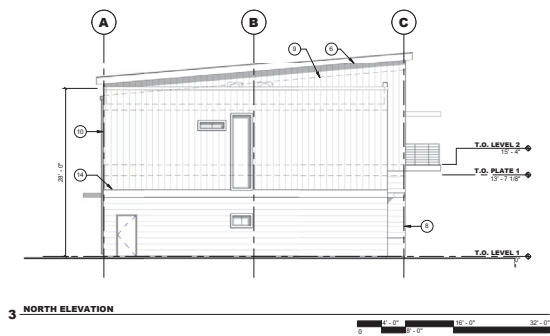


FIG. 19 WEATHER RESISTANT BARRIER (WRS) APPLICATION (METHODS A AND B)

**5 TYPICAL OPENING - EXTERIOR WEATHER BARRIER**

**DELLA MOUNTAIN SUITES - BUILDING 2 & 3**

EXTERIOR ELEVATIONS - BUILDING 2/3

DATE: 11/17/23  
 DRAWN BY: J. R. HOLL  
 CHECKED BY: J. R. HOLL  
 PROJECT NUMBER: 23-001  
 SHEET NUMBER: 44.02

# DELLA MOUNTAIN SUITES

1611 Aviation Drive  
Hailey, Idaho 83333



VICINITY MAP  
SCALE: 1" = 200'

SHEET INDEX		Revisions	
Sheet No.	Sheet Title	#	Date
C4.0	TITLE SHEET	1	
C4.1	UTILITY & EXISTING	1	
C4.2	CONCRETE PLAN	1	
C4.3	LANDSCAPE PLAN	1	
C4.4	PROPOSED SITE PLAN	1	
C4.5	WALL & FENCE	1	
C4.6	SEWER PLAN	1	
C4.7	UTILITIES OFF PLAN	1	

**NOTE:**

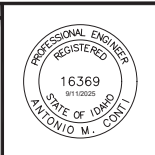
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, SHALL BE RETAINED AND PROTECTED. EXISTING CONDITIONS AND STRUCTURES THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTIONS SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE REQUIRED AND RESPONSIBLE TO POTHOLE FOR ALL EXISTING UTILITIES TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION AND EXCAVATION ACTIVITIES.

<p><b>Project Contact:</b>                  Owner:                  Cityline Architecture                  134 S 5th Street                  Boise, Idaho 83702                  Ph: (208) 556-1565                  Contact: Richard Wilson</p> <p><b>Civil Engineer:</b>                  Ackerman-Estevold                  7861 W Riverside Drive                  Suite 102                  Garden City, Idaho 83714                  Ph: (208) 853-6470                  Contact: Antonio Corti, PE/PLS</p>	<p><b>Municipal Utilities:</b>                  City of Hailey                  115 Main Street South                  Hailey, Idaho 83333                  Ph: (208) 788-8630                  Contact: Brian Yeager</p> <p><b>Electricity Provider:</b>                  Idaho Power                  Ph: (208) 388-2323</p> <p><b>Utility Location Services:</b>                  Idaho Dig Line                  18000 Jct. 1565</p>
--	--

<p><b>Notes:</b>                  ELEVATIONS ARE NOMINAL NAVD (88) DERIVED FROM REDUNDANT OPUS SOLUTIONS AND COMPUTED USING GCPD. IS BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY</p>
--

<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>All construction shall conform with local &amp; state building, plumbing, and electrical code.</li> <li>Locations of existing utilities shown are approximate and based upon information provided by utility companies and field observations. Accuracy of locations of all underground utilities is neither guaranteed nor warranted. Contractor shall be responsible for locating and verifying all underground utilities prior to construction.</li> <li>Prior to the commencement of any work, the Contractor shall file a "Notice of Intent to obtain coverage under the NPDES General Permit for Storm Water Discharge Associated with Construction Activity" (NOC).</li> </ol>
---

<p><b>Disclaimer:</b>                  It is understood that these plans were designed in accordance with standard practices widely accepted through the field of civil engineering and surveying. Although the plans represented here have been designed by, or under the direct supervision of, a registered professional engineer, Ackerman-Estevold will not be responsible for the accuracy of any physical work that is not constructed under the direct full time observation of personnel employed by Ackerman-Estevold.</p>
--



DELLA MOUNTAIN SUITES  
1611 AVIATION DRIVE  
HAILEY, ID 83333  
TITLE SHEET

PROJECT NO:  
80624  
DRAWING NAME:  
TITLESHEET  
C4.0 OF C4.2

ACKERMAN-ESTEVOLD  
7861 West Riverside Drive, Ste. 102 - Garden City, ID 83714  
PH: (208) 853-6470 FAX: (208) 853-6471  
www.ackerman-estevold.com  
ANTONIO M. CORTI, P.E., P.L.S.  
ANTONIO M. CORTI, P.E., P.L.S.  
ANTONIO M. CORTI, P.E., P.L.S.

**GENERAL NOTES:**

- 1. All work shall conform to the project notes, details, specifications. Where not specified, all work shall conform to the 2020 edition of the Idaho Standards for Public Works Construction (ISPCWC). In the event that any of these standards conflict, the more stringent requirement shall take precedence and govern.
- 2. Only plans with stamped "Approved for Construction" shall be used for the project. (Contractors) Use of any plans on the job without the "Approved for Construction" stamp shall be grounds for the issuance of a stop work order.
- 3. The Contractor shall keep on-site at all times a copy of the "Approved for Construction" plans. These plans shall be used to record the actual locations of the constructed (point) and any other utilities encountered. The Contractor shall provide these recorded locations to the project engineer for use in the production of record drawings prior to final record/acceptance of the project. The Contractor shall provide the Project Engineer with one (1) copy of redlined AS-Built drawings prior to project acceptance if needed necessary.
- 4. The types, locations, sizes, and/or depths of existing underground utilities as shown on these drawings were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the type, extent, size, location, and depth of such underground utilities. The Project Engineer assumes no responsibility for the completeness or accuracy of the delineation of such underground utilities, or the existence of other buried objects or utilities which may be encountered, but which are not shown on these drawings. It is the responsibility of the contractor to identify and locate the locations of existing utilities prior to the start of any project construction. Any location which may pose a conflict with the proposed construction must be reported to the project engineer prior to the start of any project construction.
- 5. The Contractor shall cut Dig Line (SDS) 1058 to locate all existing utilities at least three (3) days prior to the start of construction.
- 6. The Contractor shall notify the Project Engineer a minimum of seventy-two (72) hours prior to the start of project construction.
- 7. Vertical Datum is OD548.
- 8. The Contractor shall secure all necessary permitting from the Idaho Department of Environmental Quality (IDEQ) prior to the start of project construction. If trench dewatering is required, Contractor shall submit a dewatering plan to the project engineer prior to commencement of dewatering operations.
- 9. The Contractor is to obtain all applicable permits.
- 10. If any items of suspected historical or archaeological value are discovered during construction, the Contractor will be required to coordinate with the Owner, Project Engineer, as well as the State Historical Preservation Office.
- 11. The Contractor is responsible for compliance with all applicable safety rules of any jurisdictional body including, but not limited to, safe working practices within and around the construction area. In addition, Jurisdictional Agencies, the Owner, and the Project Engineer shall not be responsible for enforcing safety regulations.
- 12. If during construction of the project, an underground storage tank, buried drum, or other storage containment device, or object not intended for removal under the contract is discovered, the contractor shall immediately notify the Owner and the Project Engineer. No attempt shall be made to excavate, open, or remove such material without written approval.
- 13. Prior to construction the Contractor shall designate a project superintendent and public information officer who will be responsible to coordinate with Engineer, Owner, the public on all project activities at regular intervals as agreed upon during the pre-construction conference.
- 14. Construction surveying shall be the responsibility of the Contractor and incidental to the project.
- 15. The Contractor shall supply shop drawings and product submittals to the Engineer for verification at least 10% working days prior to their installation. The Contractor shall not proceed with installation without written approval from the Engineer.
- 16. Work shall generally be performed during normal working business hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No work on Sundays or holidays will be permitted.
- 17. The Contractor shall be responsible for all traffic control associated with the project and shall develop a plan to the Project Engineer for approval prior to the start of project construction. Plan to be accordance with MUTCD, and provided at no additional cost to the owner.
- 18. The contractor shall maintain traffic access at the end of each shift and provide details for one-way traffic during construction. When construction techniques allow, Contractor shall provide access through the construction zone to private properties.
- 19. The Contractor shall take whatever steps necessary to ensure that no overloading of roadways is done by himself, his subcontractors or his suppliers. Any road damage, other than designated detour routes, shall be repaired to its original condition at the Contractor's expense.
- 20. Coordinate use of premises with the Owner to ensure that construction operations do not interfere with necessary tasks of the Owner. The Contractor shall notify the Owner of any areas requiring down time at least 2 weeks prior to work.
- 21. The Contractor shall protect all existing monuments, survey markers, street signs, utilities, irrigation lines, government, trees, fences, and any other important objects or structures adjacent to the job site from damage and repair or replace damaged facilities as required by the Owner and the Project Engineer.
- 22. The Contractor shall verify all dimensions before starting work and shall immediately notify the Project Engineer of any discrepancies.
- 23. Any changes to the design as shown in these construction drawings must be reviewed and approved by the Project Engineer before changes are made. This includes changes requested by the Owner and Subcontractors.
- 24. Contractor shall repair all areas disturbed by construction activities on an equal or better condition than prior to any construction activities taking place.
- 25. Contractor shall obtain and secure any additional storage or work areas, outside of project area provided, if needed. The Contractor is responsible for any construction fencing needed to secure any site. Costs shall be incidental to the project.
- 26. The Contractor shall not work outside of existing property lines. Any work outside of the property lines shall be the responsibility of the Contractor and a copy shall be provided to the Engineer.
- 27. Contractor shall submit a Construction Sequencing Plan to the Engineer/Architect for approval prior to construction. The Plan includes a schedule of the anticipated construction along with a detailed plan describing sequence of construction, demolition, and bypass pumping.
- 28. The Contractor is responsible for protecting all work constructed by their work crews until the work is accepted by the owner for continuous operation and maintenance.
- 29. The Contractor shall be responsible for the removal and disposal of any excess materials as necessary to complete the project.

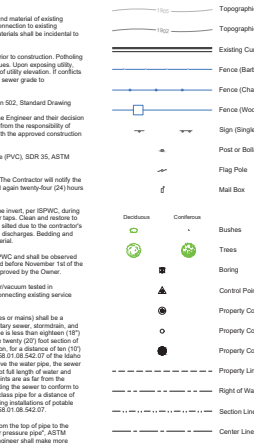
**UTILITY CONSTRUCTION NOTES:**

- 1. Contractor shall be responsible to verify location, depth, size, and material of existing utilities prior to construction. All strings and appurtenances for existing structures shall be allowed for transition between existing pipe materials shall be incidental to the project.
- 2. Contractor shall protect all proposed utilities 1 week prior to construction. Protection shall be performed using water jet or hydro excavation techniques. Upon exposing utility, Contractor shall contact Engineer to complete field verification of utility elevation. If conflict is encountered, Engineer reserves the right to adjust sanitary sewer grade to accommodate existing utilities as to no additional expense.
- 3. Manhole installation shall be in accordance with ISPCWC Section 502, Standard Drawing SS-501, SS-502, SS-503, Manholes (see also SS-507).
- 4. Approval and acceptance of all sewer construction will be by the Engineer and their decision shall be final. Such specifications shall not relieve the Contractor from the responsibility of performing the work in an acceptable manner in accordance with the approval construction plans and construction drawings.
- 5. All gravity sewer pipe shall be laid and set out, polyvinyl chloride (PVC), SDR 35, ASTM D-3034, unless otherwise approved by Engineer.
- 6. The Engineer reserves the right to complete spot observation. The Contractor will notify the Engineer forty-eight (48) hours prior to start of construction and upon twenty-four (24) hours prior to pouring concrete culvert.
- 7. Maintain groundwater levels one (1) foot or more below the pipe invert, per ISPCWC, during pipe laying and pipe joints operations and make material water tight. Clean and restore to their original state any ditches and stormwater facilities that are altered due to the contractor's operations. Obtain all necessary permits for dewatering activities. Banding and pipe zone materials shall be type 1 aggregate pipe bedding material.
- 8. The Contractor shall test all sewer lines in accordance with ISPCWC and shall be observed by the Engineer. All construction inspections shall be completed before November 1st of the year when initial construction commenced unless otherwise approved by the Owner.
- 9. All sewer main lines, service laterals, and manholes shall be dimensioned laid to accordance with ISPCWC. Testing shall be completed prior to connecting existing service laterals into the new system.
- 10. The horizontal separation of water and sewer (potable, service or storm) shall be a minimum of ten (10) feet. Where it is necessary for sewer (sanitary) sewer, stormwater, and irrigation lines to cross above the pipe, the sewer line shall be a single twenty (20) foot section of water pipe (PVC) installed in a trench. The trench shall be a minimum of ten (10) feet deep on both sides of the waterline in accordance with Section 58.01.08.542.07 of the Idaho rules for public drinking water systems. If the water pipe is to be installed above the sewer pipe, the sewer pipe must be supported to prevent settling. One twenty (20) foot full length of water and sewer line shall be centered on the crossing. All parallel or crossing installations of potable and non-potable water lines shall be supported according to IDAPA 58.01.08.542.07.
- 11. When the cover over a sewer pipe is less than three (3) feet from the top of the pipe to the subgrade or to the pipe to natural ground, use "Class 200 water pressure pipe," ASTM D-2241, SDR 11, including service laterals and fittings. Design Engineer shall make more stringent requirements as needed.
- 12. In the event of a water system conflict, contact the Project Engineer immediately.

**GRADING, DRAINAGE, AND EROSION CONTROL NOTES:**

- 1. All pipe valleys to be installed in accordance with ISPCWC section 402, Standard Drawing SD-403 (valve anchor detail), Standard Drawing SD-405 (valve box and lid detail)
- 2. Throat blocks shall be installed at all fittings in accordance with ISPCWC SD-403 and visually inspected by the Project Engineer prior to backfill.
- 3. The Contractor is required to pay for all project testing and associated costs as part of the sewer main installation. All testing to be completed in accordance with the provisions set forth herein. All testing shall be conducted in the presence of the Project Engineer.
- 4. Sewer lines shall be laid to the grades and elevations indicated on the drawings.
- 5. Fittings placed inside vaults or manholes shall be flanged. All nuts and bolts used in any repair fitting or housed inside a manhole or vault shall be 304 stainless steel.
- 6. Bypass pumping will be the responsibility of the Contractor. All work and equipment, pumps, laterals, and power cords related to bypass pumping shall be isolated to the final laterals. Stop & Valve Vault - Complete. Contractor shall coordinate pumping activities with Engineer.
- 7. All existing sewer lines shall remain active throughout the duration of the project, with the exception of the minimum amount of time required to be into the existing lines, where noted.

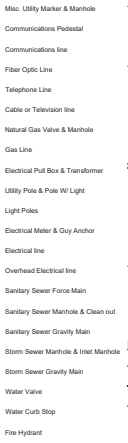
**Existing Topography Features**



**Existing Utilities**



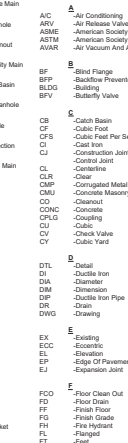
**Proposed Utilities**



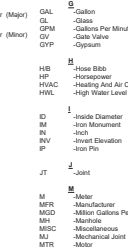
**General Abbreviations**

ACV	Air Conditioning	NC	Normally Closed	R	Ruler
AR	Air Release Valve	NO	Normally Open	REO	Reinforced Concrete Pipe
ASME	American Society Of Mechanical Engineers	NPS	Nominal Pipe Size	RD	Reducer
AVAR	American Society Of Testing Materials	NPT	National Pipe Thread	RJ	Restricted Joint
		NTS	Not To Scale	S	Slope
				SMT	Silt Fence
				SP	Similar
				SPFCS	Specifications
				SS	Sanitary Sewer
				SSMH	Sanitary Sewer Manhole
				EF	Edge Of Pavement
				EX	Existing
				EJ	Eccentric
				EL	Elevation
				EP	Expansion Joint
				FCD	Floor Clean Out
				FD	Floor Drain
				FC	Floor Channel
				FF	Fresh Floor
				FG	Fresh Grade
				FI	Fine Finish
				FL	Flanged
				FM	Force Main
				FT	Feet
				FT	Force Main
				GAL	Gallon
				GL	Glass
				GM	Gallons Per Minute
				GPM	Gallons Per Minute
				GV	Gate Valve
				OPM	Open
				HB	Hot Box
				HF	Hot Pipe
				HVAC	Heating And Air Conditioning
				HWL	High Water Level
				ID	Inch
				IM	Inch
				IR	Invert Elevation
				IP	Inch Pipe
				JT	Joint
				M	Motor
				MFR	Manufacturer
				MGD	Million Gallons Per Day
				MISC	Miscellaneous
				MJ	Miscellaneous
				MTR	Motor

**Proposed Erosion Control**



**Proposed Topography Features**



**NOTES:**

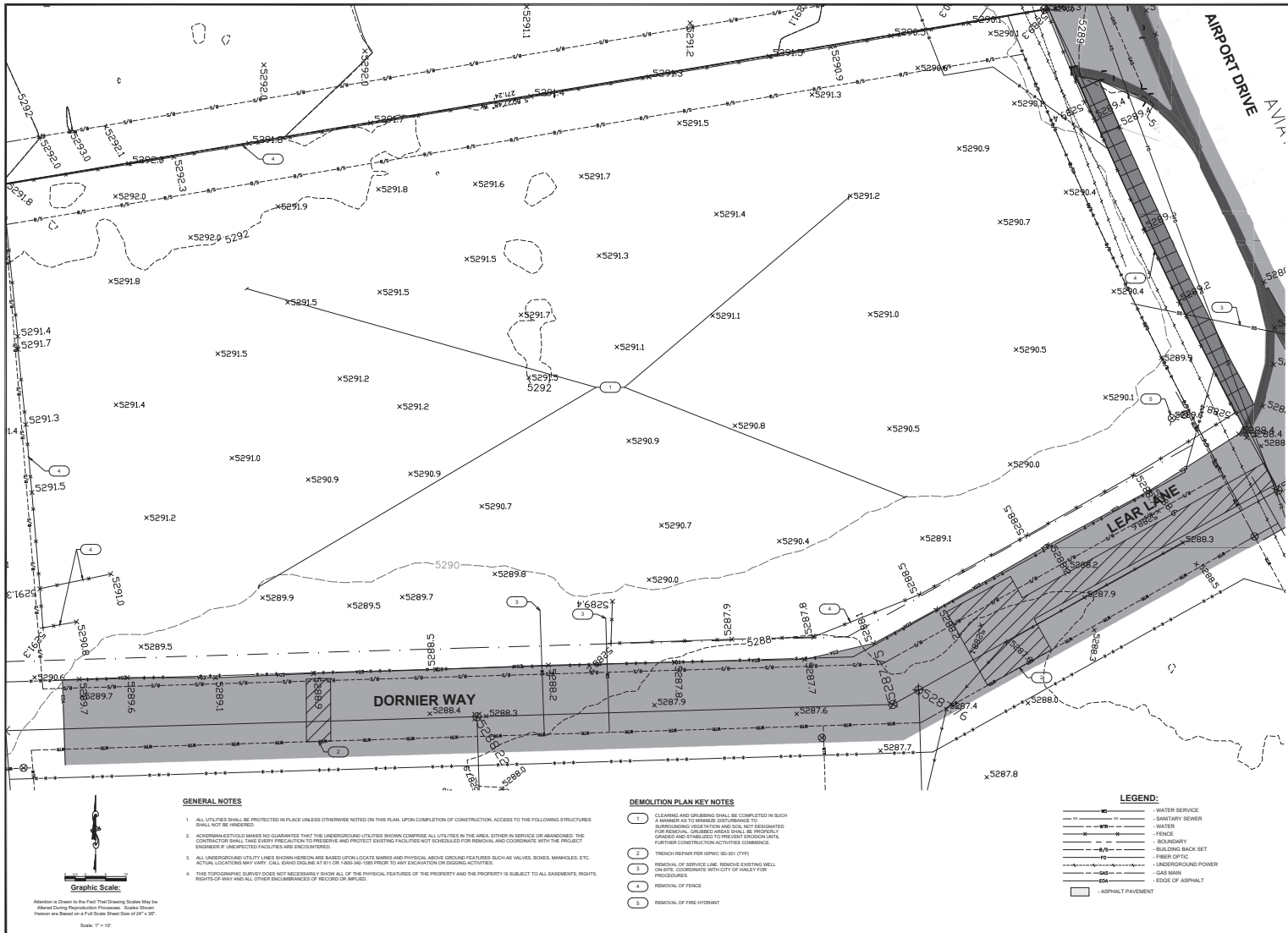
THIS IS A GENERAL LIST OF SYMBOLS, LINES AND ABBREVIATIONS. NOT ALL ARE USED ON THIS PROJECT AND SOME MAY NOT BE SHOWN.

ACKERMAN ESTYD  
7061 West Mountain Suites 107, Coeur d'Alene, ID 83714  
208.835.6470 www.ackermanestyd.com  
Minned, ID, Fargo, ND, Williams, ND, Boise, ID

IDAHO DEPARTMENT OF ENGINEERING  
14369  
7/11/2025  
NATIONAL M.C. COUNCIL

DELA MOUNTAIN SUITES  
1611 AVIATION DRIVE  
HAILEY, ID 83433  
NOTES & LEGEND

DATE: 9/11/2025  
REVISIONS  
DATE: / /  
# / /  
# / /  
PROJECT NO. R25042  
NOTES & LEGEND  
C1.0



**GENERAL NOTES**

1. ALL UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN. UPON COMPLETION OF CONSTRUCTION, ACCESS TO THE FOLLOWING STRUCTURES SHALL NOT BE INTERFERED:
2. ACKNOWLEDGE YOU MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
3. ALL UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED UPON LOCATE MARKS AND PHYSICAL ABOVE GROUND FEATURES SUCH AS VALVES, BOXES, MANHOLES, ETC. ACTUAL LOCATIONS MAY VARY. CALL DIMENSIONS 30 FT OR 180-240 FEET PRIOR TO ANY EXCAVATION OR DRIVING ACTIVITIES.
4. THIS TOPOGRAPHIC SURVEY DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY AND THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY AND ALL OTHER ENCUMBRANCES OF RECORD OR IMPLIED.

**DEMOLITION PLAN KEY NOTES**

1. CLEARING AND GRUBBING SHALL BE COMPLETED IN SUCH A MANNER AS TO MINIMIZE OBSTACLES TO SURROUNDING VEGETATION AND SOIL NOT DESIGNATED FOR REMOVAL. OBSTACLES AREAS SHALL BE PROPERLY GRADED AND STABILIZED TO PREVENT EROSION UNLESS FURTHER CONSTRUCTION ACTIVITIES COMMENCE.
2. TRENCH REPAIR PER ISPC 50-301 (779)
3. REMOVAL OF SERVICE LINE. REMOVE EXISTING HELL ON SITE. COORDINATE WITH CITY OF HAILEY FOR PROCEDURES.
4. REMOVAL OF FENCE
5. REMOVAL OF FIRE HYDRANT

**LEGEND:**

- W— WATER SERVICE
- S— SANITARY SEWER
- W— WATER
- F— FENCE
- B— BOUNDARY
- B— BUILDING BACK SET
- FO— FIBER OPTIC
- U— UNDERGROUND POWER
- CA— GAS MAIN
- A— ASPHALT PAVEMENT

Graphic Scale:  
 Attention is Drawn to the Fact That Drawing Scales May be Altered During Reprint/revision Processes. Scales Drawn Hereon are Based on a Full Scale Sheet Size of 24" x 36".  
 Scale: 1" = 10'

**ACKERMAN ESTVOLD**  
 7061 West Republic Park Dr. 105 - Coeur d'Alene, ID 83714  
 208.833.6470 - www.ackerman-estvold.com  
 Mead, ID | Fargo, ND | Billings, MT | Boise, ID



SCALE: 1" = 10'  
 DRAWN BY: RAN  
 DESIGNED BY: GDB  
 CHECKED BY: AWC

**DELLA MOUNTAIN SUITES**  
**1611 AVIATION DRIVE**  
**HAILEY, ID 83333**  
**DEMO PLAN**

DATE: 9/11/2025

**REVISIONS**

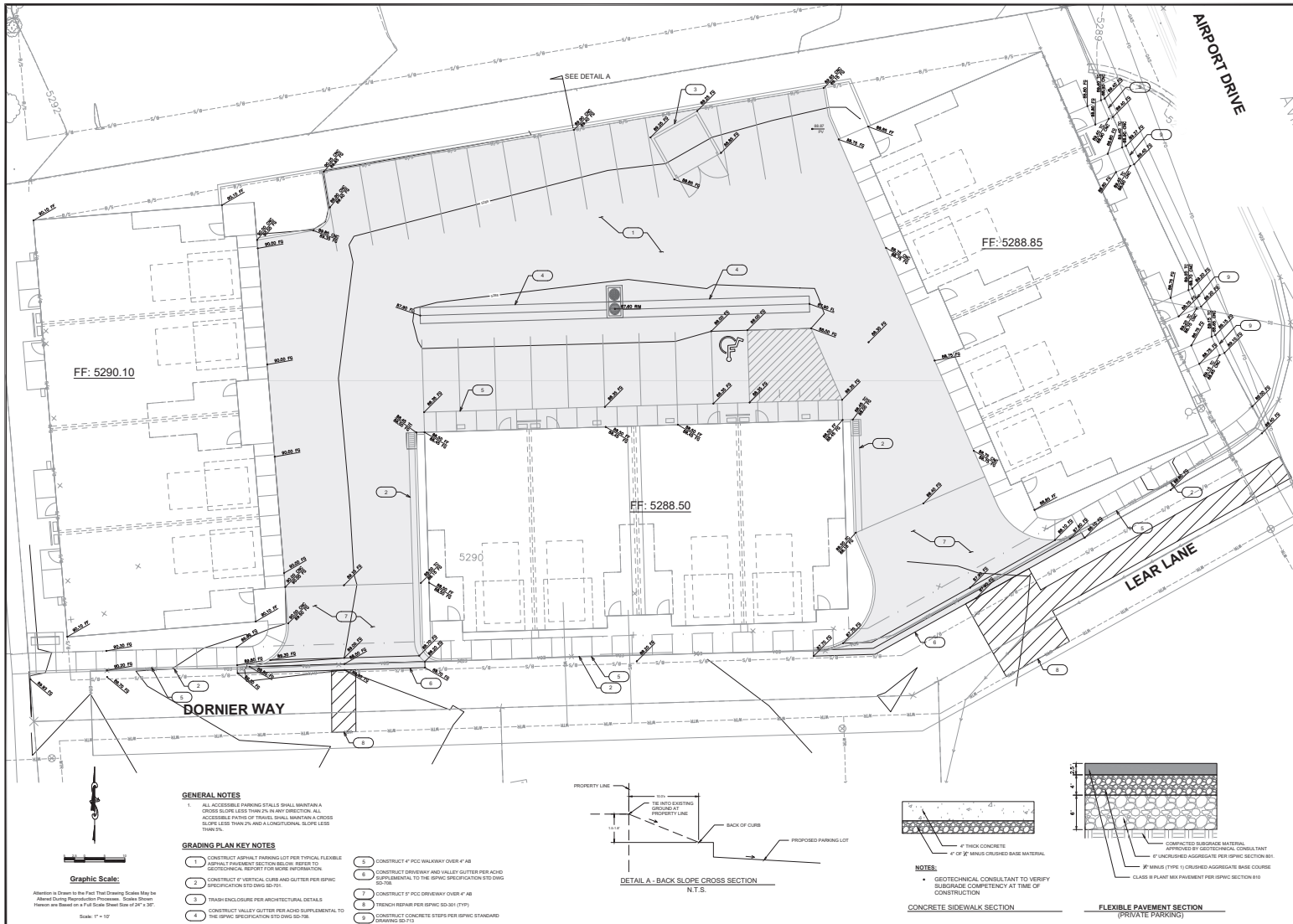
#	DATE

**PROJECT**

NO.  
 R25042

**DEMO PLAN**

**C2.0**



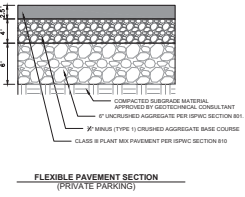
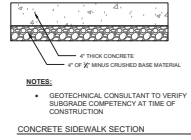
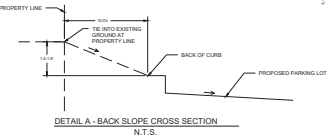
**Graphic Scale:**  
 Attention is Drawn to the Fact That Drawing Scales May be Altered During Reprint/revision Processes. Scales Drawn Herein are Based on a Full Scale Sheet Size of 24" x 36".  
 Scale: 1" = 10'

**GENERAL NOTES**

1. ALL ACCESSIBLE PARKING STALLS SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% IN ANY DIRECTION. ALL ACCESSIBLE PATHS OF TRAVEL SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% AND A LONGITUDINAL SLOPE LESS THAN 5%.
2. CONSTRUCT ASPHALT PAVING LOT PER TYPICAL FLEXIBLE ASPHALT PAVEMENT SECTION BEHIND BARRIER TO SIDEWALK. SEE SPECIFICATION SECTION 020500.
3. CONSTRUCT 2" VERTICAL CURB AND GUTTER PER SP16C SPECIFICATION STD DWG SD-701.
4. TRASH ENCLOSURE PER ARCHITECTURAL DETAILS.
5. CONSTRUCT VALLEY GUTTER WITH ACHD SUPPLEMENTAL TO THE SP16C SPECIFICATION STD DWG SD-98.

**GRADING PLAN KEY NOTES**

1. CONSTRUCT 4" PCC WALKWAY OVER 4" AS SUPPLEMENTAL TO THE SP16C SPECIFICATION STD DWG SD-701.
2. CONSTRUCT DRIVEWAY AND VALLEY GUTTER PER ACHD SUPPLEMENTAL TO THE SP16C SPECIFICATION STD DWG SD-701.
3. CONSTRUCT 2" PCC DRIVEWAY OVER 4" AS SUPPLEMENTAL TO THE SP16C SPECIFICATION STD DWG SD-701.
4. TRENCH REPAIR PER SP16C SD-301 (TYP).
5. CONSTRUCT CONCRETE STEPS PER SP16C STANDARD DRAWING SD-173.



**NOTES:**  
 • GEOTECHNICAL CONSULTANT TO VERIFY SUBGRADE COMPETENCY AT TIME OF CONSTRUCTION.

**ACKERMAN ESTVOLD**  
 7061 West Republic Drive, Ste. 105 • Coeur d'Alene, ID 83714  
 208.833.6470 • www.ackerman-estvold.com  
 Mailed: 03/17/2025 11:01 AM



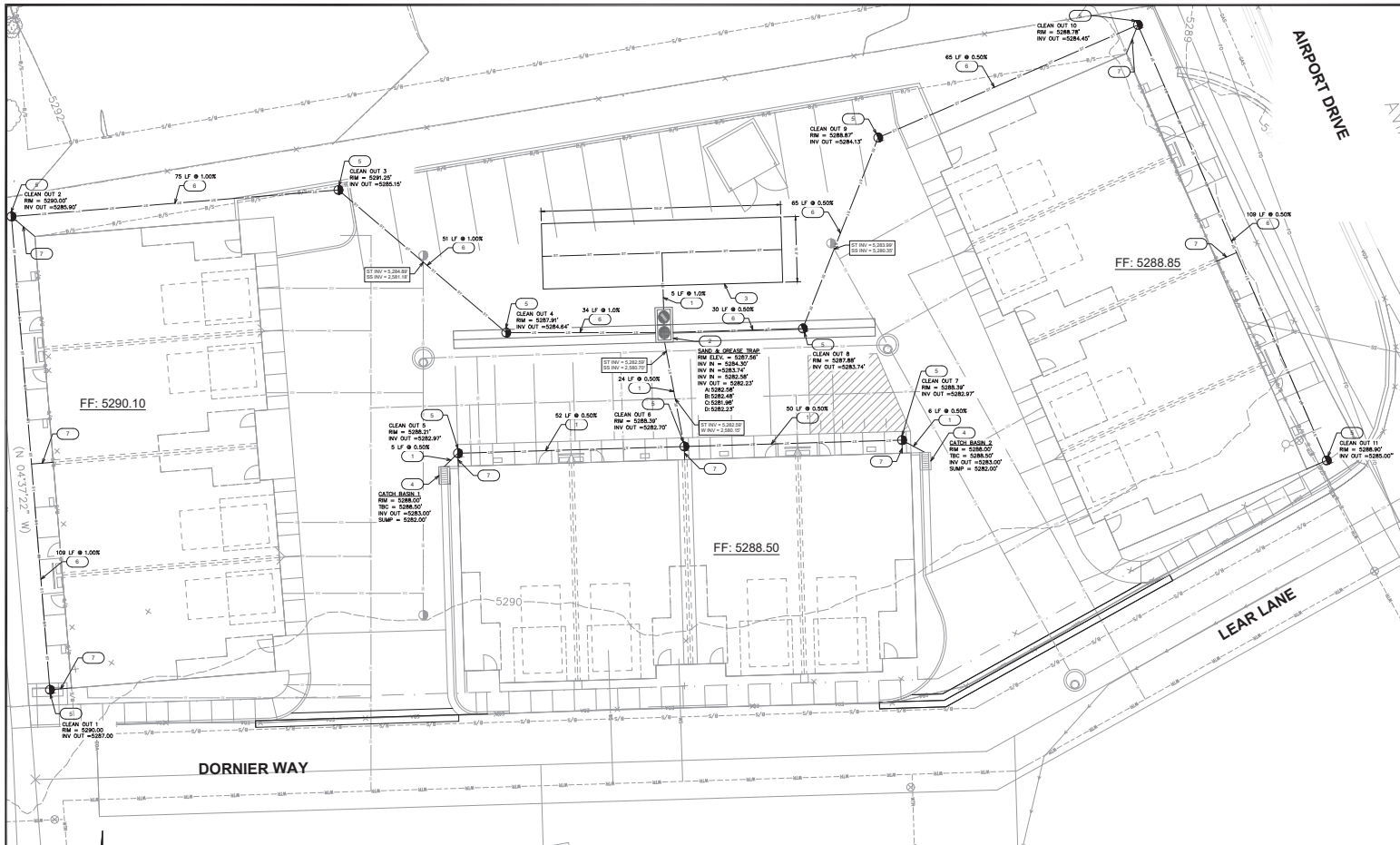
SCALE: 1" = 10'  
 DATE: 9/11/2025  
 DRAWN BY: GOR  
 CHECKED BY: AWC

DELLA MOUNTAIN SUITES  
 1611 AVIATION DRIVE  
 HAILEY, ID 83333  
 GRADING PLAN

DATE: 9/11/2025

REVISIONS	
#	DATE

PROJECT NO. R25042  
**GRADING PLAN**  
**C3.0**



**GENERAL NOTES**

- THE CONTRACTOR SHALL CALL DIG LINE (800-343-1885) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
- ENGINEER MUST VERIFY THE INSTALLATION DATE AFTER THE FACILITY IS FULLY EXCAVATED.
- CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INSTALLATION FACILITY AND/OR IF GROUNDWATER IS HIGHER THAN ANTICIPATED.

**Graphic Scale:**  
 Attention is Drawn to the Fact That Drawing Scales May be Altered During Reorganization Processes. Scales Shown Herein are Based on a Full Scale Sheet Size of 8 1/2" x 11".  
 Scale: 1" = 10'

**DRAINAGE PLAN KEY NOTES**

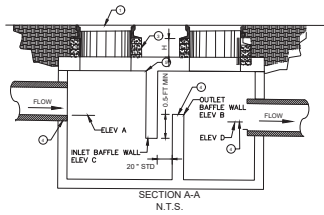
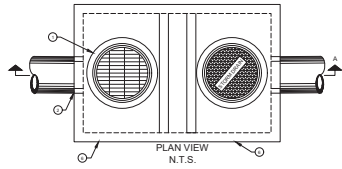
- 1 METAL 1/2" DIA. PVC SDR 35 STORM DRAIN PIPE, LENGTH AND SLOPE AS SHOWN.
- 2 METAL 1/8" GALVANIZED SAND & GREASE TRAP W/ SLOTTED LEAD TO THE SPVIC STANDARD DRAWING SCHEME, RIM AND INVERT AS SHOWN. REFER TO DETAIL FOR MORE INFORMATION.
- 3 METAL DEBRIS BED PER DETAIL ON SHEET C-1.2.
- 4 SPVIC STANDARD DRAWING SD-401.
- 5 METAL 1/2" RIMMED AROUND STORM CLEANOUT PER SPVIC STANDARD DRAWING SD-306.
- 6 METAL 1/2" DIA. PVC SDR 35 STORM DRAIN PIPE, LENGTH AND SLOPE AS SHOWN.
- 7 CONNECT TO ROOF LEADER.

**ACKERMAN ESTVOLD**  
 7661 West Riverside Drive, Ste. 105 • Oakdale, CA 95374  
 209.853.6470 • www.ackerman-estvold.com  
 Licensed Professional Engineer  
 No. 11172  
 State of California  
 Civil Engineering

SCALE: 1" = 10'  
 DATE: 9/11/2025  
 DRAWN BY: GOR  
 CHECKED BY: GOR

DELLA MOUNTAIN SUITES  
 1611 AVIATION DRIVE  
 HAILEY, ID 83333  
 DRAINAGE PLAN

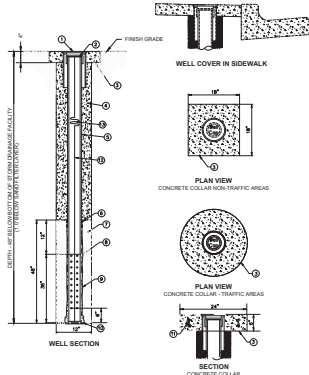
DATE:	9/11/2025
REVISIONS	
DATE	
#	
#	
#	
PROJECT NO.	R25042
<b>DRAINAGE PLAN</b>	
<b>C3.1</b>	



**1,000GAL SAND AND GREASE TRAP**  
PER ISFPWC SD-G24.

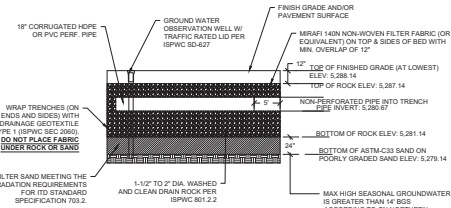
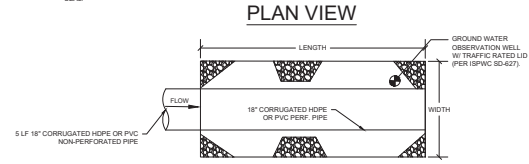
NOTES  
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

- LEGEND:  
 ○ MANHOLE FRAME AND COVER PER SD-G17 (TYPICAL)  
 ○ LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)  
 ○ H-1 FT USE GRADE RINGS (TYPICAL)  
 ○ 1 FT - 14" x 24" USE 24" DIA RCP RISER  
 ○ 2 FT - 18" x 10" USE 10" DIA MANHOLE CONE & 48" DIA RISERS  
 ○ EL. A - EL. B BY 10" MIN.  
 ○ EL. D - EL. C BY 0.25' MIN.  
 ○ EL. C - EL. B BY 0.50' MIN.  
 ○ WATERTIGHT SEAL  
 ○ TREATY BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX



**GROUND WATER OBSERVATION WELL**  
N.T.S.

- SEEPAGE BED NOTES  
 1. PIPE PERFORATION TO BE 3/8" PERFORATIONS IN VALLEYS OF CORRUGATED PIPE, 5 EA ON TOP HALF.  
 2. BOTTOM OF 8" GRADE ROCK SHALL BE A MINIMUM OF 2" ABOVE GROUND WATER LEVEL. NOTIFY ENGINEER IMMEDIATELY IF LESS THAN 2" FROM THE BOTTOM OF DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.  
 3. SEEPAGE BED LENGTH, 3" WASHED DRAIN ROCK DEPTH AND ELEVATIONS ARE SHOWN IN THE FOLLOWING SEEPAGE BED DATA TABLE.  
 4. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY GEOTECHNICAL ENGINEER AFTER DRAINAGE STRUCTURES ARE FULLY EXCAVATED.  
 5. IF DESIGN INFILTRATION RATES CANNOT BE ACHIEVED, CONTACT THE DESIGN ENGINEER FOR SEEPAGE BED DESIGN ADJUSTMENTS.  
 6. MAKE COMPATIBLE CONNECTION BETWEEN PERFORATED AND SOLID PIPE ROUGHLY 1.0' ± WITHIN THE SEEPAGE BED.  
 7. GROUT ANNUAL SPACE BETWEEN THE SAND & GREASE TRAP AND PIPE TO PROVIDE A WATER-TIGHT SEAL.



**SEEPAGE BED**

DESIGN INFILTRATION RATE: 8.0 IN./HR.

SEEPAGE BED TABLE						
BED NO	LENGTH	WIDTH	ROCK DEPTH	TOP OF ROCK	PIPE INVERT	BOTTOM OF ROCK
BED #1	55'-0"	15'-0"	6"	5287.14	5285.87	5281.14

**ACKERMAN ESTVOLD**  
 7661 West Pacific Drive, Ste. 105 - Coeur d'Alene, ID 83714  
 208.833.6470 - www.ackerman-estvold.com  
 Mailed: 03 / 11/2025 / 11:00 AM / 11/11/2025



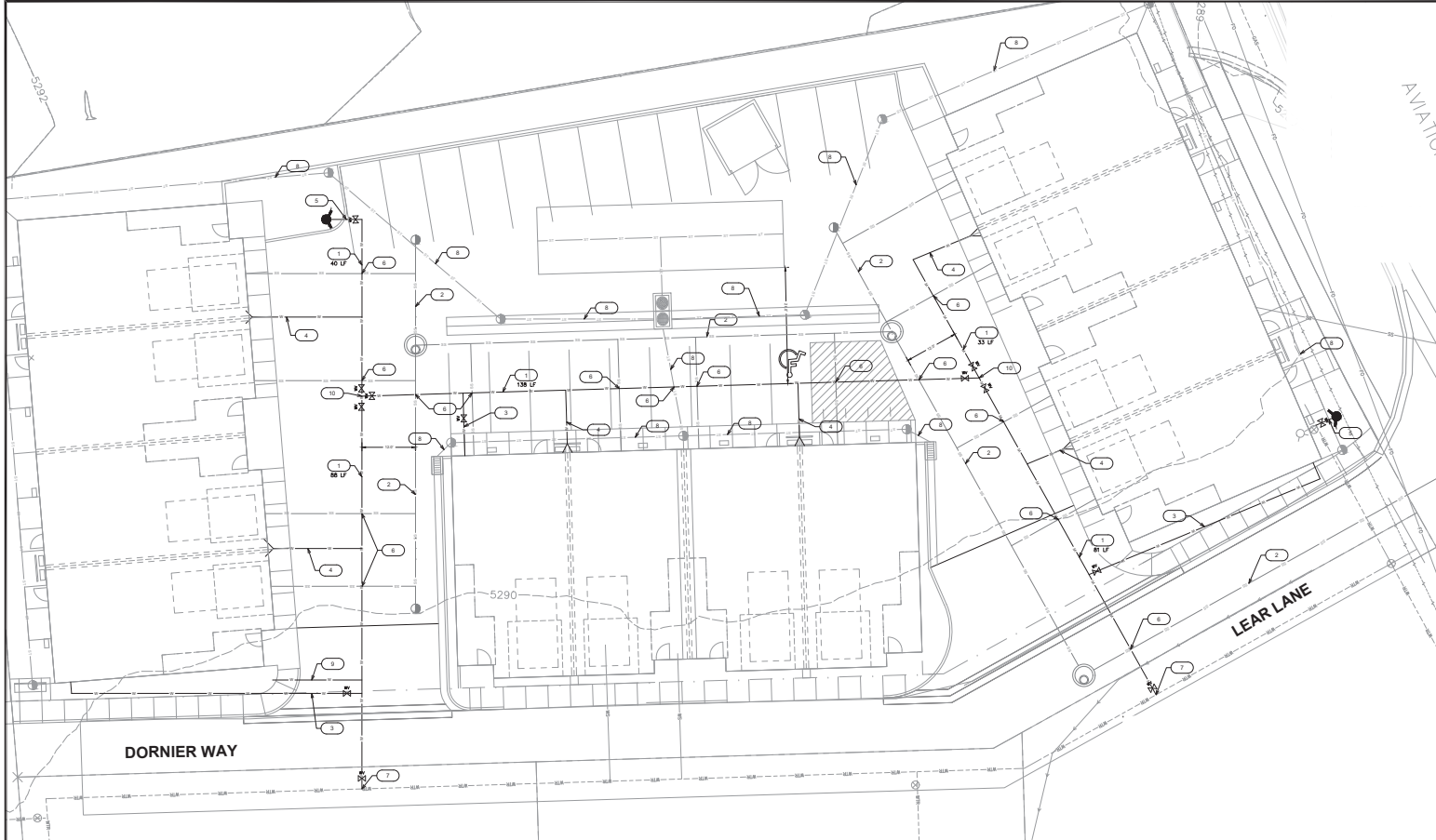
SCALE: 1" = 1'-0"  
 SCALE: 1" = 1'-0"  
 DRAWN BY: GDB  
 DESIGNED BY: GDB  
 CHECKED BY: AVC

DELLA MOUNTAIN SUITES  
 1611 AVIATION DRIVE  
 HAILEY, ID 83333  
 DRAINAGE DETAIL PLAN

DATE: 9/11/2025

REVISIONS	
#	DATE

PROJECT NO. R25042  
**DRAINAGE DETAIL**  
**C3.2**



DORNIER WAY

LEAR LANE

AVIATION



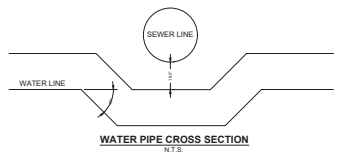
Graphic Scale:  
 Attention is Drawn to the Fact That Drawing Scales May be Altered During Preparation Process. Scales Shown Herein are Based on a Full Sheet Sheet Size of 24" x 36".  
 Scale: 1" = 10'

**GENERAL NOTES**

- ALL ACCESSIBLE PARKING STALLS SHALL MAINTAIN A CROSS SLOPE LESS THAN 5% IN ANY DIRECTION. ALL ACCESSIBLE PATHS OF TRAVEL SHALL MAINTAIN A CROSS SLOPE LESS THAN 5% AND A LONGITUDINAL SLOPE LESS THAN 5%.

**UTILITIES PLAN KEY NOTES**

- |   |  |  |
|---|--|--|
| 1. INSTALL 6000 P.V.C. WATER MAIN LENGTH AS INDICATED ON DRAWING.                             | 6. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN POTABLE AND NON-POTABLE LINES. CONTRACTOR TO CONSTRUCT VERTICAL BENDS IN WATER IF NECESSARY.                  | 10. INSTALL 1" - 8" P.V.C. 3" - 8" VALVES PLUMB. |
| 2. INSTALL SANITARY SEWER SEE SHEET C4.1.   | 7. CONTRACTOR TO VERIFY LOCATION OF WATER MAIN AND CONNECT TO EXISTING MAIN LINE. INSTALL FITTING AND JOINT RESTRAINT PER SPEC. SCHEDULES IF APPLICABLE. |  |
| 3. 1" FIRE SERVICE LINE WITH WATER VALVE PER SPEC. SD-400.                                    | 8. INSTALL STORM DRAIN SEE SHEET C4.1.   |  |
| 4. 1" DOUBLE WATER SERVICE CONNECTION SEE SHEET C4.2.   | 9. 12" IRRIGATION LINE WITH WATER METER.   |  |
| 5. INSTALL FIRE HYDRANT PER SPEC. STANDARD SD-404. COORDINATE WITH CITY FOR HYDRANT LOCATION. |  |  |



**ACKERMAN ESTVOLD**  
 7661 West Riverside Drive, Ste. 105 • Cedar Rapids, IA 52414  
 202.853.6470 • www.ackerman-estvold.com  
 Mound, IA • Fargo, ND • William, ND • Boise, ID



SCALE: 1" = 20'  
 DATE: 9/11/2025  
 DRAWN BY: HAA  
 CHECKED BY: GOR  
 DESIGNED BY: GOR  
 CHECKED BY: AWC

DELLA MOUNTAIN SUITES  
 1611 AVIATION DRIVE  
 HAILEY, ID 83333  
 WATER PLAN

DATE: 9/11/2025

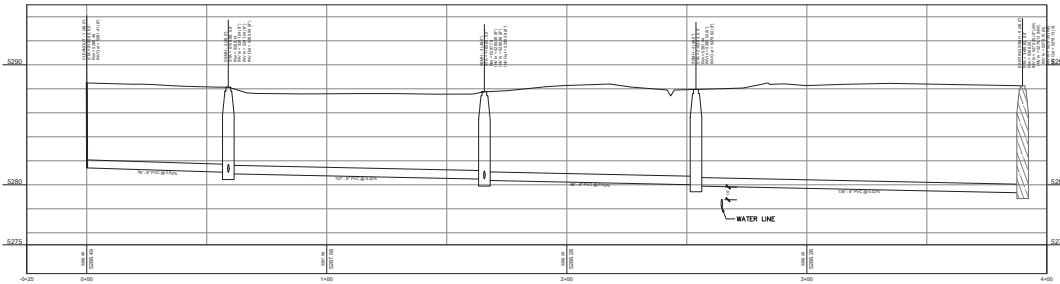
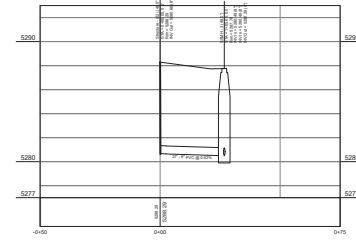
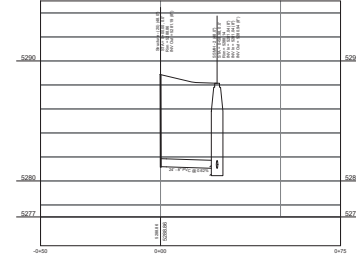
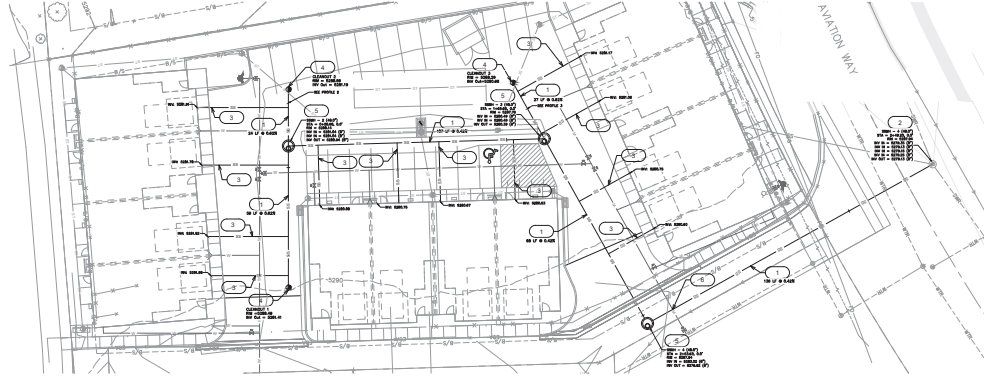
**REVISIONS**

#	DATE	DESCRIPTION
1	9/11/25	ISSUED FOR PERMIT
2	9/11/25	ISSUED FOR PERMIT
3	9/11/25	ISSUED FOR PERMIT

PROJECT NO. R25042

**WATER PLAN**

**C4.0**



Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Drawn Hereon are Based on a Full Scale Sheet Size of 24" x 36".  
Scale: 1" = 20'

**UTILITIES PLAN KEY NOTES**

1. INSTALL SANITARY SEWER LENGTH AND SLOPE AS INDICATED ON PLANS.
2. CONNECT TO EXISTING MANHOLE. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.  
IF P.C. RUN IS <math>2.275'</math> TO 3' OR GREATER.
3. IF SERVICE LINE PER SPWIC SD-011 @ <math>5 - 2.5\%</math> MIN.
4. INSTALL #1 TRAFFIC RATED STORM CLEANOUT PER SPWIC STANDARD DRAWING SD-036.
5. INSTALL 18" STANDARD CONCRETE MANHOLE PER SPWIC STANDARD DRAWING SD-031. RISE AND INVERT ELEVATIONS AS SHOWN.
6. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN POTABLE AND NON-POTABLE LINES. CONTRACTOR TO CONSTRUCT VERTICAL BENDS IN WATER IF NECESSARY.

TINY WAY PLAN: (3+00 TO 11+00)

**ACKERMAN ESTVOLD**  
REGISTERED PROFESSIONAL ENGINEER  
7061 West Riverside Drive, Ste. 105 • Coeur d'Alene, ID 83714  
208.833.6470 • www.ackerman-estvold.com  
Member, NSPE, F.P.E., M.E., I. M.I.S.A., M.S.E., M.A.S.T.



SCALE: 1" = 20'  
DATE: 9/11/2025  
DRAWN BY: RMA  
DESIGNED BY: GDR  
CHECKED BY: AWC

DELLA MOUNTAIN SUITES  
1611 AVIATION DRIVE  
HAILEY, ID 83333  
SEWER PLAN

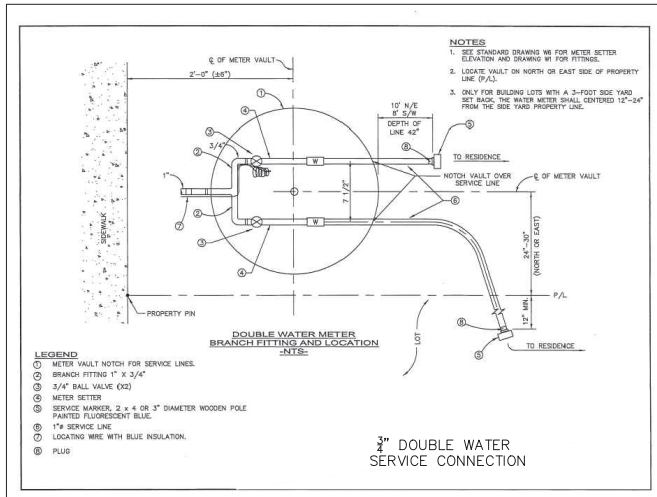
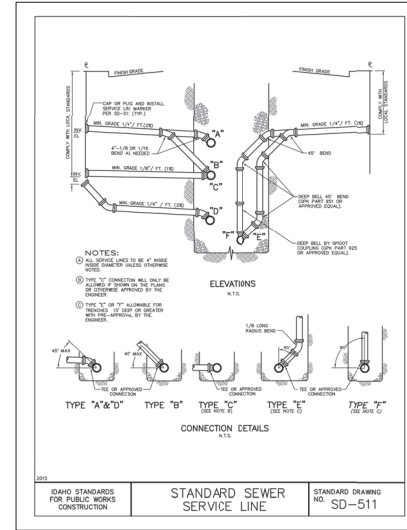
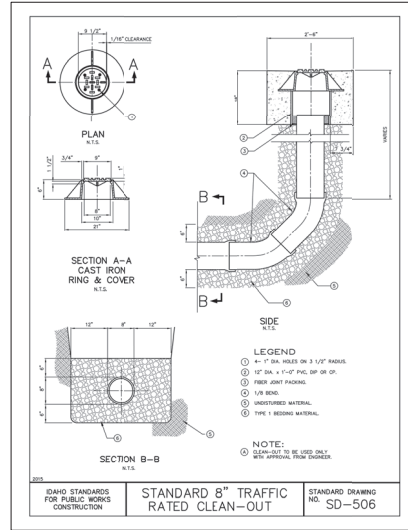
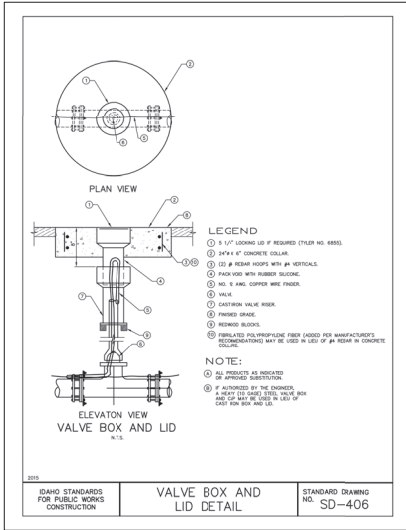
DATE: 9/11/2025

REVISIONS	
#	DATE

PROJECT NO.: R25042

**SEWER PLAN**

**C4.1**



**ACKERMAN ESTVOLD**  
 7061 West Republic Drive, Ste. 105 - Cedar Rapids, IA 52414  
 202.835.6470 - www.ackerman-estvold.com  
 Mound, IA 52701 | Fargo, ND 58103 | Winnetka, ND 58078



SCALE: 1" = 10'  
 DATE: 9/11/2025  
 DRAWN BY: JCB  
 DESIGNED BY: JCB  
 CHECKED BY: AVC

DELLA MOUNTAIN SUITES  
 1611 AVIATION DRIVE  
 HAILEY, ID 83433  
 UTILITIES DETAIL

REVISIONS
DATE: 9/11/2025
# 1
# 2
# 3
PROJECT NO: R25042

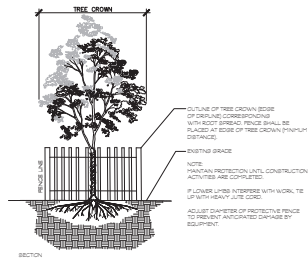
**UTILITIES DETAIL**

**C4.2**

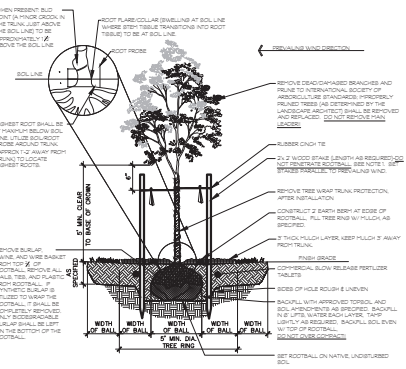


**TREE PROTECTION NOTES:**

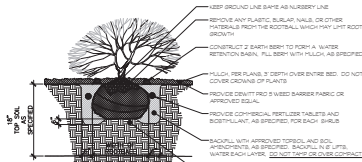
1. PROTECT THE PERENNIAL ROOT ZONE THE AREA DIRECTLY BELOW THE CROWN OF THE TREE OR THE TRUNK TO REMAIN ON SITE BY:
  - a. CONSTRUCTING A TEMPORARY CHANNEL FENCE AROUND THE PERENNIAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
  - b. NOT ALLOWING CONSTRUCTION BY EQUIPMENT TRACING CURVES, CONSTRUCTION OR DEMOLITION, NOT ALLOWING CONCRETE TRUCKS TO RIDE WITHIN THE PROTECTION AREA, OR ANYWHERE ELSE EXCEPT TREE ROOTS OR UNPAVED PLANTING BEDS AREAS. SEE BRUSH AND BARRIER CONTROL PLAN FOR SPECIFIC CONCRETE TRUCK MESSAGES.
  - c. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
  - d. MAINTAIN WITHIN THE PERENNIAL ROOT ZONE REQUIREMENTS TO PROTECTORS AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - e. NOT REMOVING EXISTING PLANTS OR OBSTRUCTIONS FROM WITHIN THE PERENNIAL ROOT ZONE.
2. PROTECT THE CROWN AND TRUNK OF TREES TO BE REMOVED BY:
  - a. OPERATING EQUIPMENT IN SUCH A MANNER AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - b. MAINTAIN TREE TRUNKS WITHIN THE 24 HOUR.



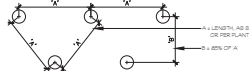
**1 TREE PROTECTION**  
NTS



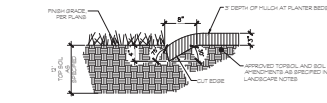
**2 TREE PLANTING DOUBLE STAKE**  
NTS



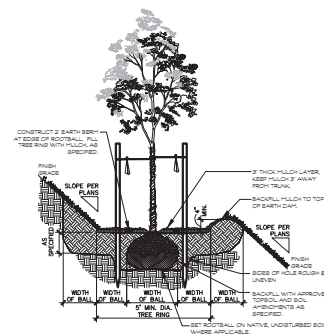
**3 SHRUB PLANTING**  
NTS



**4 PERENNIAL, GROUNDCOVER, AND ORNAMENTAL GRASS PLANTING**  
NTS



**5 CUT EDGING**  
NTS



**6 TREE INSTALLATION ON A SLOPE**  
NTS

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PROTECTED THROUGHOUT THE PROJECT PERMANENTLY THROUGHOUT THE PROJECT PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WATER TREE TRUNKS WITHIN THE PERENNIAL ROOT ZONE AND STAKE USING EITHER THE SPENDING OR BARRIER METHOD PERIODICALLY TO PREVENT BURSTS.
5. IN THE EVENT PERENNIAL ROOT ZONE IS NOT IDENTIFIED AND REVEALED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
6. FOR TREES LOCATED WITHIN EXISTING PLANTERS LESS THAN 8" IN WIDTH, PROVIDE TREE ROOT BARRIER DEEPER THAN 4" OR APPROVED EQUIVALENT. LOCATE ROOT BARRIER AT RAKE OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.



**ACKERMAN ESTVOLDS**  
7601 West Riverside Drive, Ste. 102 - Garden City, ID 83714  
208.854.6470 www.ackerman-estvold.com  
Lic. No. 17499, 1031 - William, 1031 - Blake, ID

This document was originally issued and sealed by Certified Estimator Registration Number 44-1000 on 5/24/25 and the original document is held at the office of Ackerman-Estvold.

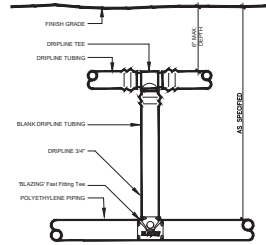
SCALE: P1: 1" = 1'-0"  
SCALE: P2: 1" = 1'-0"  
DRAWN BY: C/JW  
DESIGNED BY: C/JW  
CHECKED BY: C/JW

**LEAR AND DORNER SHOPS**  
1611 AVIATION DRIVE  
HAILEY, ID 83433  
LANDSCAPE DETAILS

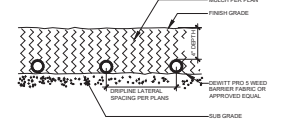
DATE: 3/24/25
REVISIONS
DATE
#
#
#
PROJECT NO. R25042
LANDSCAPE DETAILS
L1.2



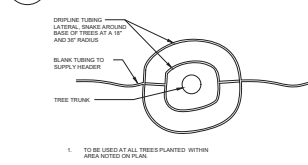




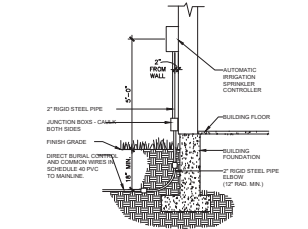
1 DRIP LINE START CONNECTION N.T.S.



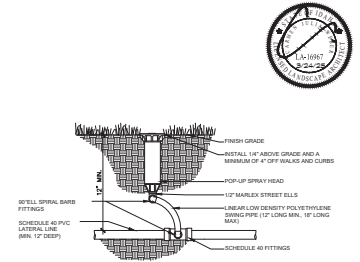
2 DRIP LINE SUBGRADE INSTALLATION N.T.S.



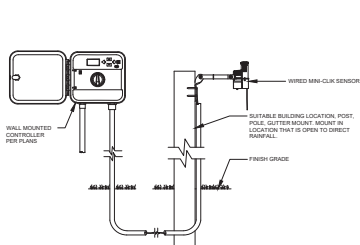
3 DRIP LINE AT TREES WITHIN PLANTERS N.T.S.



4 AUTOMATIC IRRIGATION CONTROLLER N.T.S.



5 POP-UP SPRAY HEAD N.T.S.



6 WIRED MINI-CLIK SENSOR N.T.S.



**ACKERMAN ESTYOLD**  
 7661 West Riverside Drive, Ste. 102 - Garden City, ID 83714  
 208.853.6470 - www.ackerman-estyold.com  
 Boise, ID | Fargo, ND | Billings, MT | Bismarck, ND

This document was originally issued and sealed by Certified Engineer Registration Number 16197 on 5/8/05 and the original document is held at the office of Ackerman-Estyold

SCALE: 1" = 30"  
 SCALE: 1" = 10"  
 DRAWN BY: C.J.W.  
 DESIGNED BY: C.J.W.  
 CHECKED BY: C.J.W.

**LEAR AND DORNIER SHOPS**  
 1611 AVIATION DRIVE  
 HAILEY, ID 83333  
 IRRIGATION DETAILS

DATE: 3/24/25

REVISIONS	
#	DATE
#	-/-/-
#	-/-/-
#	-/-/-

PROJECT NO. R25042  
 IRRIGATION DETAILS  
**L2.3**

11/20/2014 10:28:00 AM C:\Users\cjohnson\Documents\2014\20140324\20140324.dwg









**Return to Agenda**



**Staff Report**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of January 5, 2026**

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

**Overview:** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.

**Hearing:** January 5, 2026

**Applicant:** City of Hailey  
**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 17, 2025, and mailed to public agencies on that same day.

**Background:** Since 2021, City Planning Staff have prioritized minor code amendments within Hailey’s Municipal Code. Staff will continue to pursue amendments in order of priority, and as time permits. At this time, Staff are proposing to amend the existing code language pertinent to the Design Review Design Standards for Cottage and Townhouse Developments.

In numerical order, below is a snapshot of the amendments proposed, which have been more thoroughly described in the attached Draft Ordinance. Staff seek the Commission’s feedback on the existing text (highlighted below).

**Proposed Amendment #1:**

Title 17: Zoning Regulations, Section 17.060.010: A. Applicability, Design Review Approval or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential development of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures that add floor area equal to or greater than 50 percent of the original			X

structure (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex, or accessory structures that add floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section <a href="#">17.06.020</a> of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that do not result in major stylistic changes; landscape and/or parking changes that do not materially alter the flow of circulation	X		
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection <a href="#">17.06.020B</a> of this chapter	X		

**Proposed Amendment #2:**

Title 17: Zoning Regulations, Section 17.06.080: Design Standards: E. Detached Townhouse Developments: In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:

- Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten feet (10') behind the front façade of the residence.

**Proposed Amendment #3:**

Title 17: Zoning Regulations, Section 17.06.080: Design Standards: F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to cottage developments located within the City of Hailey, all of which are compulsory unless a superior design is approved:

1. Common Open Space.

- a. All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space.
  - b. Minimum dimensions of the common open space shall be no less than twenty (20) linear feet.
  - c. All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space
  - d. Cottage dwelling units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented toward the common open space unless the cottage dwelling unit is located on a public street. If a cottage dwelling unit is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
  - e. Cottages shall be located no more than sixty (60) feet from the edge of the common open space.
  - f. The common open space shall consist of a paved plaza, landscaped greenspace, community garden, or other approved alternative with access for all dwelling units in the cottage development per the requirements of Section [16.04.110A1c](#).
  - g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners' association, or landlord, if the cottage development is a rental endeavor.
3. Parking and Driveway Location and Design
- d. Attached private garages shall accommodate only one (1) car and shall have a maximum gross floor area of three hundred (300) square feet. Attached garages are prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks. If the dwelling unit is located on a public street, its private garage shall be located a minimum of ten (10) behind the street façade of the residence.

These standards were established as part of the Cottage and Townhouse Development Code, which was adopted by the Council in 2023. Staff have found that the new requirements as codified are proving to be difficult to meet where remnant parcels remain vacant that are smaller in size, irregular in shape, have limited ingress/egress access points, or are bound by existing developments on all sides.

The intent of this Text Amendment is to provide additional clarity around cottage and townhouse development design criteria, remove overly prescriptive requirements that prohibit creative development opportunities, and encourage smart, efficient infill projects in Hailey.

#### **Standards of Review:**

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

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

**welfare.**

**1. The proposed amendment is in accordance with the comprehensive plan.**

The Comprehensive Plan articulates the importance of creating an approachable housing environment that supports a wide range of individuals and families and creates and sustains an attainable housing market. As such, the following goal from the Comprehensive Plan is relevant to the proposed text amendment:

**3.8.3** *Create strong housing policy and land use strategies to promote housing attainability and workforce development goals.*

*A. Ensure that Hailey's zoning code and ordinances are aligned to provide housing opportunities in locations where greater density is allowed.*

With overly prescriptive code regulations, building design and site access are constrained, especially for infill projects where remnant parcels exist, are irregular in shape, have limited ingress/egress access points, or are bound by existing developments on all sides. To adequately meet the needs of our growing community, the City is prioritizing the aforementioned code changes to better support infill projects, encourage creative design, and promote a variety of housing development, as called for in Hailey's 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.**

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

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

The proposed text amendment will not result in a change in allowed uses, and compatibility with surrounding areas will not be impacted.

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

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

**Motion Language:**

**Approval:** Motion to recommend approval to the Hailey City Council the draft Ordinance, Ordinance No. \_\_\_\_\_, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.08.: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, as discussed, 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 an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, 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.

**HAILEY ORDINANCE NO. \_\_**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS OF THE HAILEY MUNICIPAL CODE, SPECIFICALLY MODIFYING CHAPTER 17.06: DESIGN REVIEW, SECTION 17.06.010: APPLICABILITY; SECTION 17.06.080, DESIGN STANDARDS, ITEM E AND ITEM F, TO BETTER CLARIFY AND REFINE DESIGN CRITERIA FOR COTTAGE AND TOWNHOUSE DEVELOPMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the text amendment set forth in this ordinance will promote the public health, safety and general welfare;

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

**Section 1.** Chapter 17.06: Design Review, Section 17.06.010: Applicability, of the Hailey Municipal code is hereby amended with the addition of the underlined language and deletion of the ~~stricken~~ language, as follows:

17.06.010: APPLICABILITY:

- A. Design Review Approval Or Exemption: No person shall build, develop or substantially remodel or alter the exterior of the following buildings without receiving design review approval or exemption pursuant to this chapter, as outlined in the matrix below:

TABLE 1  
PROJECT TYPES

Type Of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential development of 3 or more units ( <u>includes both attached and detached development projects</u> )			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or duplex			X

Townsite Overlay District: Accessory structures that add floor area equal to or greater than 50 percent of the original structure (excluding Accessory Dwelling Units and Tiny Homes on Wheels)			X
Additions:			
Commercial: Additions under 500 square feet which are not prominently visible from a public street	X		
Townsite Overlay District: Single-family, duplex, or accessory structures that add floor area equal to or greater than 50 percent of the original structure			X
Townsite Overlay District: Additions that adds floor area less than 50 percent of the original structure and complies with section <a href="#">17.06.020</a> of this chapter	X		
Modifications that do not add square footage:			
Minor facade changes, alterations to parking and other site elements	X		
Commercial: Major deck additions; changes to architectural elements which alter the overall style of the building; addition of window(s) or door(s) or changes to existing windows or doors that result in major stylistic changes; changes to architectural elements which alter the overall style of the building			X
Commercial: Minor deck additions; changes to siding and/or materials; changes to window(s) or door(s) that do not result in major stylistic changes; landscape and/or parking changes that do not materially alter the flow of circulation	X		
Murals and public art	X		
Temporary structures	X		
Projects which qualify under subsection <a href="#">17.06.020B</a> of this chapter	X		

B. Preapplication Design Review:

1. Preapplication review is an optional process for all new nonresidential construction and all residential developments. The Administrator may advise applicants as to the appropriateness of the preapplication design review process for each application.
2. The purpose of preapplication review is to allow the commission to exchange ideas and give direction to the applicant on the "design concept", keeping in mind the purpose of this chapter and the application of the evaluation standards.
3. Preapplication review materials shall be submitted according to the application requirements of section [17.06.050](#) of this chapter. (Ord. 1275, 2021; Ord. 1226, 2017; Ord. 1191, 2015,\_\_\_)

**Section 2.** Section 17.06.080: Design Standards, of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

17.06.080: DESIGN STANDARDS *(no change)*:

- A. Nonresidential, Multi-Family Or Mixed Use Building Development: The following design standards apply to any all nonresidential, multi-family or mixed use building development located within the city of Hailey:
1. Site Planning:
    - 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 occupants and allow for safe access to buildings.
    - 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 six inch (6") 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 four inch (4") caliper.
    - c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
    - d. Building services, including loading areas, trash storage/pick up 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.
    - e. Where alleys exist, or are planned, they shall be utilized for building services.
    - f. Vending machines located on the exterior of a building shall not be visible from any street.
    - g. Except as otherwise provided herein, on site parking areas shall be located at the rear of the building and buffered from the sidewalk adjacent to the street. Parking and access shall not be obstructed by snow accumulation.
      1. Parking areas located within the SCI zoning district may be located at the side or rear of the building.
      2. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts, provided a usable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
    - h. Access to on site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area, and preserve the street frontage for pedestrian traffic. Where possible, driveways for townhouse and/or cottage developments shall be shared between adjacent properties per Section 16.04.020.M, Driveways.
    - i. Snow storage areas shall be provided on site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
    - j. Snow storage areas shall not be less than twenty five percent (25%) of the improved parking and vehicle and pedestrian circulation areas.
    - k. A designated snow storage area shall not have any dimension less than ten feet (10').

- l. Hauling of snow from downtown areas is permissible where other options are not practical.
  - m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pick up areas, service areas or utilities.
  - n. Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow.
2. Building Design (*no change*):
- a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
  - b. Standardized corporate building designs are prohibited.
  - c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
  - d. The front facade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building offsets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
  - e. Any addition to or renovation of an existing building shall be designed to create a cohesive whole.
  - f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
  - 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.
  - h. Flat roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.
  - 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:
    - (1) 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 thirty degrees (30°) of true south.
    - (2) South Facing Windows With Eave Coverage: At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
    - (3) Double Glazed: Double glazed windows.
    - (4) Low Emissivity Glazing: Windows with low emissivity glazing.
    - (5) Exterior Walls: Earth berming against exterior walls.
    - (6) Alternative Energy: Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on site.
    - (7) Exterior Light Shelves: All windows on the southernmost facing side of the building shall have external light shelves installed.
  - 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.
  - k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
  - l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of three to twelve (3:12) and

be consistent with the colors, material and architectural design used on the principal building(s).

- m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with section [17.08A.020](#) of this title.

3. Accessory Structures, Fences And Equipment/Utilities *(no change)*:

- a. Accessory structures shall be designed to be compatible with the principal building(s).
- b. Except as otherwise provided herein, accessory structures shall be located at the rear of the property.
  - (1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.
- c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
- d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
- e. Except as otherwise provided herein, all roof projections, including roof mounted mechanical equipment, such as heating and air conditioning units, shall be shielded and screened from view from the ground level of on site parking areas, adjacent public streets and adjacent properties. Wind energy systems that have received a conditional use permit and solar panels are exempt from this requirement.
- f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
- g. All ground mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas, shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
- h. All service lines into the subject property shall be installed underground.
- i. Additional appurtenances shall not be located on existing utility poles.

4. Landscaping *(no change)*:

- 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.
- b. All plant species shall be hardy to the zone 4 environment.
- c. At a minimum, a temporary irrigation system that fully operates for at least two (2) 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.
- d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.

- e. Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
- f. Plantings for pedestrian areas within the B, LB, TN and SCI-SO 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.
- g. Stormwater runoff should be retained on the site wherever possible and used to irrigate plant materials.
- 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).
- i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
- j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
- k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls.
- l. Landscaping should be provided within or in front of extensive retaining walls.
- m. Retaining walls over twenty four inches (24") high may require railings or planting buffers for safety.
- n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen inches (16") wide.

B. NONRESIDENTIAL AND MIXED-USE BUILDINGS LOCATED WITHIN B, LB OR TN DISTRICTS *(no change)*

C. NONRESIDENTIAL AND MIXED-USE BUILDING LOCATED WITHIN LI, SCI, TI OR A DISTRICTS *(no change)*

D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed-use building developments located within the city of Hailey described in subsection A of this section, the following design standards also apply to any multi-family building developments located within the City of Hailey *(no change)*:

1. Site Planning:

- a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
- b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
- c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

2. Building Design:

- a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures, and colors to break up the bulk and mass of large multi-

family buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

- b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction. (Ord. 1311, 2022; Ord. 1191, 2015)

- E. Detached Townhouse Development: In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:

Driveway Access: Garages ~~shall~~ are preferred to be located near the rear of the primary residence, and where applicable, and in no case shall be located less more than ten (10) two (2) feet behind the front façade of the residence.

- F. Cottage Development: In addition to the standards applicable to all nonresidential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to cottage developments located within the City of Hailey, all of which are compulsory unless a superior design is approved:

1. Common Open Space.

- a. Common open space of at least four hundred (400) square feet per cottage dwelling unit, with a maximum requirement of three thousand (3,000) square feet per cottage development, shall be provided.
- b. Minimum dimensions of the common open space shall be no less than twenty (20) linear feet.
- c. ~~All cottage dwelling units shall abut common open space, with cottages located on at least two (2) sides of the open space.~~
- d. Cottage dwelling units shall be oriented around the common open space. The front entry porch of each cottage shall be oriented toward the common open space unless the cottage dwelling unit is located on a public street. If a cottage dwelling unit is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
- e. ~~Cottages shall be located no more than sixty (60) feet from the edge of the common open space.~~
- f. The common open space shall consist of a paved plaza, landscaped green space, community garden, or other approved alternative with access for all dwelling units in the cottage development per the requirements of Section 16.04.A.1.c.
- g. The common area shall serve the occupants of the cottage development in which it is located and shall be maintained by the cottage development homeowners' association, or landlord, if the cottage development is a rental endeavor.

2. Porches. Each cottage dwelling units' main entry shall feature an entry porch with useable space by the occupant(s). The front entry porch of the cottage dwelling unit shall be oriented toward the common open space unless the cottage is located on a public street. If a cottage is located on a public street, its front entry porch shall be visible from the street, and the cottage shall have at least one (1) entry porch, front or secondary, visible from the common open space.
3. Parking and Driveway Location and Design.
  - a. Required off street parking is encouraged to be detached from the cottage dwelling units and located in a clustered format. Maximum one (1) attached private, single car garage per dwelling unit is also acceptable, provided the garage meets all other standards specified in this section.
  - b. Parking shall be located in the same development as the cottage units.
  - c. Clustered parking areas shall be located to the side or rear of the cottage development. Parking is prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks.
  - d. Attached private garages shall accommodate only one (1) car and shall have a maximum gross floor area of three hundred (300) square feet. Attached garages are prohibited between the cottage units and any public streets, between the cottage units and the common open space, and within any required setbacks. If the dwelling unit is located on a public street, its private garage shall be located a minimum of ~~ten (10)~~ two (2) feet behind the street façade of the residence.
  - e. Clustered parking shall include landscaping in the form of trees and shrubs, around and within the parking area(s).
  - f. Parking areas shall be accessed via a parking access lane complying with all regulations set forth in the IFC and other applicable codes and ordinances.
  - g. Each cottage development of up to 14 dwelling units shall be served by a parking access lane and/or private driveway(s). No more than one (1) driveway parking access lane curb cut per cottage development shall be permitted, except where the development fronts onto more than one (1) public street. When a cottage development fronts onto more than one (1) public street, no more than one (1) driveway parking access lane curb cut is permitted per public street.
  - h. Parking and vehicular areas shall be screened from public view and from adjacent residential units by landscaping, landscaping features, or architectural screens.
  - i. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
4. Accessibility.
  - a. All common areas in a cottage development shall meet the provisions of Chapter 11 of the IBC.

- b. Each cottage development clustered parking area shall provide accessible parking in compliance with the provisions of the IBC, Chapter 11, Accessibility.
- 5. Storage. Each cottage unit shall be provided with a dedicated detached storage unit that is 50 square feet in size. The storage unit may be located within or adjacent to the house, within a garage or carport or within a free-standing accessory building.
- 6. Community Building. One (1) accessory community building shall be allowed as an accessory use as part of the cottage development's common area. Community building size shall be limited to 800 gross square feet in size, and a single story.

**Section 3. Severability Clause:** Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 4. Repealer Clause:** All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

**Section 5. Effective Date:** This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**