

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, April 24, 2017
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of April 6, 2017

CA 2 Adoption of the Meeting Minutes of April 10, 2017

CA 3 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Silver Creek Ford, represented by Errin Bliss of Bliss Architecture, for a new 303 square foot Service Drive addition to the existing Silver Creek Ford Dealership. This proposal will also include façade changes to an existing building to the north, to be the new Chrysler Dodge Ram Dealership. This project is to be located at 920 and 960 South Main Street (Lots 10, 11A and 11B, Block 2, Friedman Park Subdivision), in the Light Industrial (LI) Zoning District.

CA 4 Adoption of the Findings of Fact, Conclusions of Law and Decision for a Design Review Application by Hailey Airport Inn, LLC, represented by Owen Scanlon of Owen Draws, LLC, for a single building renovation, to be located at 804 South 4th Avenue (Lots 1-6, 13, 14 and 15-18, Block 137, Hailey Townsite) in the Limited Business (LB) Zoning District. Phase One proposal includes a remodel of a 5,875 square foot building (formerly Robert's Electric), which will include a 16-unit apartment complex and laundry addition to serve the Hailey Airport Inn. Phase One is the first proposal of the project master plan and will be the only building discussed at this time.

Public Hearings

PH 1 Consideration of a modification to an approved Design Review Application by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, for a 1,583 square foot addition to the bank branch. The total square footage increases the bank branch from 4,595 square feet to 6,178 square feet, and is to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. This project was approved by the Commission on September 12, 2016.

PH 2 Continuation of an Annexation Application from Colorado Gulch Preserve, LLC, to annex Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising a total of 24.46 acres, into Hailey City Limits for the purpose of expanding residential zoning within the City of Hailey. Proposed zoning of the property is Limited Residential 2 (LR-2).

PH 3 Continuation of a Subdivision Preliminary Plat proposal for Colorado Gulch Preserve Subdivision, to be located at Lot 1A, Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N.,

R. 18E., B.M., Blaine County, Idaho), comprising 24.46 acres. The project includes 36 lots, ranging in size from 0.28 to 0.78 acres. Several open space parcels are also shown on the plat.

~~**PH 4** Continuation of a City-initiated Text Amendment to Title 17, Section 17.06.070.A.c, to modify regulations regarding in-lieu cash contributions.~~ **RESCHEDULED TO MONDAY, MAY 8, 2017.**

~~**PH 5** Consideration of a City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process.~~ **RESCHEDULED TO MONDAY, MAY 8, 2017.**

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)
- **DR Exemption:** Red Door Home and Design submitted a Design Review Exemption Application on March 28, 2017, for approval of minor exterior and interior alterations to the existing building. Exterior renovations include new paint colors, siding and new windows. Interior renovations include the removal of interior walls and the addition on an interior wall to create a more open, welcoming space.
- SR 2** Discussion of the next Planning and Zoning meeting: **Monday, May 8, 2017**
(no documents)

Adjourn

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
Thursday, April 6, 2017
Hailey City Hall
5:30 p.m.

Call to Order

5:29:52 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

5:30:12 PM Lobb commented on process of Quigley Farms Project and encouraged Commissioners to table item until decision is made from City Council.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 28, 2017

5:32:26 PM Pogue motioned to adopt the Meeting Minutes of March 28, 2017. Scanlon seconded. Chair Fugate and Engelhardt were in favor; Smith abstained, as he was absent.

Public Hearings

PH 1 *Continuation of a review of the Quigley Farm PUD by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. This project is in the Hailey Area of City impact, and may be considered by the Hailey City Council for annexation. The possible annexation area would consist of 175-200 residential units, to be built over approximately 3 phases. The project would also include a school site, nonprofit office and meeting spaces, mixed uses, agriculturally-related uses, small-scale neighborhood business and lodging associated with nonprofit use, baseball and soccer fields, parking, open space and common area, Nordic area, summer trailhead access, bike/pedestrian pathways and trails.*

The proposed project is located at the eastern boundary of the City of Hailey, generally to the east of Deerfield Subdivision, and is accessed by Quigley Road and Fox Acres Road, and located on portions of:

- *RP02N18010333E, which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368*
- *RP02N180022310 (LOT 1 & 2, S1/2NE, W1/2SE & NESW SEC 2 2N 18E)*
- *RP02N18011333E (FR S1/2SW SEC 2 FR W1/2NW TL 8369 & NENW, NWSW SEC 11 2N 18E)*
- *RP02N180107200 (FR NESE SEC 10 TL 8370 2N 18E)*

The purpose of tonight's meeting is for the Planning and Zoning Commission to develop recommendations to the City Council on land use and zoning designations.

Additional City Council meetings have been scheduled: April 20, 2017 and May 3, 2017 to discuss whether or not the City would like to pursue an annexation.

5:34:19 PM Horowitz presented changes to project since last meeting. Horowitz also highlighted previous meetings and discussion points of the last two Planning and Zoning meetings. Horowitz went on to discuss the Comprehensive Plan, which includes a Neighborhood Service Center at the mouth of Quigley Canyon, Blaine County Uses, the Zoning Map with the new proposed zone district, the purpose

of the Integrated Community Development (ICD) Zone, Non-Residential Land Uses, Commercial Uses (approved as a Conditional Use only), and Standards.

[5:44:19 PM](#) Horowitz suggested listing Professional and General Office Space as a Conditional Use. Horowitz noted that currently, Professional and General Office Space is proposed as a Permitted Use. Horowitz went on to present information regarding the Neighborhood Service Center at the mouth of Quigley Canyon. Horowitz noted that a Neighborhood Service Center is setup as a maximum of three acres and is designed to have all commercial uses in one place, within three acres. Horowitz noting the varying concepts: 1) concentrate commercial uses to one area, or 2) allow for mixed-use where commercial space would be permitted in different buildings. Discussion ensued.

[5:47:24 PM](#) Jim Laski discussed the Mixed Use Core Area, breaking down square footage for each space (i.e., Retreat Center, school, etc.). Laski explained the proposed Peri-Urban Agriculture zone, as well as changes to the draft zoning ordinance. Laski noted that changes include a new definition for Retreat Center, the removal of Accessory Dwelling Units, and amendments to the Conditional Use Standards.

[5:55:08 PM](#) Chair Fugate questioned whether or not Professional or General Offices should remain as a Permitted Use or change to a Conditional Use. Laski noted that it was suggested that Professional and General Office Spaces be a Conditional Use, rather than Permitted Use.

[5:56:37 PM](#) Pogue inquired about tenants for the non-profit space. Laski noted that there are potential tenants for proposed space. Pogue questioned what would happen to the space not utilized by non-profits. Laski noted that the intention is to have the space built out and utilized by multiple tenants at the same time. Conceptually, the Retreat Center could be used by Higher Ground or another non-profits. Pogue questioned whether or not the Developer would be willing to limit square footage of 59,000 square feet to non-profits only. Laski clarified that space is designed for non-profit office space and programming and reiterated that commercial space is limited to 25,000 square feet.

[5:59:06 PM](#) Engelhardt questioned why lot coverage is being discussed (one story and two story), instead of discussing the total allowable square footage. Laski noted that analysis was done to put it in perspective to the Neighborhood Business Zone.

[6:00:38 PM](#) Pogue questioned grades of the Sage School and what would happen if school needed to expand in order to accommodate increased numbers of children. Weeks noted that only 6 through 12 grades are available at The Sage School. Weeks noted that the proposal for The Sage School is generous for the school's intentions (20,000 square feet). Chair Fugate questioned the total number of students 20,000 square feet would support. Weeks noted that the school could support 120 students, which would include students and staff.

[6:02:27 PM](#) Smith questioned the processes between the dual path between City Council and the Planning and Zoning Commission. Williamson noted that the City Council requested the direction of Planning and Zoning regarding density, area that would be annexed and the zoning districts. Williamson explained current discussion of City Council. Williamson also noted that City Council would like Planning and Zoning's feedback regarding the new proposed ICD Zone.

[6:06:53 PM](#) Chair Fugate opened the item for public hearing. Lili Simpson made reference to an award given to the City of Hailey in July 2014, as being one of the top 50 small towns in the United States. Simpson went on to read a letter regarding the aesthetic beauty of the City Hailey, recreational opportunities, iconic landscapes, friendly and close knit community, and much more. Simpson went on to comment on the Neighborhood Service Centers in all locations, including the mouth of Quigley Canyon. Simpson would like to see the Neighborhood Service Centers protect the current residents from the impacts of sprawl, traffic, and the reduction of quality of life. Lastly, Simpson suggested working together to remodel the Community Campus, instead of building new commercial space at the mouth of Quigley Canyon.

[6:13:44 PM](#) Bill Hughes questioned the influences that motivated the City to drag annexation through the back door. Hughes referenced the Idaho Mountain Express, noting that Kathy Grotto stated that the County would likely approve the Commercial Uses within the PUD Application by the Developer. Hughes noted that he doesn't want to see Hailey destroyed by the greed of the real estate industry. Hughes

questioned numbers regarding the development of a small package plant. Hughes doesn't believe annexation would benefit the residents of Hailey and believes the proposal is a nightmare. Hughes doesn't believe the County will approve the proposed commercial uses, as the County Comprehensive Plan states that commercial development should be kept within the City of Hailey. Hughes believes proposal and actions of City Council and staff are unacceptable and strongly encourages City Council to send proposal back to the County, as an application actually exists with the County.

[6:18:13 PM](#) Tony Evans corrected the article in the newspaper and noted that what the County might do under PUD is an open question. Evans explained that he used the wrong word and would like to correct wording for the record.

[6:19:40 PM](#) Barb Acker questioned the Peri-Agriculture definition and would like clarification of small animal processing. Acker noted that animal processing is a business that she would not want to see within City limits. Acker also commented on the commercial space in downtown Hailey. Acker doesn't believe there are enough businesses in Hailey and would like to see more focus on developing downtown than the mouth of Quigley Canyon.

[6:22:04 PM](#) Chip Maguire commented on the Neighborhood Service Center and believes these centers are important to neighborhoods, regardless of location. Maguire noted that centers strengthen and build community in the neighborhood, and they bring pride to neighborhoods. Maguire noted that communities without Neighborhood Service Centers become ghost towns. Maguire believes these centers reduce traffic and allow people to connect in more meaningful ways. Maguire doesn't believe centers would take away or be a threat to businesses in downtown Hailey.

[6:25:13 PM](#) Jill Bryson agreed with Acker regarding the definition of Peri-Agriculture and small animal processing. Bryson also questioned why Professional and General Office Space need to be located at the mouth of Quigley Canyon.

[6:26:10 PM](#) Peter Lobb is not in favor of a City-initiated annexation. Lobb doesn't believe the approval of commercial areas would prevent traffic from going to and from. Lobb believes traffic would increase and impact existing neighborhoods negatively. Lobb encouraged Commissioners to look at proposal from new perspective.

[6:29:11 PM](#) Jim Phillips commented on the proposal and whether or not it's in accordance within the Comprehensive Plan. Phillips doesn't believe proposal is in accordance with the Comprehensive Plan, including the Permitted Uses of Professional and General Office Spaces. Phillips also doesn't agree with Hotels/Motels or Retreat Center, and also doesn't feel it is in accordance with the Comprehensive Plan. Phillips doesn't believe it would serve the residents of the area, and it detracts from the downtown core. Phillips agreed with other comments in that commercial space will compete with business located downtown and traffic will greatly impact existing neighborhoods.

[6:33:05 PM](#) Linda Ries questioned whether or not horses would be allowed in proposed zone. Ries discussed annual events that take place, like Ski Jouring and Trailing of the Sheep Festival. Ries is concerned that the number of horses may be limited, which could impact festivals, such as Ski Jouring and Trailing of the Sheep. Ries also questioned space designated for non-profits, as well as the taxes involved.

[6:35:23 PM](#) Katherine Graves shared concerns of commercial development and doesn't agree with Neighborhood Service Center at mouth of Quigley Canyon. Graves shared concerns in proposed development taking businesses away from downtown Hailey, as well as the vacant office spaces located in downtown Hailey. Graves noted that she is not opposed many of the proposed uses; however, is opposed to the commercial uses proposed.

[6:37:48 PM](#) Paul Ries shared concerns of proposed development and doesn't believe they comply with the Comprehensive Plan or with the new proposed ICD Zone. Ries questioned which non-profits would be allowed to utilize non-profit space (local vs. national vs. global). Ries also questioned the definition of General Community. Ries also shared concerns with traffic and the impact it will have on other neighborhoods. Ries suggested that the Commissioner go back to the Comprehensive Plan and keep things simple.

[6:40:57 PM](#) Charles Johnson applauds the Developer for trying to work with the community. Johnson questioned the new proposed zone and whether or not it's needed, as General Residential (GR) covers most, if not all, of what the Developer is proposing. Johnson believes traffic needs to be addressed to move forward with proposal.

[6:43:43 PM](#) Lili Simpson questioned the relationship between non-profits and residential area, and the connection. Simpson believes this is an issue, as no connection exists.

[6:44:55 PM](#) Bill Hughes believes the bigger picture needs to be considered, as complexity does not represent intelligently conceived designs. Hughes believes the development in Hailey follows a pattern that makes sense, and noted that a City-initiated Annexation would be the worst decision made by the City of Hailey.

[6:47:07 PM](#) Marty Weinless believes City and Commissioners are working under the assumption that the project will move forward. Weinless sees no reason for this project to move forward, as there are no jobs available. Weinless believes project is doomed, regardless of whether or not it's annexed.

[6:47:53 PM](#) Denise Jackson believes there have been a lot of carts before a lot of horses. Jackson is opposed to creating a new zone. Jackson shared concerns with commercial activity and traffic that could impact existing neighborhoods of Hailey. Jackson believes City is forcing things to happen and doesn't believe we can't talk about the commercial aspects of proposal without discussing the issue of traffic, as it's a symbiotic process. Jackson also believes other side of Toe of the Hill Trail needs to be preserved from future development.

[6:52:48 PM](#) Penny Thayer shared concerns specific to rationale as to why Planning and Zoning, as well as City Council, is being asked to rezone the area to accommodate the request of the developer. Thayer also shared concerns of The Sage School being located in area, as it is a business, not a non-profit. Chip Maguire corrected Thayer, noting that The Sage School is a non-profit. Thayer believes there are reasons as to why The Sage School wants to be located in close proximity to the high school, and is opposed to the development of school in proposed location. Thayer also questioned how many current buildable lots for housing are there within the City, as well as commercial spaces.

[6:57:26 PM](#) Scott Corkery addressed the issues of traffic and doesn't believe it's an issue. Corkery is supportive of The Sage School development and believes it is a school that teaches children how to harmonize with the Community, and much more. Corkery encouraged others to look and think about the entire picture and the perfect symbiosis taking place.

[7:01:47 PM](#) Troy Thayer shared concerns regarding the lack of process involved in the Quigley Farms Project and encouraged the Commissioners not to rush the proposal.

[7:04:13 PM](#) **Chair Fugate called for a five minute break.**

[7:10:17 PM](#) **Chair Fugate called the meeting back to order.**

[7:10:45 PM](#) Paul Ries questioned the reasoning behind the increase in the number of residential homes.

[7:11:46 PM](#) Denise Jackson agreed with Rise and would also like clarification on the number of residential units, as well as commercial space. Jackson also questioned the development of Phase One.

[7:13:03 PM](#) Tony Evans commented on the previous plan and how detailed it was. Evans questioned why no application has been submitted with the City. Evans believes process is not clear.

[7:14:34 PM](#) Troy Thayer questioned date of developer's attorney's email requesting a City-initiated Annexation. Penny Thayer agreed with Evans regarding details and unclear process of the project. Thayer also questioned the subordinate use and questioned the development of The Sage School in area.

[7:16:03 PM](#) Charlie Johnson would like to see more transparency in process.

[7:16:41 PM](#) Denise Jackson questioned details regarding the commercial space and whether or not it was figured in to water and wastewater system, as well as the impacts of annexation on water and wastewater.

[7:17:24 PM](#) Harry Weeks commented on the new proposed ICD Zone. Weeks noted that finding a zone to develop a school is extremely difficult. Weeks went on to explain how The Sage School would integrate in to the Neighborhood Service Center, as well as the opportunity for the school to work collaboratively with non-profit partners as a permitted use.

[7:18:36 PM](#) Chair Fugate closed the item for public hearing.

[7:19:05 PM](#) Jim Laski explained the process of the Quigley Farms Project and how it came to the City. Laski recommended that the City look at a City-initiated Annexation, as it would impact the City greatly. The City of Hailey agreed to review project and make a determination at a later date. Laski went on to explain the process of the new proposed ICD Zone and the reasoning behind its creation. Laski clarified permitted uses and conditional uses, changes made and the subdivision process. Laski addressed the total residential units and noted that the County Application is a smaller project; therefore, housing and commercial spaces were smaller in numbers. Laski further discussed water and sewer studies and their impact if annexation occurs within the City.

[7:25:45 PM](#) Horowitz reviewed packet information. Horowitz also went through the City website and addressed how to access packet information and supporting documents. Horowitz explained the Quigley Farms Project process and addressed information in previous meetings. Horowitz also noted changes made from each meeting and any other modifications to zoning. Scanlon questioned the possibility of creating a Peri-Urban Agriculture Overlay, similar to that of Economical Housing Solutions, LLC. Horowitz confirmed that that could be a possibility. Discussion ensued.

[7:36:20 PM](#) Ned Williamson commented on the email received and when it went public. Williamson noted that the email was received on February 1, 2017 and discussed on February 6, 2017. Williamson noted that water and sewer calculations are estimates; however, Williamson noted that residential units are more accurate than commercial spaces (this also includes the school).

[7:39:19 PM](#) Williamson went on to explain the three points that the Council requested that the Commissioners consider. The three points included: 1) the area to be annexed into the City and the area to remain in the County, 2) zoning districts for the area, and 3) the density for the entire canyon.

[7:40:13 PM](#) Chair Fugate noted that all information is available to the public and if information cannot be found, the Community Development Department would be happy to provide it. Pogue believes it would be best for the City of Hailey to be a part of the decision process with development. Pogue applauds certain aspects of development, like the Peri-Urban Agriculture. Pogue noted that he is not in favor of slaughtering any animals in residential area, and also has concerns with Professional and General Office Space in area. Pogue recommended that Professional and General Office Space be a Conditional Use. Pogue also recommended that the General Residential (GR) Zoning continue with a Peri-Urban Agriculture Overlay District, instead of creating a new zone.

[7:43:41 PM](#) Smith agreed with Pogue and would also recommend that Professional and General Office Space be a Conditional Use. Smith was also in favor of utilizing the General Residential (GR) Zone, where The Sage School would also be a Conditional Use. Smith noted he would like to address issues regarding the Neighborhood Business District, like convenience stores, etc. Lastly Smith is in favor of having the City control the development of the project and reiterated the benefit of utilizing the GR zone with an overlay district.

[7:46:38 PM](#) Engelhardt agreed with Pogue and Smith's comments regarding zoning and Professional and General Office Space as a Conditional Use. Engelhardt is not in favor of animal processing. Smith agreed. Engelhardt believes project fits the Comprehensive Plan and recommended moving project forward for City Council review.

[7:47:58 PM](#) Scanlon agreed with comments made by the Commissioners and also doesn't see a need to develop a new zoning district. Scanlon recommends that if project gets annexed, the zone remain General Residential.

[7:49:30 PM](#) Chair Fugate agreed with comments made by the Commissioners. Chair Fugate agreed and would like to see the City of Hailey control the development of the project. Chair Fugate shared concerns if project were to remain with County (i.e., Light Industrial development, etc.). Chair Fugate

reiterated the impact that project would have on City infrastructure if not annexed in to the City. Chair Fugate believes that the new proposed zone is more restrictive than GR and recommended that all commercial development be assigned as a Conditional Use.

[8:05:40 PM](#) Horowitz noted that City Council would be updated with recommendations and suggestions from Planning and Zoning. Horowitz noted that another hearing may be set regarding zoning and new overlay district depending on feedback from City Council.

PH 2 Consideration of Ordinance No.____, which includes:

- 1) *Amendments to Title 17, Chapter 17.04, Establishment, Purposes and Uses within Zoning Districts creating a new section, Article P, "Integrated Community Development Zone (ICD)", including purpose, permitted and conditional uses, and bulk and size restrictions.*
- 2) *Amendments to Title 17, Chapter 17.05, Official Zoning Map and District Use Matrix to add permitted, conditional and accessory uses and bulk requirements for the ICD.*
- 3) *Amendments to Title 17, Chapter 17.02, Definitions to add the following new definitions: Peri-Urban Agriculture, Non-Profit Recreational Facility, Community/Event Center and Retreat Center.*
- 4) *Amendments to Section 17.11.040.04, to establish Conditional Use Review Standards for Convenience Stores, Food Service, Retreat Center and Community Event Center.*
- 5) *Amendments to Title 16, Subdivision Regulations, Chapter 16.04.020.L.1, Private Streets, adding Integrated Community Development Zone to the districts within which private streets may be allowed.*

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, April 10, 2017**
(no documents)

Adjourn

[8:06:54 PM](#) Pogue motioned to adjourn. Scanlon seconded and all were in favor.

Return to Agenda

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, April 10, 2017
Hailey City Hall
5:30 p.m.

Call to Order

[5:29:24 PM](#) Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

No comment was made for items not on the agenda.

Consent Agenda

Public Hearings

PH 1 *Consideration of a Design Review Application by Silver Creek Ford, represented by Errin Bliss of Bliss Architecture, for a new 303 square foot Service Drive addition to the existing Silver Creek Ford Dealership. This proposal will also include façade changes to an existing building to the north, to be the new Chrysler Dodge Ram Dealership. This project is to be located at 920 and 960 South Main Street (Lots 10, 11A and 11B, Block 2, Friedman Park Subdivision), in the Light Industrial (LI) Zoning District.*

[5:30:40 PM](#) Errin Bliss introduced the project, noting the small addition and remodel of the interior space, as well as the face lift of the exterior building. Bliss went on to explain the new entry, new accommodations for a public waiting area, new door to the service entrance, new paint, and new windows and doors to the existing building. Bliss explained that the north elevation would see the most renovation, painting, corrugated siding and stone façade are proposed. Bliss explained intent of new service area and other future phases.

[5:39:58 PM](#) Scanlon questioned the seismic brace on exterior of building. Bliss noted that seismic brace would remain and would be painted to match the other exterior components. Scanlon also questioned whether or not the stone veneer or wainscot would go around the sides of the building, as well as the color of it. Bliss noted that the stone is a faux stone or concrete that is intended to match the existing color.

[5:41:23 PM](#) Pogue questioned the location of the overhead door for cars to come and go. Bliss noted that an existing door would be replaced with two large overhead doors to accommodate the display vehicles. Smith questioned whether or not a lift exists in space. Bliss noted that a lift is in facility. Smith also questioned whether or not an oil separator exists. Bliss doesn't believe there is a separator, but one will be put in as part of the renovations.

[5:43:12 PM](#) Smith questioned whether or not Bliss would consider wrapping stone façade on either side of building to tie design together. Bliss commented on costs; however, noted that it could be considered. Smith also questioned presence of trash receptacles. Bliss showed where receptacles are currently located, noting that no closure currently exists. Smith also questioned a landscaping plan. Bliss noted that no landscaping is proposed; however, a gravel and native grasses are being proposed for the addition. Bliss noted that the proposal includes removing six feet of asphalt and replace it with landscaping.

[5:46:52 PM](#) Horowitz commented on the landscaping requirements and noted that projects under 500 square feet are not required to meet the landscaping requirements; however, Horowitz noted that this project will have subsequent renovations and once 500 square feet is met, the Applicant would be required to meet the landscaping requirements.

[5:47:40 PM](#) Scanlon agreed with Smith's concerns regarding the stone façade and would like to see it extending along the sides of the building.

[5:48:04 PM](#) Engelhardt noted his disappointment in utilizing existing building instead of demolishing. Engelhardt also agreed with Smith and Scanlon in extending the stone façade around the sides of the building.

[5:49:07 PM](#) Chair Fugate questioned the timeline of future phases. The Applicant noted at least 18 months to two years.

[5:49:48 PM](#) Horowitz noted that fill spout is located just off of property where landscaping trucks fill up on water. Horowitz noted that City Staff believes that an easement or egress is needed for the trucks utilizing fill spout. Horowitz suggested that the Applicant decide how they'd like to proceed with access to fill spout. Chair Fugate questioned the size of easement. Stahlnecker noted that a 10 or 12 foot easement would be sufficient.

[5:51:14 PM](#) Horowitz commented on the unenclosed trash receptacles and noted that the current location of receptacles is not highly visible from Main Street; therefore does not feel they need to be enclosed. Stahlnecker also commented on the water easement and location of the new sign. Stahlnecker noted that an easement exists on Lot 11A and 11B, which borders the parking lot to the north. Stahlnecker noted that the existing service facility encroaches in to the easement. Stahlnecker noted that Public Works doesn't feel this encroachment would hinder the access to the easement. Additionally, Stahlnecker noted that the existing sign is too close to the water line located in same corner. Bliss noted that the current sign would be relocated to where existing sign is located now and should not interfere with the water line.

[5:54:34 PM](#) Engelhardt questioned the fill spout and who it is utilized by. Carl Hjelm noted that Alpine Tree Service utilizes fill spout, as well as many other landscaping companies, including excavating companies. Engelhardt questioned whether or not an easement currently exists. Horowitz noted that fill spout is located on Airport property. Hjelm commented on the entry and exit trucks make when utilizing fill spout. Hjelm also noted that access is also the main access for emergency services when an emergency is located on the Airport runway. Hjelm suggested an easement wider than 10 or 12 feet. Smith questioned the suggested width of the easement. Hjelm suggested 20 feet. Mike Baledge agreed that 20 feet is the minimum width. Engelhardt questioned why we are asking the private land owner a public easement for other businesses. Horowitz suggested checking in with City Attorney regarding matter. Bliss questioned the access to emergency services if a truck is utilizing fill spout. Baledge confirmed that emergency vehicles can still gain access; however, truck may be stuck at fill spout for a while.

[5:58:30 PM](#) Horowitz noted that she would confirm the width of the property, as well as confirm whether or not the City could require egress for larger trucks utilizing the fill spout.

[6:00:12 PM](#) Chair Fugate opened the item for public comment. Carl Hjelm applauded the effort of Applicant and Team on design and renovations. Hjelm shared concerns with the lack of landscaping, as well as the seismic braces located on the exterior of the building. Hjelm would like to see more in the way of landscaping, as well as the removal of the seismic braces from the exterior of the building to the interior of the building.

[6:03:02 PM](#) Brian Williams questioned whether or not the City has considered moving the fill spout across the street to the park.

[6:03:40 PM](#) Chair Fugate closed the item for public hearing.

[6:03:54 PM](#) Scanlon agreed with Hjelm regarding landscaping and suggested combining the total square footage from each renovation until 500 square feet is met to require that landscaping be completed. Scanlon also agreed with the seismic bracing; however, noted that it doesn't bother him to leave on the exterior of the building. Engelhardt believes proposed improvements are great for existing building. Engelhardt also believes bracing is subjective and doesn't have an issue with it. Engelhardt reiterated concerns regarding the fill spout and believes it should be addressed by the City and the Applicant.

[6:06:35 PM](#) Pogue agreed with Scanlon and Smith regarding the extension of the stone façade around the building. Pogue would also like to see the Applicant address easement issues with the City.

[6:07:13 PM](#) Smith agreed with wrapping the stone façade around the building and also suggested hanging plants off of trellis to break up the square building and soften the asphalt. Smith also agreed with Commissioners regarding easement.

[6:08:36 PM](#) Chair Fugate agreed with the Commissioners regarding the extension of the stone façade, and also shared concerns regarding the access to the fill spout and the encroachment of the easement. Baledge noted that the emergency access that currently exists is sufficient.

[6:10:47 PM](#) Horowitz noted that she would connect with City Attorney regarding legalities of fill spout, as well as Public Works regarding the relocation of the fill spout. Horowitz suggested modifying Condition (j) in the Staff Report to read, the Applicant shall provide an easement to benefit the City of Hailey for vehicular access.. as determined to be legal by the City Attorney, and create a new condition, Condition (m), that could read, the stone façade on the north side of the Chrysler Dealership, shall be extended around the east and west side of

the building, up to the new doors.

6:13:03 PM Dan Smith motioned to approved the Design Review Application submitted by Silver Creek Property Holdings, LLC, for a 303 square foot addition to Goode Motor Group Silver Creek Ford Dealership, and the utilization of an existing building as the new Chrysler, Dodge, Jeep, Ram Dealership to be located at 920 South Main Street, Hailey (Lots 10, 11B & 11A, Block 2, Friedman Park Subdivision) within the Light Industrial (LI) Zoning District, and recommend to the City Council approval for site improvements, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (m) are met. Scanlon seconded and all were in favor.

PH 2 *Consideration of a Design Review Application by Hailey Airport Inn, LLC, represented by Owen Scanlon of Owen Draws, LLC, for a single building renovation, to be located at 804 South 4th Avenue (Lots 1-6, 13, 14 and 15-18, Block 137, Hailey Townsite) in the Limited Business (LB) Zoning District. Phase One proposal includes a remodel of a 5,875 square foot building (formerly Robert's Electric), which will include a 16-unit apartment complex and laundry addition to serve the Hailey Airport Inn. Phase One is the first proposal of the project master plan and will be the only building discussed at this time.*

6:15:18 PM Scanlon presented the project, noting the intent of renovating Robert's Electric into a motel (an addition to the Hailey Airport Inn). Scanlon went through the project by phase, sharing details of Phase 1. Scanlon discussed landscaping, trees to be added and other textural components to be added to the existing building. Smith questioned the presence of shrubs. Scanlon noted that shrubs would be located between trees, which would be columnar, like that of Swedish Aspen. Scanlon went on to discuss elevations and explain the existing building features and how each would be renovated. Smith questioned how the HAVC requirements would be met. Scanlon noted that PTac window units would be included in every room.

6:22:35 PM Smith questioned the slope angle of the roof. Scanlon noted that a new roof would be installed and drainage occurs to the west side. Chair Fugate questioned whether or not the sewer would need to be upgraded. Scanlon noted that water and wastewater would be upgraded to City standards. Chair Fugate questioned the trash receptacles. Scanlon noted that an existing trash enclosure exists; however, enclosure is not located on property (owner owns both properties). Engelhardt questioned the roof snow load. Scanlon confirmed that the roof meets City requirements for snow load. Smith questioned the presence of snow clips on the north sloped roof. Scanlon noted that no snow clips exist; however, is willing to consider adding them.

6:26:07 PM Chair Fugate questioned the existing fencing. Scanlon commented on the poor condition of the existing fence and noted that the Applicant has plans to replace it. Chair Fugate also questioned Cedar Street parking. Scanlon noted that parking will not change; however, private parking signs for Robert's Electric would be removed.

6:33:12 PM Sam Stahlnecker questioned the sidewalk connection to the proposed renovation and whether or not it would still be connected to the south (not shown on drainage plan). Scanlon noted that for the application, the sidewalk on the south end would be removed. Scanlon also noted that at some point the sidewalks would connect. Stahlnecker also questioned how employees would access laundry room. Scanlon noted that this component still needs to be addressed. Bryan Evans noted that the existing laundry will remain the same for now until next phase of development begins. Evans also reiterated that water and wastewater would be upgraded to meet City Standards.

6:33:12 PM Horowitz discussed landscaping of the project and noted that typically, project would be required to meet to sidewalks, curb, gutter, and street trees standards; however, because the proposed renovation is under 500 square feet, remainder of improvements would be accessed at a later date (during the remaining renovations). Horowitz also clarified the parking requirements, noting that Ketchum has a requirement of .75 parking spaces per room. Horowitz noted that there are several ranges that exist for other cities, whereas Hailey's requirement is tied to square footage. Horowitz suggested revising parking requirements at a later date.

6:34:24 PM Chair Fugate opened the item for public hearing. Carl Hjelm offered to suggestions: 1) adding a tree in the lawn on the south side of the building, which would provide good shade for the building and reduce HVAC costs, and 2) swapping out the proposed Blue Spruce trees lined at the northeast side of building, as trees would eat up parking spaces quickly due to increased width of trees as they grow.

6:35:51 PM Chair Fugate closed the item for public hearing. Scanlon noted his willingness to consider adding a tree on the south side of the building, as well as changing species of trees that would work better in proposed area.

6:36:38 PM Smith applauded Applicant Team for design and proposed landscaping. Engelhardt also likes the project and agreed with Hjelm regarding the Blue Spruce trees. Chair Fugate applauded the design and the proposed columnar trees. Chair Fugate also agreed with comments made regarding the Blue Spruce trees.

6:38:40 PM Horowitz suggested removing Condition (l), as Drainage plan was received, and in the Conditions of Approval, revise Condition (k) to read, the Blue Spruce trees on the northeast side shall be changed out for a more appropriate species. Commissioners agreed.

6:39:39 PM Engelhardt motioned to approve the Design Review Application by Hailey Airport Inn, LLC, represented by Owen Scanlon of Owen Draws LLC, for a single building renovation, to be located at 804 South 4th Avenue (Lots 1-6, 13, 14 and 15-18, Block 137, Hailey Townsite) in the Limited Business (LB) Zoning District, and recommend to the City Council approval for site improvements, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (K) are met. Pogue seconded and Engelhardt, Chair Fugate, Smith and Pogue were in favor. Scanlon abstained, as he is part of the Applicant Team.

6:40:39 PM Chair Fugate called for a five minute break.

6:46:23 PM Chair Fugate called the meeting back to order.

PH 3 *Consideration of a Design Review Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for a new 41,672 square foot, three story hotel, to be called Fairfield Inn and Suites Marriot. This project is to be located at 711 North Main Street (Lot 1, Block 1, Sutton Subdivision) in the Business (B) Zoning District. Note: This hearing will be a conceptual level review of site layout and elevations.*

6:47:02 PM Horowitz discussed a Pre-Application Design Review process, whereby larger projects could be discussed with the Commission in a more conceptual form. Horowitz noted that in relation to the project, she requested that only a site plan, elevations and materials board be submitted.

6:49:15 PM Errin Bliss presented background information on the proposed project and reiterated that the proposed site plans are more preliminary in nature, with the idea of gaining feedback from Commissioners, City Staff and Public regarding the design. Bliss went through each possible orientation of the building on the lot, presenting details of each. Smith questioned the plans for landscaping along River Street. Bliss noted that landscaping will be planned along River Street; however, won't be discussed until Design Review of project.

6:56:58 PM Chair Fugate questioned the access points. Bliss clarified that no access to the parking lot exists from River Street; however, access can be made from the private street. Scanlon questioned options for snow storage. Bliss went through snow storage calculations. Bliss noted that ADA compliant parking spaces exist and all other parking stalls are of regular size.

6:59:03 PM Scanlon questioned whether or not a screen would exist between the hot tub deck and Main Street. Bliss confirmed that there would be a wood screening between the two. Bliss noted that the design is a standard design for a three story Marriot. Horowitz questioned whether or not building would have employee units within building, as building height could increase to 40 feet, if employee housing were available onsite. Bliss doesn't believe employee housing will be located onsite, but will connect with Marriot to be sure. Bliss went on to present exterior materials and textures of the proposed building.

7:04:31 PM Chair Fugate questioned the color of the exterior materials. Chair Fugate suggested incorporating some color in to design. Bliss agreed. Scanlon also agreed with adding color to the building. Bliss went on to explain the design of the porte cochere.

7:08:02 PM Scanlon questioned whether or not the building could be pushed to the south to have more room for landscaping, which would soften that side of the building. Bliss noted that trees and a sidewalk would be present on left side of building. Horowitz questioned width of driveway entrance. Bliss noted that entrance is currently at 24 feet. Scanlon questioned the requirement. Bliss believes the requirement is 24 feet.

7:13:16 PM Chair Fugate questioned the total number of parking spaces. Bliss believes total number of parking stall is approximately 97. Smith questioned the total number of staff. Bliss believes about 6 to 12 employees, but will confirm with Marriot owners.

[7:16:22 PM](#) Horowitz questioned how far back from the right of way the building is located. Bliss believes it is about 40 feet.

[7:18:07 PM](#) Chair Fugate opened the item for public hearing. Tony Evans questioned the amenities of the hotel and whether or not a public bar, restaurant or meeting/conference rooms would be included in the construction of the hotel, as well as the total number of suites within the hotel.

[7:19:50 PM](#) Carl Hjelm likes Options 1 and 3; however, prefers Option 3. Hjelm believes Option 3 meets the best intent of the Design Review Guidelines and allows for good solar exposure around perimeter of building. Hjelm encouraged the Applicant Team to consider solar exposure, especially concerning the porte cochere, as well as utilize a similar street tree pattern to that of downtown Hailey. Hjelm believes project would be a nice addition to the community.

[7:21:39 PM](#) Chair Fugate closed the item for public hearing. Bliss noted that no plans for evening dining space or bar are proposed; however, there is a possibility of having smaller meeting rooms available for use. Bliss also noted that Marriott dictates how many rooms are suites; however, Bliss is unaware of that number at this time. Scanlon prefers Option 3 and likes the interplay of different dimensions, colors and features.

[7:24:28 PM](#) Pogue agreed with Scanlon and prefers Option 3. Pogue believes design complements Main Street and River Street. Pogue also likes the landscaping and believes it is a great addition to Hailey. Pogue is in favor of the colors proposed as well. Pogue likes Bliss's rendition of the porte cochere and would prefer it over the swooped version by Marriott.

[7:26:27 PM](#) Smith also agreed and prefers Option 3. Smith likes the idea of utilizing similar stone to King's Variety Store will have a nice tie in. Smith is also not in favor of the red, white and blue lettering, and prefers light letters on a dark background. Smith believes the side road is a benefit to minimize pedestrian traffic and is also in agreement with landscaping throughout. Smith believes this project is a great statement to the City of Hailey.

[7:28:12 PM](#) Chair Fugate agreed with the Commissioners and also prefers Option 3. Chair Fugate also agreed with the street tree design and screening in the parking lot. Chair Fugate likes the proposed color and variations of the cooler colors. Lastly, Chair Fugate also agreed with the porte cochere design from Bliss. Horowitz suggested that all Commissioners weigh in regarding the design of the porte cochere.

[7:30:43 PM](#) Engelhardt agreed with the other Commissioners and also prefers Option 3 for the same reasons stated above. Engelhardt likes both options for the porte cochere; however, is not in favor of a flat porte cochere. Pogue also is in favor of the pop outs of the building on River Street and believes it adds a nice architectural component to River Street as well.

[7:32:13 PM](#) Scanlon, Chair Fugate, Smith and Pogue all prefer the porte cochere design by Bliss Architects. Engelhardt could either go with that or the swooped version. Carl Hjelm suggested placing the pool and hot tub on the backside of building. Hjelm noted that the solar exposure is better and traffic noise is not as loud.

PH 4 *Consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to clarify and add definitions of: Health and Fitness Facility; Studio, Artist; Performing Arts Center; Recreation Facility, Commercial; Recreation Facility, Public; and Recreation Facility, Residential, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. The changes are to correct clerical omissions in Ordinance 1208.*

[7:35:55 PM](#) Horowitz noted that the amendment was discussed and approved several months ago; however, when Sterling Codifier received amendment, a line was missing. City Attorney recommended that Planning and Zoning reapprove amendment.

[7:36:41 PM](#) Chair Fugate opened the item for public hearing. Tony Evans noted that as long as no changes were made to the amendment, he has no comments. Horowitz agreed and noted that an omission occurred and no updates or revisions were made to the text amendment.

[7:37:00 PM](#) Chair Fugate closed item for public hearing.

[7:37:32 PM](#) **Scanlon motioned to recommend approval to City Council and direct Staff to prepare a Text Amendment regarding Title 17, Section 17.05, District Use Matrix, which will include the following: to clarify and add definitions of: Health and Fitness Facility; Studio, Artist; Performing Arts Center; Recreation Facility, Commercial; Recreation Facility, Public; and Recreation Facility, Residential, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. The changes are to correct clerical omissions in Ordinance 1208. Pogue seconded and all were in favor.**

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, April 24, 2017**
(no documents)

Adjourn

7:40:46 PM Engelhardt motioned to adjourn. Pogue seconded and all were in favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 10, 2017, the Hailey Planning & Zoning Commission considered a Design Review application submitted by Silver Creek property Holdings, LLC, represented by Erin Bliss of Bliss Architecture, for a 303 square-foot addition to Goode Motor Group Silver Creek Ford Dealership and the utilization of an existing building as the new Chrysler, Dodge, Jeep, Ram Dealership to be located at 920 S. Main Street, Hailey (Lots 10, 11B, & 11A, Block 2, Friedman Park Subdivision) within the Light Industrial (LI) Zoning District.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 22, 2017 and mailed to property owners within 300 feet on March 22, 2017.

Application

The applicant is proposing a new 303 square foot addition for a new service drive at the Goode Motor Group Silver Creek Ford Dealership and the utilization of an existing building as the new Chrysler, Dodge, Jeep, Ram Dealership. Additional site improvements include: new signage along Main Street for the new Chrysler, Dodge, Jeep, Ramp Dealership, new parking striping, landscape, and new asphalt paving adjacent to the new addition.

Lot 11A within the proposed project site was re-zoned Light Industrial (LI) from Limited Business (LB) on March 8, 2017.

The proposed addition will be accessed utilizing four existing curb cuts: 1) Airport Way curb cut to access Lot 11B, 2) Airport Way Lot 10 frontage to access staff parking lot, 3) Main Street for shared access to Lots 11A & B, and 4) from Airport Land adjacent to the east of Lot 11A.

Procedural History

The application was submitted on March 8, 2017 and certified complete on March 15, 2017. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 10, 2017, in the Hailey City Council Chambers. Items discussed at the April 10, 2017 hearing included:

- Unknown whether existing service drive drain routes through an oil/water separator, but preferred opinion is to provide new oil/water separator in addition
- Lack of connectivity between the proposed Chrysler Dealership's new north façade and painted south, west, and east facades

- Seismic structural component located externally on the southern service drive addition
- Existing trash enclosure location and visibility
- Proposed Chrysler Dealership signage location and interference with potential water main.
- Existing city operated water fill spout access and potential easement
 - Emergency vehicle access to Airport
 - Types companies using spout include landscape, excavating, and paving, etc.
 - Commissioners and Applicant questioned legality of requiring access easement dedication from fill spout to Airport Way
 - Applicant suggested moving to spout across Main Street to Mc Kercher park for improved circulation
- Lack of landscaping in front of Chrysler dealership and minimal landscaping adjacent to existing Silver Creek Ford building;
- Project addition is less than 500 square feet, so no improvements can be required; however, further improvements to the site could trigger Title 17 (Mobility Standard) improvements

Upon receipt of these Findings of Fact, Conclusions of Law and Decision, the applicant may request a regulatory takings analysis pursuant to Idaho Code § 67-8003.

General Requirements for all Design Review Applications				
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"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No Comments
				Life/Safety: No comments
				Water and Sewer: The applicant shall provide an easement either for truck turn around adjacent to the eastern Lot 11A property line or shall provide an easement from the Airport Land Lot 11A west to Airport Way for trucks maneuvering when utilizing the city's fill spout. It appears as if exiting on to Airport Way is preferable.
				Building: No Comments.
				Streets: No Comments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	One proposed sign on Main Street on the northeast corner of the property. Sign permit will be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code. 9.4.2- 1 parking space per 1,000 gross square feet
			Staff Comments	The Zoning Code requires 1 parking space per 1,000 gross square feet. The Silver Creek Ford Dealership project contains 15,619 gross square feet requiring 16 parking spaces, and the

				<i>Chrysler Dealership contains 3,565 gross square feet requiring 4 parking spaces. The site plan shows 19 and 9 parking spaces including accessible spaces.</i>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<i>No lighting plan has been submitted, as no changes are proposed to existing lighting. All lighting shall be downcast to meet City standards. Existing building and signage lighting is downcast per Staff observations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>(Insert sections from applicable zoning district)</p> <p>Maximum Height: 35'</p> <p>Setbacks: 10'; (Front, Rear, and Side)</p> <p>Lot 11A Coverage: 17% (0.08 ac/0.49 ac)</p> <p>Lot 11B Coverage: 25% (0.36 ac/1.45 ac)</p> <p>Aggregate Maximum Floor Area (Silver Creek Ford): 15,619 gross square feet</p> <p>Aggregate Maximum Floor Area (Chrysler Dealership): 3,565 gross square feet</p>
			Staff Comments	<p><i>No proposed changes to Chrysler Dealership existing building height or location; appears to meet all setbacks.</i></p> <p><i>The new addition to Silver Creek Ford service drive encroaches into existing 8' public utility easement. It is not clear if this easement is needed. Staff will bring feedback from the public works department to the meeting.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p><i>Sidewalks exist along Airport Way and Main Street Lot 11B frontage.</i></p> <p><i>Sidewalks do not exist along Lot 11A Main Street Frontage. The addition is under 500 square feet, and does not trigger the sidewalk requirement.</i></p> <p><i>A site drainage plan has not been provided; however proposed asphalt is to match existing grade. Staff is not aware of any existing drainage issues on site.</i></p>

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

1. Site Planning: 6A.8 (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"/>	6A.8(A)1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings
			<i>Staff Comments</i>	<i>The Chrysler Dealership will utilize an existing building, and the proposed addition to the Silver Creek Ford Dealership is restricted by the existing building orientation but does satisfy this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.
			<i>Staff Comments</i>	<i>No existing landscaping identified on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			<i>Staff Comments</i>	<i>Existing pedestrian patterns shall be maintained. No new sidewalks are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
				e. 9.2.2 Loading Space Requirements and Dimensions. The following regulations shall apply to all commercial and industrial uses with on-site loading areas. A. One (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4000 square feet, except grocery and convenience stores where one (1) loading space shall be provided

				for a floor area in excess of 1000 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 feet. B. Convenient access driveways to loading spaces from streets or alleys shall be
			Staff Comments	<p>No loading spaces are identified on submitted plans.</p> <p>Proposed addition to Silver Creek Ford and renovation of Chrysler Dealerships do not require additional loading spaces; however identifying the locations of the one (1) required loading space for the Chrysler Dealership and two (2) for the Silver Creek Dealership shall be required as a condition of approval.</p> <p>The existing dumpster is not enclosed. However, it is not visible from Highway 75.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	f. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	g. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>h. 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.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>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.</p>
			Staff Comments	No new parking areas proposed. Existing parking areas are buffered with sidewalk on Lot 11B and landscaping on Lot 11A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	i. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	No new accesses are proposed. Existing accesses are sufficient.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	j. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	Snow storage area is easily accessible; however because snow storage for Lots 11A & B are provided on a separate lot, an easement or written agreement may be beneficial or required in the future.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	k. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff	No snow storage calculations have been submitted. Snow storage area may be sufficient

			Comments	<i>but calculations will be necessary to make that determination as a condition of approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	l. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>Dimensional requirements have been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>None of the above are impeded by snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage areas are landscape, gravel, or asphalt.</i>

2. Building Design: 6A.8 (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"/>	6A.8(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>The new Chrysler Dealership is existing, and the proposed addition to the Silver Creek Ford building meets this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<i>The existing building and proposed addition satisfy this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>Design features on the street façade include a pedestrian entrance and windows to break up the large building surface.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>Chrysler Dealership: Proposed north elevation will include the use of corrugated metal and a stone veneer. Applicant is proposing to paint the existing siding. Overall, the existing</i>

				structure will have a cohesive exterior. <i>Silver Creek Ford: new addition materials are consistent with existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>Chrysler Dealership: materials proposed on north elevation include varying materials, textures, and colors; however, existing west, east, and south elevations will be mostly consistent with material variation only at overhead doors or man doors.</i> <i>Silver Creek Ford: materials on all elevations vary and include material, texture, and color changes, i.e. metal, concrete, painted steel</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>The materials and color scheme is contemporary and suitable to the Hailey community.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	<i>The existing building and addition are single-story.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	<i>The building is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			Staff Comments	<i>No roof shed proposed over pedestrian walkways or sidewalks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

			Staff Comments	<i>Chrysler Dealership downspouts are to remain as existing.</i> <i>Silver Creek Ford Dealership addition roof drain to match existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			Staff Comments	<i>A Master Signage Plan has not yet been provided, but will be required as a condition of approval.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)				
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"/>	6A.8(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	b. Accessory structures shall be located at the rear of the property.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	<i>No roof top equipment included in submittal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	Shared trash receptacle is located along the southern property line of Lot 10 based upon staff observations. This location is not visible from Highway 75.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	All existing services are underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	No appurtenances are proposed on existing utility poles.

4. Landscaping: 6A.8 (A) 4, items (a) thru (n)

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"/>	6A.8(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	Proposed landscape species are not specified. All proposed plant material shall be drought tolerant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	All proposed plant materials shall be hardy to Zone 4.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	No irrigation is specified on the submitted plans. All irrigation for proposed landscaping shall meet this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	Minimal landscape detail provided. Proposed project located in LI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	None specified- seasonal plantings shall be utilized to provide color and interest per this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with

				different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	No drainage or grading plan provided. Drainage pattern shall match existing because the proposed asphalt is constrained on three sides.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	Maintenance is planned for all landscape areas.
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4l	m. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	No retaining walls are planned.
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

1. Site Planning: 6A.8 (B) 1, items (a) thru (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"/>	6A.8(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.

			<i>Staff Comments</i>	
2. Building Design: 6A.8 (B) 2, items (a) thru (h)				
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"/>	6A.8(B)2a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	The back building is not designed at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2d	c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2e	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2f	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2g	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2h	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and

				iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	
3. Landscaping: 6A.8 (B) 3, item (a)				
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"/>	6A.8(B)3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	

6A.6 Criteria.

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

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

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

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

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.**

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 Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review application submitted by Silver Creek property Holdings, LLC, represented by Erin Bliss of Bliss Architecture, for a 303 square-foot addition to Goode Motor Group Silver Creek Ford Dealership and the utilization of an existing building as the new Chrysler, Dodge, Jeep, Ram Dealership to be located at 920 S. Main Street, Hailey (Lots 10, 11B, & 11A, Block 2, Friedman Park Subdivision), is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (m) are met.

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) 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. On-site infrastructure

- improvements to be completed at the applicant's sole expense.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
 - d) Any new lighting shall comply with the Outdoor Lighting Ordinance.
 - e) 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.
 - f) 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.
 - g) The applicant shall submit a Master Signage Plan and sign permit for staff approval if any new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
 - h) A letter shall be provided from Clearcreek Disposal prior to issuance of a building permit stating that the design and location of the dumpster area is adequate for trash pickup.
 - i) All new ground-mounted utility equipment shall be located to the rear of the building(s) and screened from view.
 - j) Applicant shall provide easement to benefit the City of Hailey for vehicular access from the existing truck fill spout on Airport Land centered on the property line between Lot 11A and Lot 10 and Lot 11B and Lot 10 to allow for exit onto Airport Way as determined to be legal by the City Attorney.
 - k) One Loading Zone space not less than 500 square feet with a minimum dimension of 12 feet shall be identified on the site plan.
 - l) A snow storage calculation shall be submitted verifying 25% snow storage has been provided as shown on plans.
 - m) The stone trim on the north side of the Chrysler Dodge Jeep Dealership shall be wrapped around the east and west corners approximately 12' on the east side and to the proposed door on the west.

Signed this ____ day of _____, 2017.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 10, 2017, the Hailey Planning & Zoning Commission considered a Design Review application submitted by Hailey Airport Inn, LLC for a remodel of the existing 5,875 square foot building located at 804 S. 4th Avenue, Hailey (Lots 1-6, 13, 14, 15-18, Block 137, Hailey Townsite) within the Limited Business (LB) Zoning District.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 22, 2017 and mailed to property owners within 300 feet on March 22, 2017.

Application

The applicant is proposing a remodel of 5,875 square foot “Building C” which is part of the existing Airport Inn located at 804 S 4th Avenue.

“Building C” will be accessed from one proposed access on Cedar Street. Currently, the project site is accessed from one driveway along S 4th Avenue and head-in parking takes place along the frontage of S 4th Avenue.

Procedural History

The application was submitted on March 8, 2017 and certified complete on March 15, 2017. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 10, 2017, in the Hailey City Council Chambers. Items discussed at the April 10, 2017 hearing included:

- Laundry facility will be provided for new units in northeast corner of building and will not be the main laundry facility for the existing Airport Inn
- Each unit has an HVAC unit mounted near the entry and no HVAC units will be located on the roof of the existing structure
- Project will utilize the existing trash enclosure located southwest of Building C at the frontage of the existing Airport Inn Building B
- Existing fencing along northern property line will either be removed or rehabilitated
- Applicant requested the removal of suggested Condition K which identified the need for a loading space and staff and the Commissioners agreed
- The sidewalk originally proposed along the north portion of the existing Airport Inn was removed in a revised grading and drainage drawing submitted prior to the April 10, 2017

meeting. This deletion, though not required, may limit pedestrian connectivity between the existing and proposed Airport Inn buildings

- Blue Spruce trees located on north boundary of proposed property line may cause icy winter conditions
- Additional tree in landscape area south of proposed building may provide solar relief

Revised drawings were submitted and have been attached to this report. Upon receipt of these Findings of Fact, Conclusions of Law and Decision, the applicant may request a regulatory takings analysis pursuant to Idaho Code § 67-8003.

General Requirements for all Design Review Applications					
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"/>	6A.5 (B)	Complete Application	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments	
				Life/Safety: No comments	
				Water and Sewer: The existing sewer lateral shall be capped to protect the main from any debris during demolition.	
				The existing water sewer laterals may need to be upsized for new multi-unit use. 2" water lateral required for sprinkled building.	
				Building: No comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.	
			Staff Comments	No proposed signs are identified on plans submitted March 8, 2017.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code. 9.4.2- 1 parking space per 1,000 gross square feet	
			Staff Comments	The Zoning Code requires 1 parking space per 1,000 gross square feet. The project contains 5,875 gross square feet so 6 parking spaces are required. The site plan shows 19 parking spaces.	
				All public right-of-way parking shall not be held or used for exclusive parking for any property	

				<i>owner. All "private parking" signs posted on property frontage shall be removed.</i>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<p><i>A lighting plan has been submitted showing:</i></p> <p><i>15 downcast Lithonia Olwx1 LED lights at each point of entry.</i></p> <p><i>All proposed lighting is downcast and meets City standards.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>(Insert sections from applicable zoning district)</p> <p>Maximum Height: 35'</p> <p>Setbacks: Per Plan</p> <p>Lot Coverage: 16%</p> <p>Aggregate Maximum Floor Area: 5,875 gross square feet</p>
			<i>Staff Comments</i>	<i>The existing building complies with height, setback, and lot coverage requirements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.7 (A) Required Street Improvement s Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			<i>Staff Comments</i>	<p><i>5' (approximate) sidewalks are proposed on both 4th Avenue and Cedar Street frontages.</i></p> <p><i>4th Avenue from Maple to Main Street is classified as a 100' Business/ Collector per Chapter 18.06. The road section per city code consists of a 12-14' travel lane with sharrow, 60 degree angled parking, curb and gutter, and a 5' minimum sidewalk within the public right-of-way. However these improvements are not triggered by with this application. The applicant plans to install a sidewalk, and the shoulder will be compacted gravel.</i></p> <p><i>Staff also requests the applicant show the existing edge of paving to ensure the required cross sectional elements of a 100' Business/Collector are compatible with the existing road section.</i></p> <p><i>Site and street drainage has not been addressed in the submittal.</i></p>

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

1. Site Planning: 6A.8 (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1a	<p>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</p> <p><i>Staff Comments</i> The building is existing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	<p>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.</p> <p><i>Staff Comments</i> Existing landscaping addressed on submitted landscape plan.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Site circulation allows for circulation both along 4th Avenue and Cedar Street and around the perimeter of the building. Pedestrian access is also provided between Buildings B and C. The proposed sidewalk west of Building B is in front of the existing trash enclosure, so the sidewalk will be driven over and may impact the pedestrian path of travel.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>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.</p> <p>e. 9.2.2 Loading Space Requirements and Dimensions. The following regulations shall apply to all commercial and industrial uses with on-site loading areas. A. One (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4000 square feet, except</p>

				<p>grocery and convenience stores where one (1) loading space shall be provided for a floor area in excess of 1000 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 feet. B. Convenient access driveways to loading spaces from streets or alleys shall be</p>
			Staff Comments	<p>Loading zone is not identified on the submitted plans, but there is ample space on site for a loading zone.</p> <p>Trash and other utilities are not shown on the submitted plans and shall be located per this standard. Utilizing the existing trash enclosure west of Building B may require an agreement or easement because the buildings are located on two separate lots.</p> <p>These locations will not impede with snow storage areas.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	f. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	g. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>h. 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.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>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.</p>
			Staff Comments	All on-site parking is proposed at the rear of the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	i. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	The 4 th Avenue access point is being relocated to East Cedar Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	j. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	Snow storage location identified on submitted plans is practical and accessible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	k. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	25% of the improved parking/vehicle and pedestrian circulation areas require 6,375 square

				<i>feet of snow storage. The applicant has shown 6,400 square feet of snow storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	l. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Dimensional requirements have been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>There appears to be adequate land area for snow storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>None of the above are impeded by snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow storage areas are compacted gravel.</i>

2. Building Design: 6A.8 (A) 2, items (a) thru (m)

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"/>	6A.8(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The building is existing and is compatible with the surrounding buildings.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The existing building complies with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The re-design of the existing building incorporates architectural detail such as varying siding details, overhangs at each entrance, and landscaping along the west elevation to break up the windowless/doorless stretch of building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>Design features on the street façade include covered entryways, two-toned painted trim, and varying siding to create a human scale feeling.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.

			Staff Comments	<i>The entire existing building is redesigned in similar style to create a cohesive whole.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>The exterior includes the use of existing wood and T & G siding to create variable textures, and the proposed structure includes a two-toned paint scheme and material variation at entry overhangs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>The materials and color scheme is contemporary and suitable to the Hailey community.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	<i>The existing building is two stories and has an existing sloped roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	<i>The building is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			Staff Comments	<i>Pedestrian entrances are covered by flat canopies, and a majority of runoff will be contained on a flat roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			Staff Comments	<i>Downspouts are not shown on plans and shall be designed per this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-

				through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	No signage is proposed.

3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (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"/>	6A.8(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	The existing wood fence along Cedar street and along the rear of the property is in poor condition and should be rehabilitated or replaced if the applicant intends to maintain a fenced perimeter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	See the staff response to item c.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	No roof top projections or equipment is existing or identified on submitted plans. Any roof-top equipment shall comply with this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall,

				fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	<i>Ground equipment locations not identified on submitted plans. Condition of approval identifying this standard would be necessary if the project includes ground-mounted mechanical equipment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	<i>All proposed service lines into the addition will be underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>No appurtenances are proposed on existing utility poles.</i>
4. Landscaping: 6A.8 (A) 4, items (a) thru (n)				
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"/>	6A.8(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	<i>Applicant shall confirm that all proposed plant material is drought tolerant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	<i>Applicant shall confirm that all proposed plant materials are hardy to Zone 4.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	<i>Irrigation design is not specified on plans. All irrigation for proposed landscaping shall meet this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	<i>The proposed landscape plan includes a combination of trees and shrubs that satisfies this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.

			Staff Comments	<i>The proposed landscaping incorporates a combination of trees, and ornamental grasses that have a variety of colors, textures, and forms.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	<i>Grading and Drainage plan not submitted at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	<i>Maintenance is planned for all landscape areas.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	<i>See "i" above.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			Staff Comments	<i>See "i" above.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4l	m. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	<i>No retaining walls are planned.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	<i>No retaining walls are planned.</i>
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	<i>No retaining walls are planned.</i>

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

1. Site Planning: 6A.8 (B) 1, items (a) thru (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"/>	6A.8(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			Staff Comments	<i>Sidewalks are planned on all building fronts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			Staff	<i>5' sidewalks are proposed currently.</i>

			Comments	
2. Building Design: 6A.8 (B) 2, items (a) thru (h)				
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"/>	6A.8(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p> <p><i>Staff Comments</i> Multiple entrances are provided along Cedar Street and 4th Avenue; however, a majority of the units are access from the rear of the building adjacent to parking. Because this is a multi-unit building, no one main entrance existing, and staff feels that providing access to a majority of the units on 4th Avenue would be an unrealistic design considering the existing building layout.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p> <p><i>Staff Comments</i> Each unit entrance is highlighted with façade details and individual entrance overhead canopies and lighting.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2d	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p> <p><i>Staff Comments</i> Design features on the street façade include covered entryways, two-toned painted trim, and varying siding to create a human scale feeling.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2e	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p> <p><i>Staff Comments</i> The building is existing.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2f	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p> <p><i>Staff Comments</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2g	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p> <p><i>Staff Comments</i> Adequate space is available behind the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2h	<p>g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <p>i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from</p>

				less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>The residential areas adjacent to the north are buffered with landscaping and sidewalks, and the pedestrian access and windows along the northern elevation create a residential feel.</i>
3. Landscaping: 6A.8 (B) 3, item (a)				
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"/>	6A.8(B)3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>The proposed project is zoned LB.</i>

6A.6 Criteria.

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

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

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

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

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.

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 Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review application submitted by Hailey Airport Inn, LLC for a remodel of the existing 5,875 square foot building located at 804 S. 4th Avenue, Hailey (Lots 1-6, 13, 14, 15-18, Block 137, Hailey Townsite), is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (k) are met.

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) 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. On-site infrastructure improvements to be completed at the applicant's sole expense.

- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new lighting shall comply with the Outdoor Lighting Ordinance.
- e) 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.
- f) 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.
- g) The applicant shall submit a Master Signage Plan and sign permit for staff approval if any new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
- h) A letter shall be provided from Clearcreek Disposal prior to issuance of a building permit stating that the design and location of the dumpster area is adequate for trash pickup.
- i) All new ground-mounted utility equipment shall be located to the rear of the building(s) and screened from view.
- j) All public right-of-way parking shall not be held or used for exclusive parking for any property owner. All “private parking” signs posted on property frontage shall be removed.
- k) The proposed Blue Spruce trees located northeast of the existing building shall be replaced with a more appropriate species.

Signed this _____ day of _____, 2017.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant

Return to Agenda

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review application for a Design Review Modification submitted by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, for a 1,583 square foot addition to a previously approved new 4,595 square foot bank branch to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

HEARING: April 24, 2017

Applicant: D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects

Request: Design Review approval of a 1,583 square foot addition to a previously approved new 4,595 square foot bank branch

Location: 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite)

Zoning: Business (B) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 5, 2017 and mailed to property owners within 300 feet on April 5, 2017 June 22.

Application

The Planning and Zoning Commission approved a new 4,595 square foot bank branch to be located at 609 and 611 South Main Street on August 22, 2016. The approved site plan included a drive-through window off of Chestnut Street, a perennial bed area that could accommodate an approximately 855 square foot addition to the bank in the future, a 21-stall parking lot and 14 parking stalls off the alley. The applicant is proposing:

- 1) 1,583 square foot addition comprised of expanded community meeting room and café replacing the bank “lounge”, a larger Mechanical Room providing adequate space for the “snowmelt” equipment being used under both of the entry plazas and night drop access, and a larger Break Room to provide adequate space for more employees. This area had been shown in the approved set last August as a possible expansion area.



- 2) The height of the exterior elevations have been raised to accommodate a taller Officer's Deck space (the open office area in the center of the bank) and roof structure. The balance of the building exterior is conceptually the same, but the east and west elevations stretched to accommodate the new floor areas, while the south elevation reflects the daylighting and sunshades over the public space glazing.
- 3) The new site plan reflects the elongated footprint in the north-south direction which forced the elimination of some parking spaces (22 now vs. 25 original) on the south end of the property and addition of two handicapped accessible spaces and a direct sidewalk access to the transit station on the southeast corner of the property.

No changes have been made to basic site components: location of building, parking, drive-through, city street trees, etc.

Procedural History

The application was submitted on March 6, 2017 and certified complete on the same date. Changes to the previously approved Design Review are noted in bold and italics below.

General Requirements for all Design Review Applications				
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>See comments herein on the Main Street curb cut and banner pole. This will be a custom design as the City has no standard. The City has elected to add an additional light pole at the corner of Chestnut and Main, outside of the canopy of the Oak tree.</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>The project will comply with all City water and sewer standards. Two water meter vaults exist for this property: applicant will either need to use both of them (i.e. one for in the building and the other for irrigation) or abandon one of them at the water main. The existing sewer service should be used for the new building. The existing sewer service should be inspected to verify integrity and type pipe used. If AC pipe is in use, wastewater suggests replacing with a PVC sewer pipe such as SDR35 at least from the alley in to new building, per plumber recommendations.</i>
				Building: <i>No comments</i>
				Streets: <i>See comments herein on the banner pole</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: <i>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.</i>
			<i>Staff Comments</i>	<i>Signs have not yet been submitted, but will conform to City regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 9.4.5, 1 space per 1,000 square feet. 9.4.A.1, fractional spaces are rounded down

			Staff Comments	<i>The site plan has been revised to show 25 parking spaces parking spaces: 6 off of the alley, and them remainder in two configurations to the south of the building. Six parking spaces are required for this project. The section below regarding excess in permitted parking applies. On-site parking has been reduced to 22 spaces; three less in the primary lot south of the building.</i>
?				<p>17.09.040.06: EXCESS OF PERMITTED PARKING:  </p> <p>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. <i>The parking requested is in excess of 200%; therefore, the Commission made specific findings on the standards below. (See attached Findings of Fact regarding findings for excess parking).</i></p> <p>B. Criteria: The commission shall consider the following criteria when evaluating any application for parking in excess of that normally permitted. Applicants are required to satisfy at least four (4) of the following criteria:</p> <ol style="list-style-type: none"> 1. The excess parking area will be commonly used for public interests such as park and ride or carpool lots. The property owner will be permitted to reserve the use of the parking area twelve (12) days in any calendar year. <i>Mountain Rides has a bus stop in front of the subject property. They are also requesting a shelter in this location. The location of the south parking lot is convenient for the bus stop. Park and Ride or carpool parking could be permitted in this area to meet this standard.</i> 2. The excess parking area provided would relieve or help to relieve a substantial shortage parking within an eight hundred foot (800') radius. <i>A shortage of parking occurs seasonally the Rodeo Grounds/Hailey Ice. While this location is across Main Street, it would function for rge events such as hockey games.</i> 3. The excess parking area will not be adjacent to a public right of way, and will be separated from the right of way by a building. <i>The revised design show the parking well separated from Main Street by a substantial landscape strip, but not by a building.</i> 4. The excess parking area is part of an overall development scheme which compensates for insufficient parking in other portions of the same development. <i>The applicant described the regional nature of this bank branch at the previous meeting.</i> 5. The excess parking area will be used as an alternate facility, such as a basketball court or skateboard park, when not in use as an overflow parking area. The property owner will be permitted to reserve the use of the parking area twelve (12) days in any calendar year. No alternative use has been proposed to date.
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.

				<p>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.</p> <p>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.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>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.</p>
			<i>Staff Comments</i>	<i>The applicant is proposing a variety of light fixtures. Revised Cut sheets have been submitted and the applicant has stated that final design will meet City standards. A photometric plan has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	(Insert sections from applicable zoning district)
			<i>Staff Comments</i>	<i>The District Use matrix has zero front, side and rear setbacks in the B Zone. The building is within all of these setbacks. The building is proposed to be 24'-8, which is within the 35' allowed. No changes have been made to affect this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p>A 6' Sidewalk and street trees in a 4' (+/-) recessed tree well at the back of the sidewalk (but within the City right of Way) are existing on Main Street. The site rises to the south: these trees come back to sidewalk grade at the southern end of the property. Portions of the sidewalk will be reconstructed in the area of the bulb out. Staff has studied the sidewalk, grade changes and existing trees along this block in detail in collaboration with the Tree Committee, and there is consensus that a 10' sidewalk as per Title 18 Mobility Ordinance would be appropriate on Main Street. This could only be accomplished in conjunction with a revised tree planting plan for the block, which is discussed elsewhere in this report. A new 5' sidewalk (plus 1' curb line for a total of 6') will be added along the length of the property on Chestnut (from Main Street to the alley). This design is consistent with Title 18, Mobility Standards. No changes to the sidewalk from the previously approved design.</p> <p>A drainage plan was previously submitted, prepared by a registered engineer.</p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<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>
			<i>Staff Comments</i>	<i>This was made a condition of approval.</i>

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

1. Site Planning: 17.06.080(A)1, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>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</p>
			Staff Comments	The proposed building follows the grid pattern in downtown Hailey. Outdoor seating is planned on the south side, although this area is reduced in size with the proposed expansion ; sun angles were considered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>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.</p>
			Staff Comments	See Findings of Fact regarding decisions on various City trees and interior trees. No changes are proposed. A tree in the edge along the alley has been shifted to the north due to the reduction of a parking stall in this area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p>Pedestrians access the building from the front sidewalk or the back parking area in a safe manner. The revised site plan meets the Mobility standards for a 10' sidewalk on Main Street. A striped walkway crosses the drive-through zone leading in to the perennial bed area.</p> <p>The applicant is proposing to remove the residential curb cut on to Main Street, which would become a commercial grade curb cut. Commercial curb cuts on Main Street are undesirable, and staff supports the elimination of this curb cut. An additional pedestrian access from the southerly parking lot to the bus shelter was added.</p> <p>No changes have been made to affect this standard</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>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.</p>
			Staff Comments	Trash receptacles will be stored within an enclosure on the west side of the building adjacent to the alley for easy pick-up. The enclosure should be reviewed by Clearcreek Disposal. The location of the enclosure has been modified to work with adjacent neighbors off of the alley. Elevations of the enclosure have been provided in the packet. It has been shifted slightly north in the resubmittal.
			17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
			<i>Staff Comments</i>	- The alley will be utilized for utilities and parking.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	A total of 19 parking spaces are proposed in two parking lots south of the building. They are screened from Main Street by a substantial landscape strip. A bus shelter and improved bus stop is proposed in this area. The applicant is proposing to eliminate the residential curb cut on to Main Street. Commercial curb cuts on Main Street are undesirable, and staff supports the elimination of this curb cut. No changes have been made to affect this standard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	The site is serviced by the alley, and all parking stalls are accessible from the alley. The Commission discussed additional parking standards from the zoning code that appear to be in conflict with this requirement. A memo from the City Attorney gave direction on this issue. A screening fence has been added between the southerly landscape bed. Details on the screening fences are included in this packet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	The site plan proposes 22,864 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (4,567) has been provided as a snow storage area. No changes have been made to affect this standard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	See Standard (i) above.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	Snow storage areas vary in width: some are only 10' wide. No changes have been made to affect this standard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.

			Staff Comments	<i>Snow will need to be hauled from the large parking areas proposed. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>Snow storage areas do not impede parking or pedestrian areas. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage areas will be seeded with grass only. No changes have been made to affect this standard</i>

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	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>The propose building uses a variety of flat roof line, canopies and parapets. Per feedback from the Commission, the roof line of the drive-through ahs been redesigned to be more reflective of the overall building design. The applicant will describe changes to the south elevation resulting rom the expansion.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<i>Modifications have been made to the standard corporate design to reflect the character of Hailey. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<i>The building features a modest profile. Doors and canopies reflect human scale. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>The main entry / front façade faces Main Street and has multiple windows sheltered by a canopy and columns which breaks up the larger roof form above. No changes have been made to affect this standard</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>The approved building was not yet built; expansion is compatible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>A variety of materials will be used on the exterior: stucco, brick veneer, solider course, exposed metal columns.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>Building colors are in the "brown" family: brick cladding, brown stucco, dark bronze parapet caps, desert buff stone, urbane bronze fascia. See color and material samples for additional information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The proposed building contains parapets and canopies. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>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:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The flat-roofed buildings do not shed snow on to the pedestrian areas. No changes have been made to affect this standard</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts from the building will be routed underground to a drywell. A second drywell system serves the proposed parking lot, as shown on the drainage plan. No changes have been made to affect this standard</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>A Master signage plan is not required of a single-tenant building.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>No accessory structures are planned, with the exception of the dumpster enclosure. An elevation of the enclosure had been provided.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>The dumpster is located to the rear of the property; the location has been modified to be compatible with neighboring development. A dumpster enclosure elevation has been provided. The enclosure has moved slightly north due to the change in the southern parking lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>An elevation of the trash enclosure has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>Fencing details are attached to this report.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>Staff has requested the locations of roof-mounted equipment.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>Heating and air conditioning will be interior; the trash area will be screened.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All services lines are underground. The location of the pad-mounted transformer has been shown on the plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.

			Staff Comments	<i>The existing wooden street pole is used for banners which are hung over Main Street. In order to accommodate the least disturbance to the existing specimen city street tree (Oak), staff proposes to relocate this banner pole to the southern corner of the block by the Hitchcrack. A city street light standard with a banner extension would be installed in across the street from an existing pole which could be used as a banner pole location. No changes have been made to affect this standard</i>
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p>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.</p> <p>Staff Comments <i>No changes have been made to affect this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p>Staff Comments</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<p>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.</p> <p>Staff Comments <i>An automatic drip irrigation system on a timer is planned.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</p> <p>Staff Comments <i>The landscape plan has been modified slightly to shift one of the three trees facing the alley to the north.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>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.</p> <p>Staff Comments</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	<p>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.</p> <p>Staff Comments <i>Proposed landscaping is varied. A low seating wall located ½ to 2/3 out from the drip line of the existing signature City Oak tree could provide a nice pedestrian amenity on Main street. No changes have been made to affect this standard</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p>Staff Comments <i>Runoff is within planting beds.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>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).</p>

			Staff Comments	<i>The applicant will be responsible for maintaining plant material in healthy condition, with the exception of City street trees. No changes have been made to affect this standard</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

1. Site Planning: 17.06.080(B)1, items (a) thru (b)

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(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			Staff Comments	<i>A sidewalk currently exists on the building front, and will be improved to be 10' wide, with trees at the back of the sidewalk. This is a preferred design due to the bus stop and grade considerations. This is a heavily used transit location. The elevations of the transit stop have been routed to Mountain Rides.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			Staff Comments	<i>Wider sidewalks are proposed along the length of Main Street, and at the corner. Bike racks are not shown, and have been added near the bus stop and near the building.</i>

2. Building Design: 17.06.080(B)2, items (a) thru (c)

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(B)2a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is

				located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	<i>The entrance to the building faces both corners.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	<i>Pedestrian access is from sidewalks and the perennial landscape area to the south of the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>The building is within 150' of the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	
Compliant				
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

6A.6 Criteria.

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

1. **The project does not jeopardize the health, safety or welfare of the public.**
 2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.**
- B. Conditions.** The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
1. **Ensure compliance with applicable standards and guidelines.**
 2. **Require conformity to approved plans and specifications.**
 3. **Require security for compliance with the terms of the approval.**
 4. **Minimize adverse impact on other development.**
 5. **Control the sequence, timing and duration of development.**
 6. **Assure that development and landscaping are maintained properly.**
 7. **Require more restrictive standards than those generally found in the Zoning Ordinance.**
- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. **If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following conditions are suggested to be placed on any 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 Zoning Ordinance 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 are outlined in the August 22, 2016 Findings of Fact.
 - d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
 - e) All other conditions of the August 22, 2016 P & Z Findings of Fact shall remain in effect.

Motion Language

Approval:

Motion to approve the Design Review modification submitted by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, to add 1,583 square feet to the previously approved new bank branch to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (e) are met.

Denial:

Motion to deny the Design Review application submitted by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, for a to add 1,583 square feet to the previously approved new bank branch to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite), finding that _____[the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the Design Review application submitted by D.L. Evans Bank, represented by Tom Lennon and Andy Erstad of Erstad Architects, for a to add 1,583 square feet to the previously approved new bank branch to be located at 609 and 611 South Main Street (Lots 1-8, Block 5 Hailey Townsite), to _____[Commission should specify a date].

COMcheck Software Version 4.0.5.4 Envelope Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: DL Evans - Hailey
Location: Hailey, Idaho
Climate Zone: 6B
Project Type: New Construction
Vertical Cladding / Wall Area: 20%

Construction Site: 609 South Main Street, Hailey, ID 83433
Owner/Agent: Evans Architect, LLC, Evans Ranch, 609 S. Main Street, Boise, ID 83702, 208-333-9051
Designer/Contractor: Tom Lammert, 6102 project033009 D.L. Evans Hailey01 project information.docx, 208-333-9051

Building Area: 1 Office - Nonresidential
Floor Area: 6100

Additional Efficiency Package

High efficiency HVAC Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Floor 1 Solid On-Grade Uninsulated, Vertical 2"x, (Bldg. Use 1 - Office) (S)	378	---	10.0	0.340	0.340
Roof 1 other building: Insulation Entry, Above Deck, (Bldg. Use 1 - Office)	1008	---	38.0	0.008	0.002
Roof 2 North Ventilate: Above Roof with Wood Joins, (Bldg. Use 1 - Office)	750	30.0	0.0	0.004	0.001
Roof 3 South Ventilate: Above Roof with Wood Joins, (Bldg. Use 1 - Office)	385	30.0	0.0	0.004	0.001
East Wall: Wood Framed, 10" x, (Bldg. Use 1 - Office)	1150	18.0	0.0	0.067	0.061
Window 1: Metal Frame with Thermal Break/Frost, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	368	---	---	0.360	0.360
Door 1: Sliding 1/2" glassing Metal Frame, Entrance, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	48	---	---	0.300	0.276
East Wall: Solid Concrete 12" Thickness, Normal Density, Furring Nails, (Bldg. Use 1 - Office)	163	---	---	0.198	0.078
North Wall: Wood Framed, 10" x, (Bldg. Use 1 - Office)	1017	18.0	0.0	0.067	0.061
Window 2: Metal Frame with Thermal Break/Frost, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	247	---	---	0.360	0.360
North Wall: Solid Concrete 12" Thickness, Normal Density, Furring Nails, (Bldg. Use 1 - Office)	177	---	---	0.198	0.078
South Wall: Wood Framed, 10" x, (Bldg. Use 1 - Office)	825	18.0	0.0	0.067	0.061
Window 3: Metal Frame with Thermal Break/Frost, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	372	---	---	0.360	0.360

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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	48	---	---	0.300	0.276
Door 1: Sliding 1/2" glassing Metal Frame, Entrance, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	368	---	---	0.300	0.276
South Wall: Solid Concrete 12" Thickness, Normal Density, Furring Nails, (Bldg. Use 1 - Office)	163	---	---	0.198	0.078
West Wall: Wood Framed, 10" x, (Bldg. Use 1 - Office)	1487	18.0	0.0	0.067	0.061
Window 4: Metal Frame with Thermal Break/Frost, Part, Specs: Product ID SOLARMAN-65, SHGC 0.36, (Bldg. Use 1 - Office) (S)	143	---	---	0.360	0.360
West Wall: Solid Concrete 12" Thickness, Normal Density, Furring Nails, (Bldg. Use 1 - Office)	274	---	---	0.198	0.078

(S) Budget U-factors are used for software baseline calculations (SOLAR) and are not code requirements.
(N) Penetration product performance must be verified in accordance with NFRC and reports supporting documentation.
(S) Data On-Grade proposed and Budget U-factors shown in table are U-factors.

Envelope PASS/ES: designed 1% better than code

Envelope Compliance Statement
Compliance statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2012 IECC requirements in COMcheck version 4.0.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Charlie Barnett - Intern Architect
Name: Title: Signature: Date: 02/06/2017

COMcheck Software Version 4.0.5.4 Inspection Checklist

Energy Code: 2012 IECC

Requirements: 0.0% were addressed directly in the COMcheck software.

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user confirms that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section & Req ID	Plan Review	Complete?	Comments/Assumptions
1103.2 (R11.2)	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are itemized.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1104.1 (R11.1)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.3.1 (R14.2)	The vertical fenestration area is <= 30 percent of the gross above-grade wall area.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.3.1.1 (R14.2.1)	The skylight area is <= 3 percent of the gross roof area.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.3.2 (R14.2.2)	Skylights in office, storage, automotive service, manufacturing, non-ventilated warehouses, retail shops, and commercial areas have a measured U-factor <= 0.10 percent unless designed to exclude direct sunlight.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1. High Impact (Far 1) 2. Medium Impact (Far 2) 3. Low Impact (Far 3)

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Section & Req ID	Footing / Foundation Inspection	Complete?	Comments/Assumptions
1402.2.4 (R14.2)	Slab edge insulation R-value.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
1402.3 (R14.2)	Slab edge insulation installed per manufacturer's instructions.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.3.4 (R14.2.4)	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or is <= 18 inches of soil.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Footing/Assemblies table for values.
1403.1.6 (R14.3)	Exterior insulation protected against damage, tearing, moisture, wind, dust, and requires maintenance activities.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1403.1.8 (R14.3.1)	Bottom surface of floor structures incorporating radiant heating installed is <= R-5.5.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1. High Impact (Far 1) 2. Medium Impact (Far 2) 3. Low Impact (Far 3)

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Section & Req ID	Footing / Rough-In Inspection	Complete?	Comments/Assumptions
1402.4.1 (R14.4)	The building envelope contains a continuous air barrier that is installed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.2 (R14.4.2)	Factory-built fenestration and doors are installed in meeting air leakage requirements.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.3 (R14.4.3)	Ventilators are installed on all building envelopes. Doors have self-closing devices.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.3.1 (R14.4.3.1)	Vertical fenestration U-factor.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
1402.4.3.2 (R14.4.3.2)	Vertical fenestration SHGC value.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
1403.1.1 (R14.3)	Fenestration products listed in accordance with NFRC.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1403.1.1.1 (R14.3.1)	Fenestration products are certified to performance values or certificate provided.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.2.1 (R14.2)	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

Section & Req ID	Mechanical Rough-In Inspection	Complete?	Comments/Assumptions
1402.4.5 (R14.4.5)	Stair and elevator shaft vents have material dampers that automatically close.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.5.1 (R14.4.5.1)	Outdoor air and exhaust systems have material dampers that automatically close when told to open and meet minimum leakage rates. Check gravity dampers where shown.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

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Section & Req ID	Insulation Inspection	Complete?	Comments/Assumptions
1402.4.1 (R14.4)	All sources of air leakage in the building thermal envelope are sealed (caulked, gasketed, weather stripped or sealed with mastic) using permeable air sealing material to meet or exceed requirements.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.2 (R14.4.2)	Roof R-value. For some ceiling systems, verification may need to occur during framing inspection.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
1402.4.3 (R14.4.3)	Roof insulation installed per manufacturer's instructions. R-value is <= 30 percent above-grade wall insulation is installed where the roof slope is <= 3 in 12.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.3.1 (R14.4.3.1)	Above-grade wall insulation installed per manufacturer's instructions.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.3.2 (R14.4.3.2)	Floor insulation R-value.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
1403.1.1 (R14.3)	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1403.1.1.1 (R14.3.1)	Exterior insulation is protected from damage with a protective material.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.2.1 (R14.2)	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

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Section & Req ID	Final Inspection	Complete?	Comments/Assumptions
1402.4.6 (R14.4.6)	Weatherstrips installed on all loading dock large doors.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1402.4.6.1 (R14.4.6.1)	Recessed luminaires in thermal envelopes to limit infiltration and be IC rated and labeled. Seal between thermal break and luminaire housing.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	
1408 (R14.8)	Efficient HVAC performance, efficient lighting systems, or on-site supply of renewable energy consistent with what is shown the approved plans.	<input checked="" type="checkbox"/> Complete <input checked="" type="checkbox"/> Close Not <input checked="" type="checkbox"/> Not Observable <input checked="" type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: DL Evans - Hailey
Data Reference: A-122 project033009 D.L. Evans Hailey01 project information.docx
Review: COMCHECK.comcheck

Report date: 6/26/17
Page: 8 of 9



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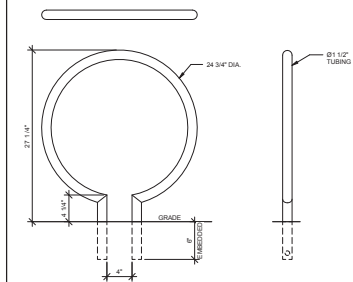
d.l. evans bank - hailey
609 south main street
hailey, idaho 83433

revision:
no. desc. date

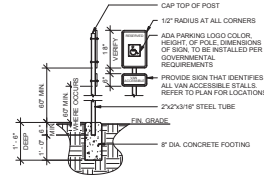
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date: 03.13.17
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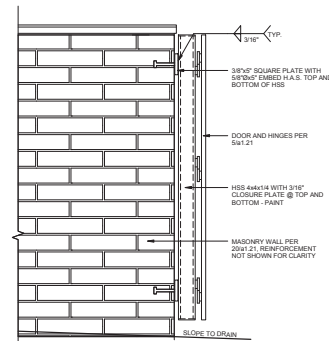
envelope
compliance
a0.02



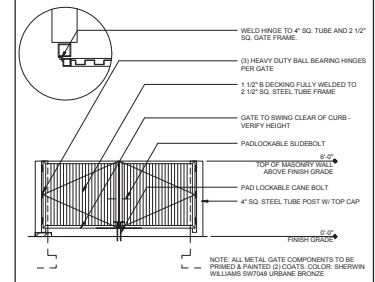
2 ring bike rack
1 1/2\"/>



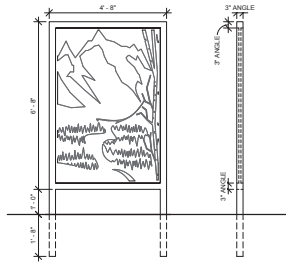
3 Sign Post and Footing
1/2\"/>



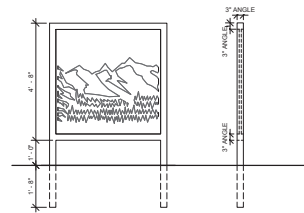
9 door connection @ trash enclosure
1\"/>



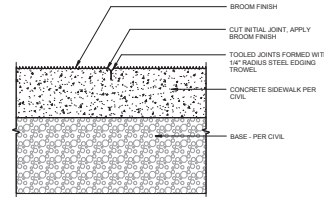
5 trash enclosure gate
1/4\"/>



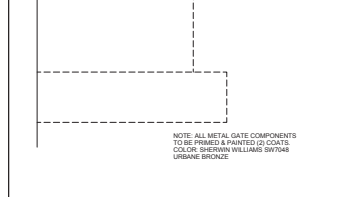
6 screen type a
1/2\"/>



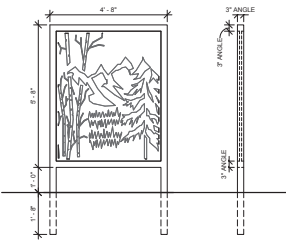
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1/2\"/>



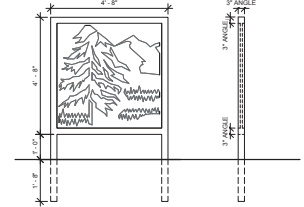
8 concrete control joint
1/2\"/>



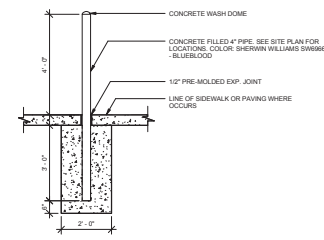
9 door connection @ trash enclosure
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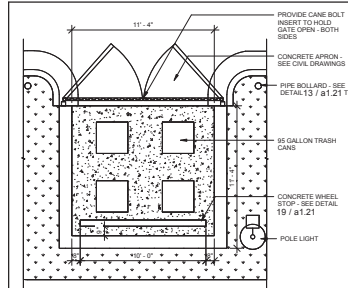
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1/2\"/>



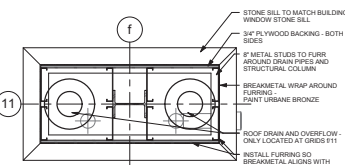
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1/2\"/>



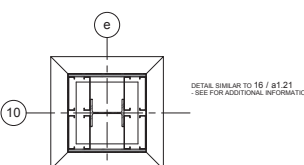
13 pipe bollard
1/2\"/>



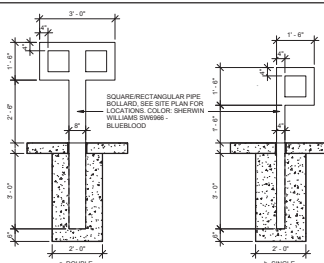
14 trash enclosure
1/4\"/>



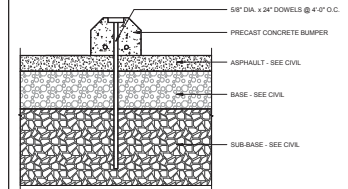
16 canopy column furring - typical of grid f
1\"/>



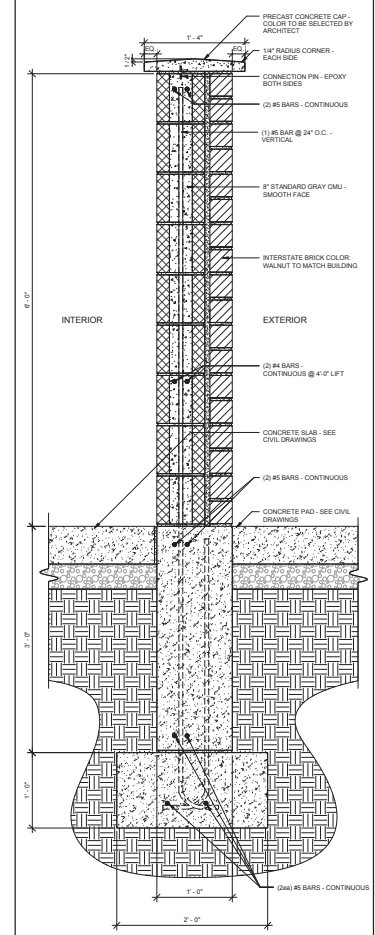
17 canopy column furring - typical of grids e+g
1\"/>



18 tube steel bollard
1/2\"/>



19 wheel stop
1 1/2\"/>



20 trash enclosure wall
1 1/2\"/>



d.l. evans ARCHITECTS, PA
2000 S. 2000 W. 1000 E. 1000 N.
HAILEY, IDAHO 83433

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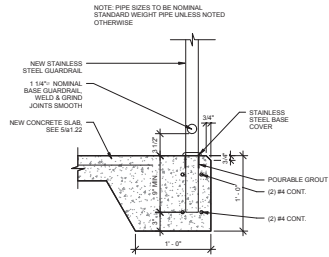
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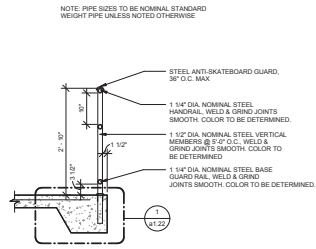
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site details

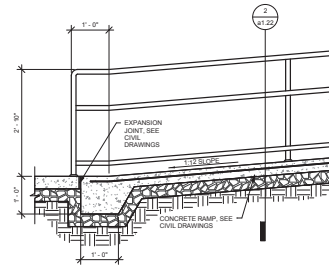
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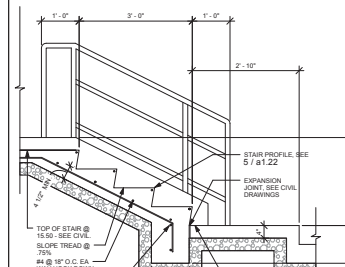
1 guardrail without curb
1 1/2" = 1'-0"



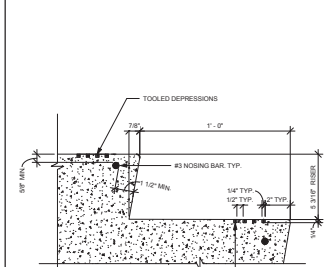
2 handrail section
3/4" = 1'-0"



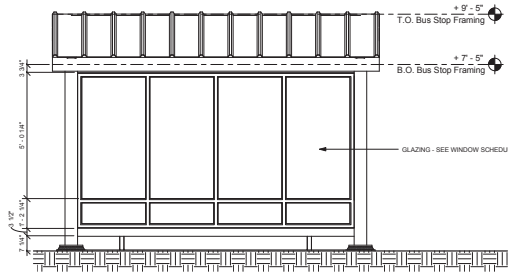
3 ramp section
3/4" = 1'-0"



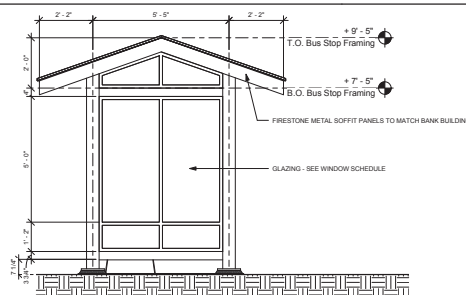
4 stair section
3/4" = 1'-0"



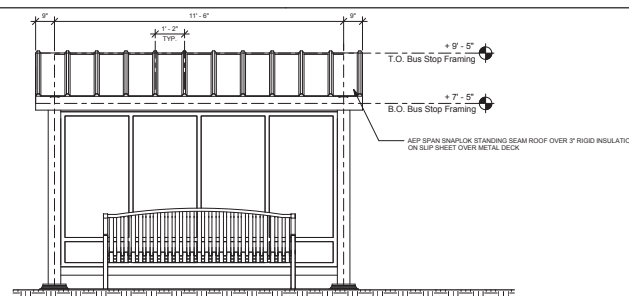
5 stair nosing
3\"/>



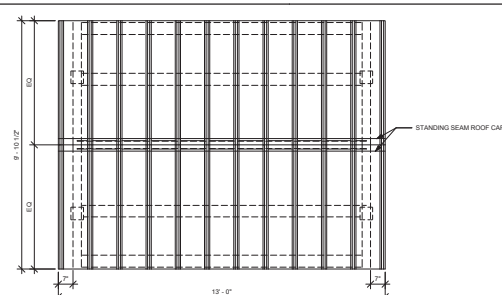
7 Bus Stop - South
1/2" = 1'-0"



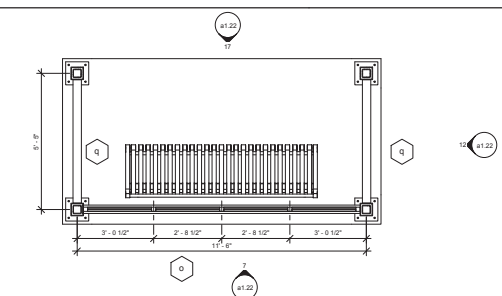
12 Bus Stop - Side
1/2" = 1'-0"



17 Bus Stop - North
1/2" = 1'-0"



14 bus stop roof plan
1/2" = 1'-0"



19 bus stop plan
1/2" = 1'-0"



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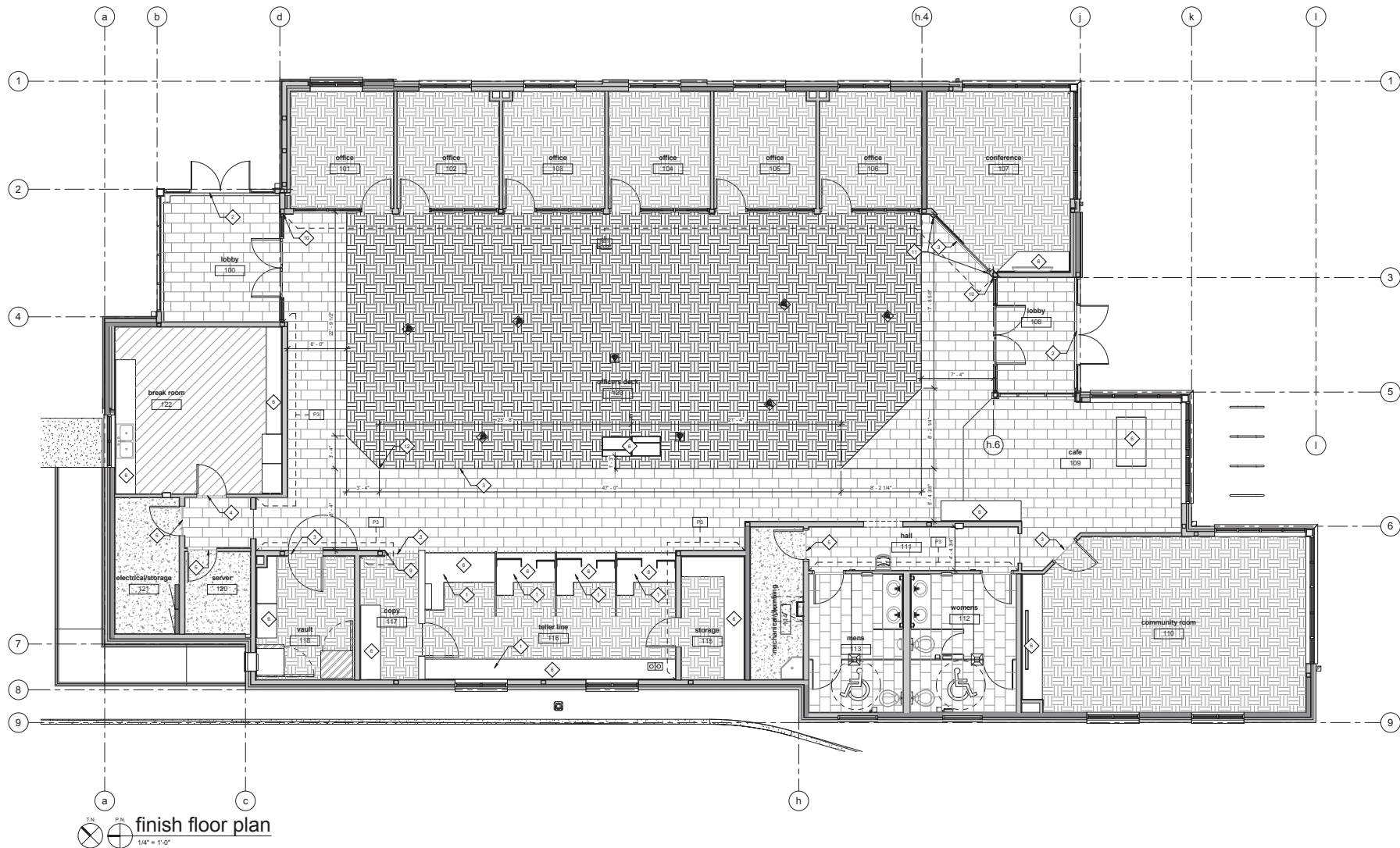
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checked: tl

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site details

a1.22



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revision:
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project: 151009
date: 03.13.17
drawn: sb
checked: tl

permit set

finish plan
a2.21

finish key:

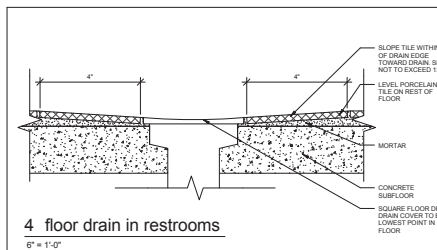
- CP11 - CARPET TILE
- PT1 - PORCELAIN TILE
- PT2 - PORCELAIN TILE
- SC - SEALED CONCRETE
- SV - SHEET VINYL

keynotes:

1. CABINET TO EXTEND UNDER MILLWORK, TELLER LINE AND ALL TELLER EQUIPMENT.
2. EXTERIOR THRESHOLD PER HARDWARE SPECIFICATIONS.
3. AT TILE TO CARPET TRANSITION USE SCAPPER BOWNE STRIP PER 104.22.
4. AT TILE TO SHEET VINYL TRANSITION USE REDUCER STRIP PER 342.22.
5. AT TILE TO CONCRETE TRANSITION USE REDUCER STRIP PER 342.22.
6. MILLWORK FLOORING TO EXTEND BELOW. SEE ELEVATIONS.
7. FLOORING TO EXTEND TO CENTER OF DOOR JAMBS.
8. ELECTRICAL FLOOR BOX TO RECEIVE CARPET INSERT.
9. TRANSITION BETWEEN WALL BASE TYPES PT1 AND PT2.
10. TERMINATION OF PT1 WALL BASE AT INSIDE CORNERS AND START OF STRUCTURE.
11. SCORING LINE FROM CORNER OF WALL TO CORNER OF WALL WHERE EQUIPMENT.
12. ALIGN PT1 TILE PATTERN TO THIS CORNER.

general notes:

- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- B. CYPRESS WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS.
- C. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- D. FOR TILE INSTALLATION CONTRACTOR TO USE MINIMUM JOINT ALLOWED BY MANUFACTURER.
- E. FLOAT FLOOR WHERE NECESSARY TO PROVIDE LEVEL FINISHED FLOOR.
- F. ONE COAT OF PRIMER PAINT AND TWO COATS OF FINISH PAINT SHALL BE APPLIED TO ALL WALL SURFACES. TOP COAT TO BE BACK ROLLED.
- G. CONTRASTING PAINT COLORS SHALL TERMINATE AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
- H. USE RECOMMENDED MANUFACTURER ADHESIVES AND SEALERS UNLESS OTHERWISE NOTED.
- I. PROVIDE SUBMITTAL AND PHYSICAL SAMPLE OF EACH FINISH MATERIAL FOR ARCHITECT DESIGNER APPROVAL BEFORE ORDERING AND INSTALLATION.
- J. CARPETRY & CONTIGUOUS FINISHES NOTED ON ELEVATIONS & DETAILS.
- K. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
- L. PROVIDE TRANSITION STRIPS BETWEEN DISSIMILAR FLOOR MATERIALS. SEE DETAILS THIS SHEET. FINISH PLAN & SPECIFICATIONS.
- M. FLOORING TO EXTEND TO CENTER OF DOOR JAMBS WHERE FLOORING MATERIAL CHANGES BETWEEN ROOMS.



room finish legend		remarks
CEILING:	WALL:	
ACT1: ACQUATURAL LAY-IN CEILING AMERINDIAN ULTRA 182" 2X36"X4" 9/16 BEVELED TUBULAR SUSPENSION SYSTEM SURFUPINE 8/16 TRIM WHITE	233: PORCELAIN WALL TILE FIRE AMERICAN CROWN INSULATION 5050 MIX OF 4024" & 552" BEVELED TUBULAR SUSPENSION SYSTEM ELEVATIONS FOR INSTALLATION METHOD. GROUT: TITC 1/4" LIGHT BROWN	1. SEE INTERIOR ELEVATIONS FOR WALL FINISH LOCATION AND PATTERNS.
ACT2: ACQUATURAL CEILING TILES CUSTOM COLOR WALL WITH AMERINDIAN ULTRA 182" 2X36"X4" ACQUATURAL CEILING TILES. SUSPENSION SYSTEM SURFUPINE 8/16 TRIM. COLOR: TRIM CLASSIC TRIM WHITE	BASE:	2. SEE FINISH FLOOR PLAN FOR ACCENT COLOR
ACT3: SUSPENDED LINEAR CEILING COLOR CEILING 2X6 BAZI 2X6 X 1/2" PERFORATED ALUMINUM PLAINS WITH 1/2" X 1/2" X 1/2" FINISH: SERAFITE FAUX WOOD. COLOR: TRIM: SEE SPACING AND INSTALLATION DETAIL	PT6: PORCELAIN TILE WALL BASE TRADITIONAL 4"X8" CONTROLLING BROWN 4024" COLOR: ARGENTIO	3. PART WALL STRUCTURE, AND EXPOSED SURF ACQUATURAL OF OPEN CEILING ANGLE 12" OF 4" F.F. 1/2" INTERIOR WINDORS TO RECEIVE WINDOW COVERINGS W.C.
ACT4: SUSPENDED LINEAR CEILING COLOR CEILING 2X6 BAZI 2X6 X 1/2" PERFORATED ALUMINUM PLAINS WITH ACQUATURAL FILL FINISH: SERAFITE FAUX WOOD. COLOR: TRIM: SEE REFLECTED CEILING PLAN FOR LENGTHS SPACING, AND INSTALLATION DETAIL	181: RUBBER BASE JOHNSTONE REVEAL PROFILE 4.25% COLOR: 63 BURNT LUMBER	
ACT5: BURNISHED CURVED CEILING COLOR	182: RUBBER BASE JOHNSTONE TRADITIONAL PROFILE 4% COLOR: 63 BURNT LUMBER	

general notes

STANDARD ALUMINUM

21. SUSPENDED CURVED CEILING CLOUDS
 21C. SUSPENDED CURVED CEILING CLOUDS
 COLOR: RED
 FINISH: MARBLE / FAUCI WOOD, COLOR: RED

22. CIVIS, W/PAV. WALL BOARD
 22C. CIVIS, W/PAV. WALL BOARD
 FINISH: PAINTED

23. OPEN TO STRUCTURE, PAINTED PAVE ABOVE 12" & 4" F.F. UNLESS OTHERWISE NOTED
 23C. WOOD: 1X6 CEDAR, GRADE: CV (CLEAR VERTICAL GRAIN), STAIN: RTZ

PAINT/STAIN

24. PAINT FIELD
 24C. PAINT FIELD
 WILSONSON M165W9 BEADED GRAY, COGNAC, GREEN

25. PAINT ACCENT
 25C. PAINT ACCENT
 WILSONSON M165W9 BEADED BEIGE, COGNAC, GREEN

26. PAINT ACCENT
 26C. PAINT ACCENT
 WILSONSON M165W9 BEADED HANOVER, COGNAC, GREEN

27. PAINT OTS
 27C. PAINT OTS
 SHERWIN WILLIAMS DRYFLAT 5070TAN URBANE BRONZE, FLAT (SEEN)

28. PAINT CEILING
 28C. PAINT CEILING
 SHERWIN WILLIAMS DRYFLAT 5070TAN PEARLY WHITE, FLAT (SEEN)

29. INTERIOR WOOD STAIN
 29C. WOOD STAIN, CUSTOM COLOR TO MATCH PL.1

30. EXTERIOR WOOD FINISH
 30C. EXTERIOR WOOD FINISH

FLOOR

31. CARPET TILE
 31C. CARPET TILE
 FASCIA IDENTIFYA RESPONSE M470 24"X24"
 BACKING: FLEXARUE CUPRUM MODULAR COLOR: CUMMINS 0383, QUANTIER TURN INSTALLATION

32. LVTI, LUXURY VINYL TILE
 32C. LVTI, LUXURY VINYL TILE

33. PORCELAIN TILE
 33C. PORCELAIN TILE
 33C.1. INTERIOR: 12"X12" CONTRA 024P, COLOR: ARGENTINO, 1/3 OFFSET BEVEL INSTALLATION
 33C.2. OUTSIDE: 18" QUANTIER, SEE FLOOR FINISH PLAN FOR TILE DIRECTION.

34. PORCELAIN TILE
 34C. PORCELAIN TILE
 34C.1. TILE AND/OR ROST 13X20" COLOR: MARBIC MOIRÉ AND/TA BEVEL INSTALLATION, GROUT: TEC 915 (LIGHT MOUND, SEE FLOOR FINISH PLAN FOR TILE DIRECTION).

35. SEALS/CONCRETE
 35C. SEALS/CONCRETE

36. SHEET VINYL
 36C. SHEET VINYL
 36C.1. UNREINFORCED REINFORCATIONS: SHERWIN 6" WIDE VINYL
 36C.2. COLOR: SDC643 ASH BURNING / HAZE
 36C.3. COLOR: W0688, NATURAL, GRAY LIGHT

37. PLASTIC LAMINATE
 37C. PLASTIC LAMINATE
 WILSONSON 712X27 OF EMPIRE MAGNOLAY, ALL 24" THICKNESS AND CABINET FACES TO RECEIVE MOUNTING WILSONSON 3M PVC EDGE

38. PLASTIC LAMINATE
 38C. PLASTIC LAMINATE
 WILSONSON 580-58 EARTHEN WARP

COUNTERTOPS

39. PLASTIC LAMINATE
 39C. PLASTIC LAMINATE
 PIONTE AT41 CONNECTED CUBES

40. SOLID SURFACE
 40C. SOLID SURFACE
 LG 184535 ANATO GRANITE ORASE, GRADE: EXACT

41. SOLID SURFACE
 41C. SOLID SURFACE
 WILSONSON CAPERS 9065G, EASED EDGE

MISCELLANEOUS

42. FRP FIBERGLASS REINFORCED PANEL, WHITE AT HIGH
 42C. FRP FIBERGLASS REINFORCED PANEL, WHITE AT HIGH

43. STONE / VINYL VENEER
 43C. STONE / VINYL VENEER
 CARRY EXTERIOR STONE VENEER INSIDE VESTIBULE / FLOOR TO ROOF, DECK, AS INDICATED

44. TOILET PARTITIONS
 44C. TOILET PARTITIONS
 44C.1. EXTERIOR: CHERRY, OVERHEAD BRACKET, LAMINATE: PIONTE MESH 4875-38 (PL.4)

45. TRANSITION TRIM
 45C. TRANSITION TRIM
 45C.1. EXTERIOR: SCHEM: TILE TO CARPET PROFILE, COLOR: STAINLESS STEEL (E)

46. TRANSITION TRIM
 46C. TRANSITION TRIM
 46C.1. INTERIOR: TILE TO SHEET VINYL, ADA COMPLIANT REDUCER, COLOR: STAINLESS STEEL

47. TRANSITION TRIM
 47C. TRANSITION TRIM
 47C.1. EXTERIOR: TILE TO CONCRETE ADA COMPLIANT REDUCER, COLOR: STAINLESS STEEL

48. WINDOW COVERING
 48C. WINDOW COVERING
 48C.1. INTERIOR: SOLAR SCREEN / BEHIND: 48X100 41% OPENSIDE, COLOR: TALPE, FASCIA COLOR: CLEAR AND/NOTED 1/3.

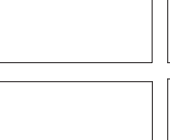
49. ONE COAT OF PRIMER PAINT AND TWO COATS OF FINISH PAINT SHALL BE APPLIED TO ALL WALL SURFACES. TOP COAT TO BE BLACK ROLLED.
 49C. ONE COAT OF PRIMER PAINT AND TWO COATS OF FINISH PAINT SHALL BE APPLIED TO ALL WALL SURFACES. TOP COAT TO BE BLACK ROLLED.

50. CONTRACTING PART COLORS SHALL TERMINATE AT INSIDE CORNERS UNLESS OTHERWISE NOTED.
 50C. CONTRACTING PART COLORS SHALL TERMINATE AT INSIDE CORNERS UNLESS OTHERWISE NOTED.

51. USE RECOMMENDED MANUFACTURER ADHESIVES AND SEALERS UNLESS OTHERWISE NOTED.
 51C. USE RECOMMENDED MANUFACTURER ADHESIVES AND SEALERS UNLESS OTHERWISE NOTED.

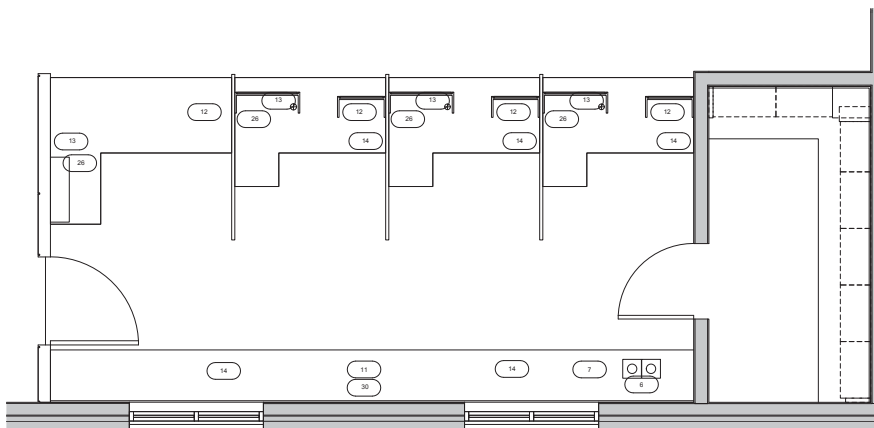
52. PROVIDE SUBMITTALS FOR ALL FINISH MATERIALS. EACH FINISH MATERIAL FOR ARCHITECT DESIGNER APPROVAL. PROVIDE SUBMITTALS FOR CABINETS & COUNTERTOPS/FINISH LOCATIONS NOTED ON ELEVATIONS & DETAILS.
 52C. PROVIDE SUBMITTALS FOR ALL FINISH MATERIALS. EACH FINISH MATERIAL FOR ARCHITECT DESIGNER APPROVAL. PROVIDE SUBMITTALS FOR CABINETS & COUNTERTOPS/FINISH LOCATIONS NOTED ON ELEVATIONS & DETAILS.

53. ALL CASEWORK TO COMPLY WITH NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS US VERSION 3.0.
 53C. ALL CASEWORK TO COMPLY WITH NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS US VERSION 3.0.





equipment plan
3/16" = 1'-0"



2 enlarged teller line equipment plan
1/2" = 1'-0"

#	QTY.	INSTALLED BY	DESCRIPTION	MANU/ MODEL NO.	DIMENSIONS	WT.	ELECTRICAL DATA			REMARKS
							KVOLT/PH	AMPS (A) WATTS (W)	DATA	
1	1	HUNT	NIGHT DROP		35"W x 33"D x 65"H			5.100 LBS (EMPTY)		
2	1	HUNT	CASH VAULT							
3	1	HUNT	TELLER CASH LOCKERS							
4	1	OWNER	CASH COUNTER							
5	1	HUNT	SAFE DEPOSIT BOX SAFE							
6	2	DIEBOLD	DRIVE THRU TUBES							
7	2	DIEBOLD	TWO WAY MONITORS							
8	1	OWNER	INSTANT ISSUE MACHINE							
9	1	OWNER	BRANCH CAPTURE MACHINE							
10	1	OWNER	CASH ADVANCE SWIPE UNIT							
11	1	OWNER	TELLER LINE PRINTER							
12	9	OWNER	TOWER AND MONITOR							
13	3	OWNER	TELLER RECEIPT PRINTER							
14	6	HUNT	UNDER COUNTER STEEL							
15	1	HUNT	TOR	CM18T	17.3"W x 36.1"D x 46.3"H	948 LBS	115V OR 230V	2.3A OR 1.1A	Y	
16	3	OWNER	TICKET RACKS							
17	1	OWNER	NEW ACCOUNTS ID SCANNER							
18	1	OWNER	NEW ACCOUNTS DOCUMENT SCANNER							
19	1	OWNER	NEW ACCOUNTS PRINTER							
20	1	OWNER	COPIER/SCANNER/FAX							
21	1	G.C.	42" CLASS TV							1
22	1	OWNER	COFFEE MAKER							
23	1	G.C.	REFRIGERATOR							
24	1	G.C.	DISHWASHER							
25	1	G.C.	MICROWAVE							
26	12	OWNER	PHONE							
27	1	DIEBOLD	ATM							
28	1	G.C.	UNDER COUNTER REFRIGERATOR	GE #DVSMBWSS	26" W x 27 1/8" x 33 1/2"H					
29	1	G.C.	RECESSED PROJECTION SCREEN		SCREEN 72" W X 90" H					
30	2	G.C.	48" CLASS OR LARGER LED TV							1



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drawn: sb/cb
checked: tl

permit set

equipment
plan +
schedule
a2.23

owner provided equipment contacts:

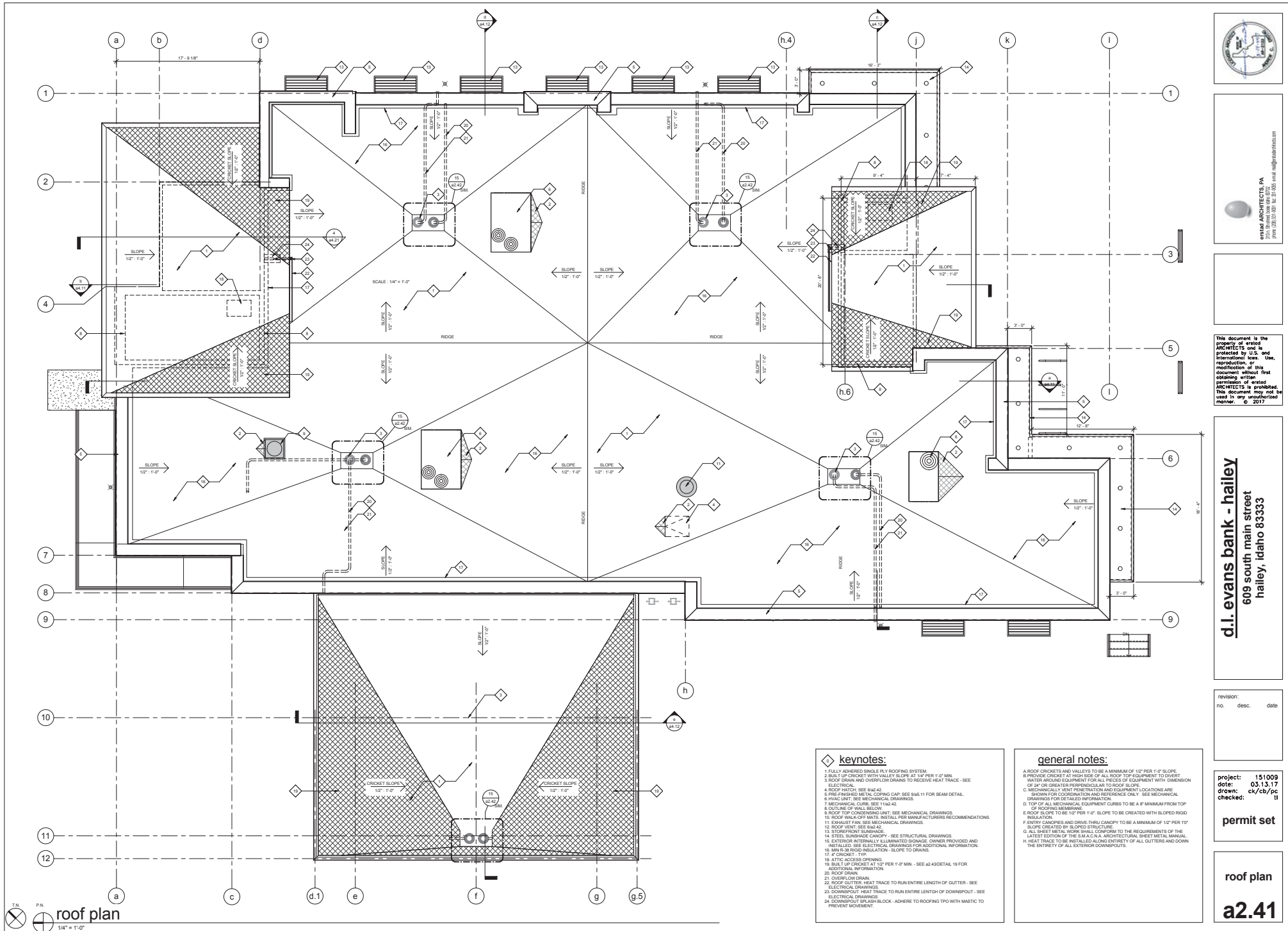
DIEBOLD INC.
gina alferio
ph: (811) 910-0442
gina.alferio@diebold.com

HUNT ENTERPRISES
wendi hui
ph: (248) 621-6485
wendi@huntenterprises.com

DADS TELEPHONE
mark swenson
ph: (208) 753-1980

remarks:

1. TV ON FULL MOTION MOUNT. CONTRACTOR PROVIDED AND INSTALLED. 2. 48" CLASS OR LARGER LED TV. MANUFACTURER OR BETTER. CONTRACTOR TO PROVIDE BLOCKING IN WALL APPROPRIATE FOR WEIGHT OF UNIT AND FULL MOTION MOUNTING ARM.



entire ARCHITECTS, PA
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143
PHONE: 313.333.1000 FAX: 313.333.1001
WWW: WWW.DLEA.COM

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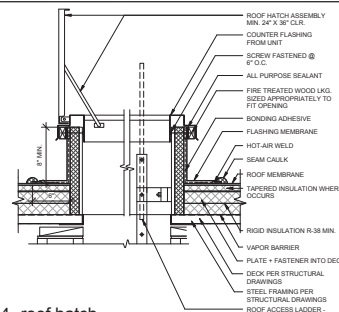
d.l. evans bank - hailey
609 south main street
hailey, idaho 83333

revision:
no. desc. date

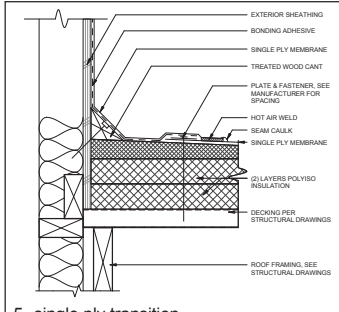
project: 151009
date: 03.13.17
drawn: ck/cb/pc
checked: tl

permit set

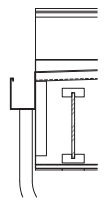
roof plan
a2.41



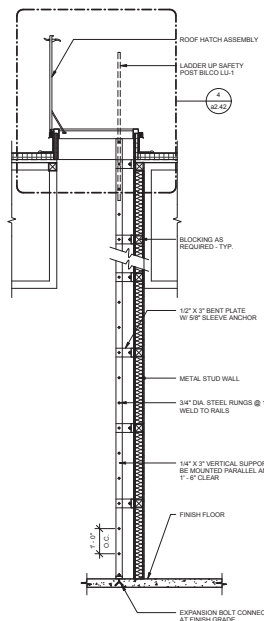
4 roof hatch
1 1/2" x 1'-0"



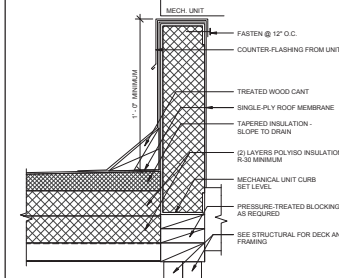
5 single ply transition
3" x 1'-0"



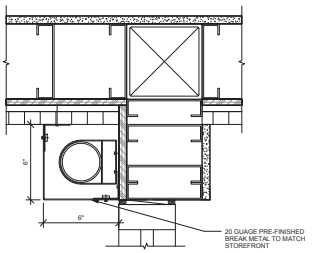
8 typical roof gutter
1 1/2" x 1'-0"



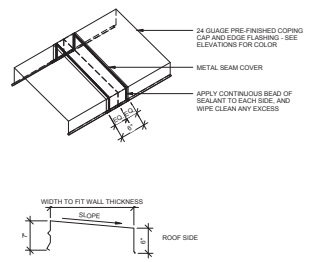
14 access ladder section
1/2" x 1'-0"



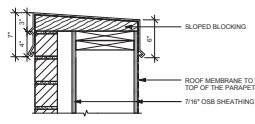
10 mechanical curb
3" x 1'-0"



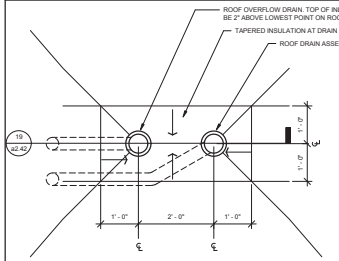
11 downspout connection @ stone
3" x 1'-0"



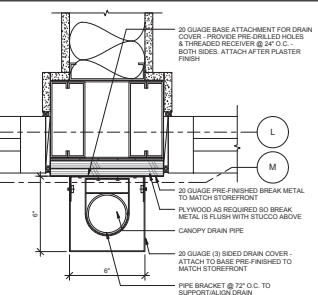
12 typ. parapet cap seam cover
1" x 1'-0"



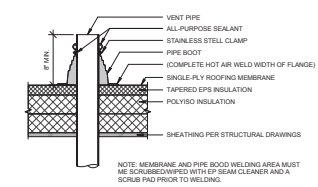
13 typical parapet cap
1 1/2" x 1'-0"



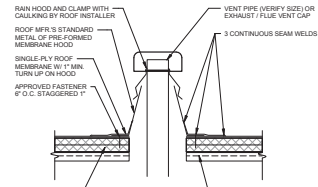
15 roof drain and overflow
3/4" x 1'-0"



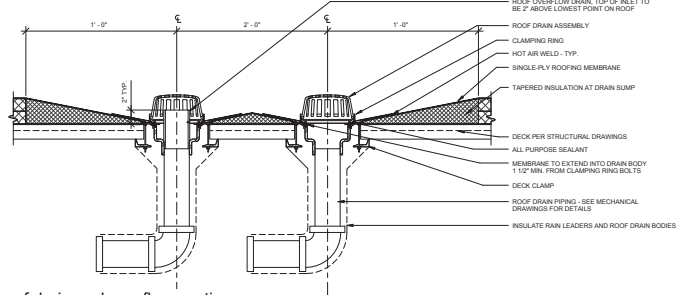
16 downspout connection
3" x 1'-0"



17 small pipe penetration
1 1/2" x 1'-0"



18 large pipe penetration
1 1/2" x 1'-0"



19 roof drain and overflow section
1 1/2" x 1'-0"



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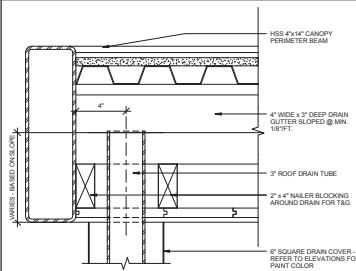
revision:
no. desc. date

project: 151009
date: 03.13.17
drawn: ck.cb.pc
checked: tl

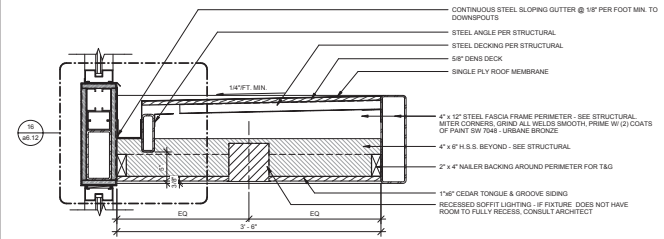
permit set

roof details

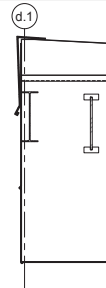
a2.42



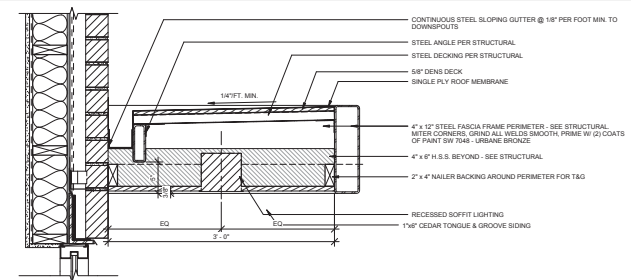
3 canopy drain
3\"/>



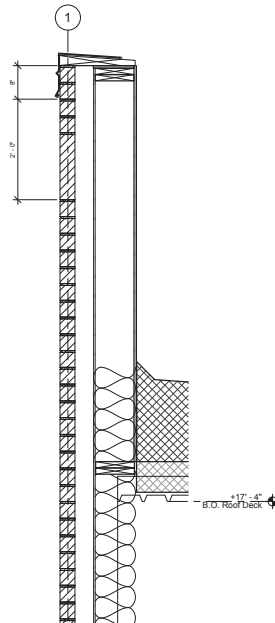
4 entry canopy section - north
1 1/2\"/>



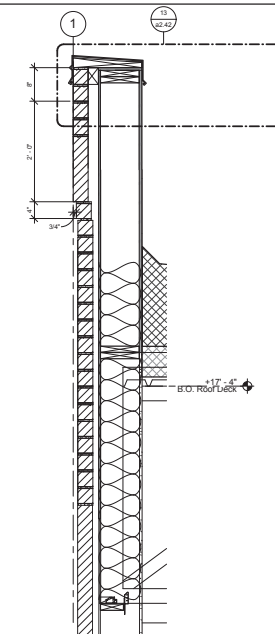
8 drive thru canopy fascia and soffit
1\"/>



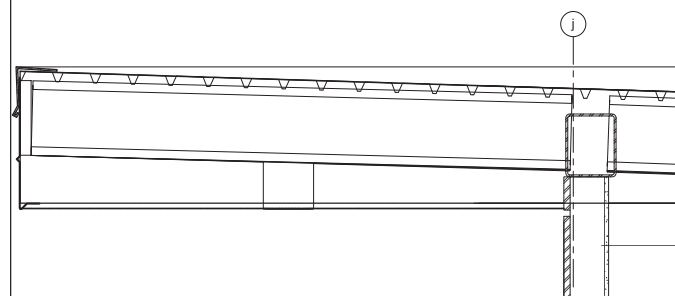
9 entry canopy section - south
1 1/2\"/>



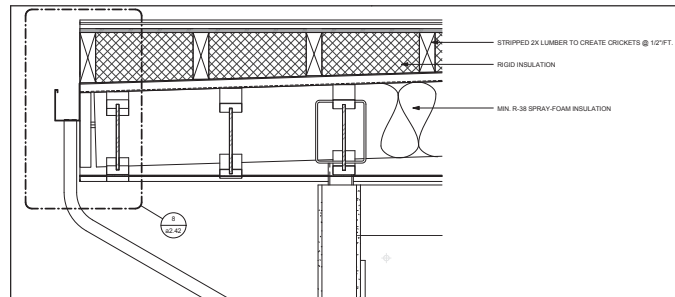
17 typical brick parapet
1\"/>



18 typical brick parapet @ window
1\"/>



14 overhang @ north entry
1 1/2\"/>



19 overhang @ south entry
1 1/2\"/>



d.l. evans bank - hailey, inc.
ARCHITECTS, P.A.
1000 S. 1000 E.
PO BOX 83333
IDAHO 83333-0000
PH 208.333.8888 FAX 208.333.8888
www.dlhailey.com

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checked: tl

permit set

roof details

a2.43

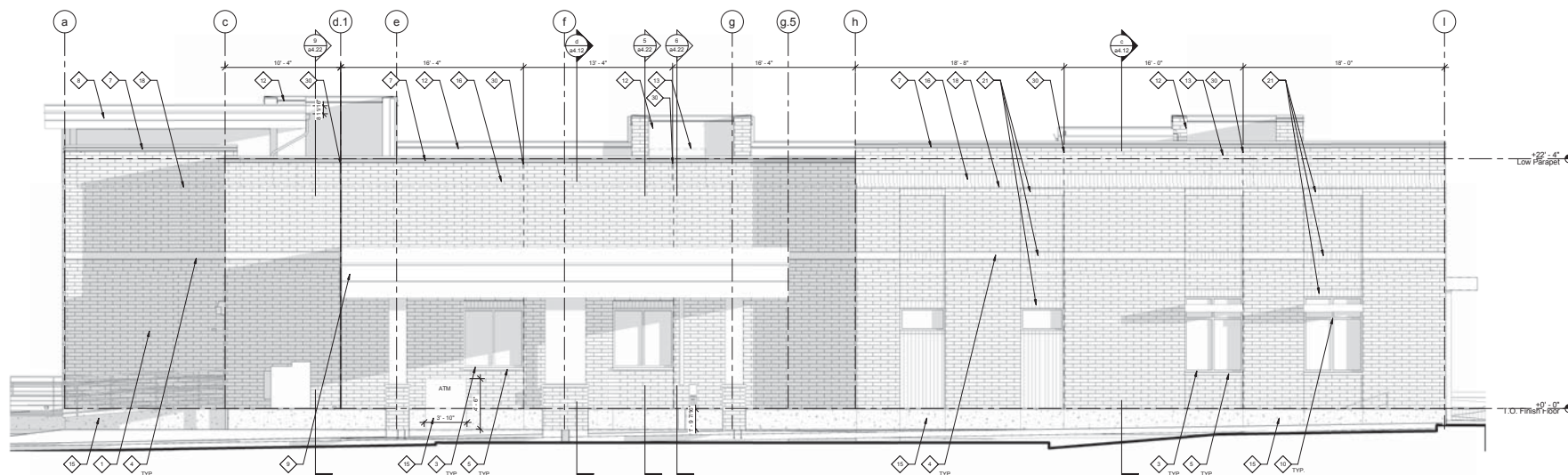
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1	revision:	

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date: 03.13.17
drawn:sb/ck/cb/pe
checked: t

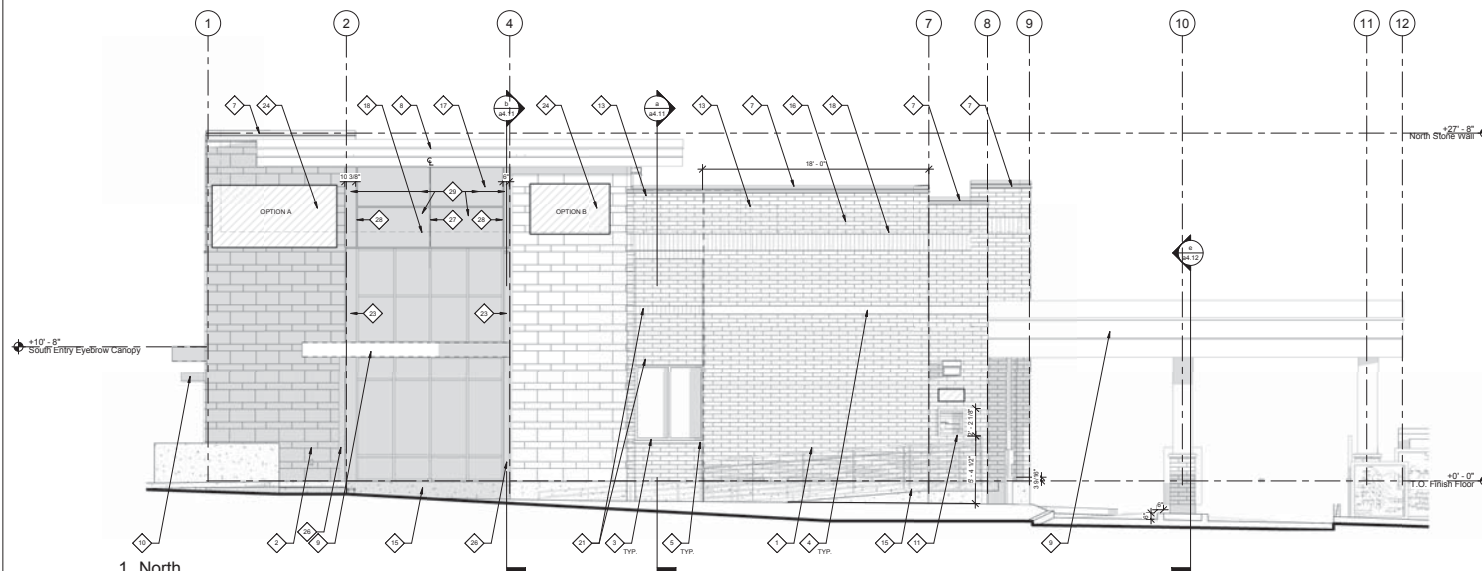
permit set

elevations

a3.12



2 West
1/4" = 1'-0"



1 North

$1/4^{\circ} = 15'$

legend:



EMPEROR BRICK



STONE THIN VENEER



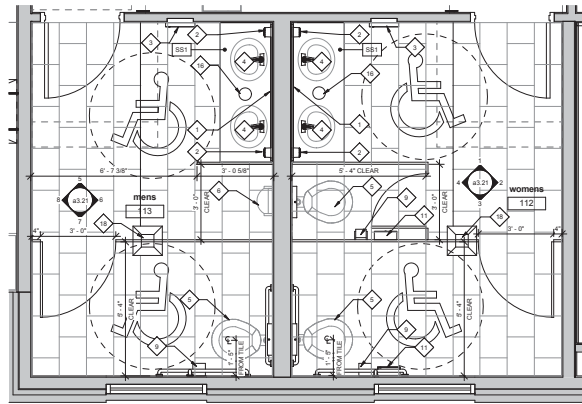
EXPOSED CONCRETE STEM WALL

 keynotes:

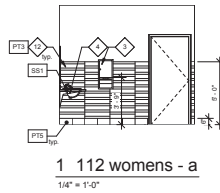
1. BRICK
2. STONE VENEER
3. ANODIZED ALUMINUM STOEFRONT.
4. STONE BAND, SEE 12X12 LIT
5. STONE BEL
6. INTERNALLY TIT. SINK, OWNER PROVIDED, SEE ELECTRICAL
7. POLISHED BRASS METAL PAPER CASP
8. PRE-FINISHED METAL PAPER CASP
9. STEEL, COLORED
10. STOEFRONT SUNSHADE
11. STOEFRONT DEPTH COORDINATE HEIGHT DURING CONSTRUCTION
12. REOF BEYOND
13. GROUT TYP UNIT BEYOND
14. GAS METER, SEE MECHANICAL DRAWINGS.
15. SACK OFF-POUR CONCRETE STEEL WALLS
16. FULL BRICK SOLIDER COURSE
17. METAL WALL PANELS, VENEER
18. GROUT JOINT SHOWN BEHIND PARAPET
19. HONEY BEEL, CLIMBING BEHIND PARAPET
20. HONEY BEEL LOCATION ON WALL BEYOND, SEE PLUMBING DRAWINGS.
21. GROUT JOINT SHOWN BEHIND PARAPET
22. KNOX ROOF, SEE 6X6 1/2
23. GROUT JOINT SHOWN BEHIND BREAK METAL TO MATCH STOEFRONT
24. SIGNAGE - PROVIDED BY OWNER
25. CONTOUR - PAINTED MATCH 7/8" URBANE BRONZE
26. CONTOUR - PAINTED TO MATCH STOEFRONT
27. CONTOUR - PAINTED TO MATCH STOEFRONT
28. METAL PANEL VENEER - ALIGNED TO EDGE OF MULLION BEYOND
29. BRICK TO MATCH EXISTING
30. PAINT METAL, 7/8" URBANE BRONZE
31. BRICK TO MATCH EXISTING

general notes:

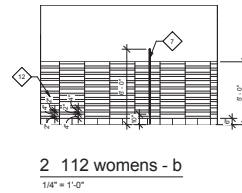
A. DO NOT SCALE HATCH PATTERNS, THEY ARE REPRESENTATIONAL ONLY AND DO NOT INDICATE SIZE, COURSE, ETC.



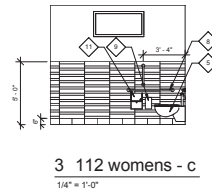
enlarged plan - bathrooms
1/2" = 1'-0"



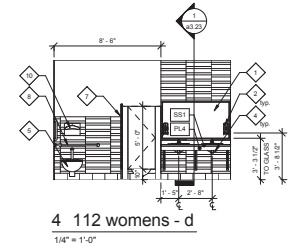
1 112 womens - a
1/4" = 1'-0"



2 112 womens - b
1/4" = 1'-0"



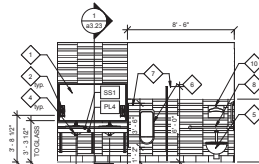
3 112 womens - c
1/4" = 1'-0"



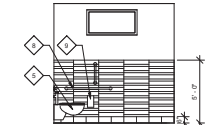
4 112 womens - d
1/4" = 1'-0"



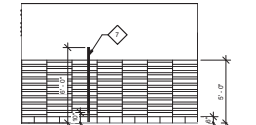
5 113 mens - a
1/4" = 1'-0"



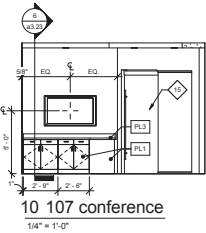
6 113 mens - b
1/4" = 1'-0"



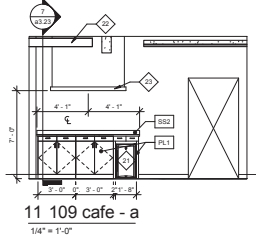
7 113 mens - c
1/4" = 1'-0"



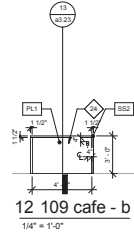
8 113 mens - d
1/4" = 1'-0"



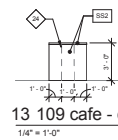
10 107 conference
1/4" = 1'-0"



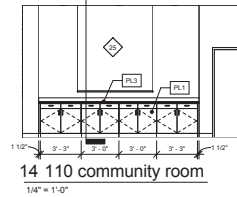
11 109 cafe - a
1/4" = 1'-0"



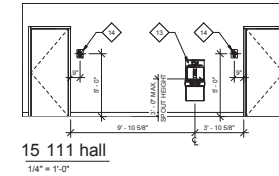
12 109 cafe - b
1/4" = 1'-0"



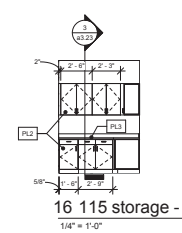
13 109 cafe - c
1/4" = 1'-0"



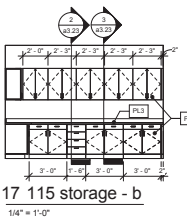
14 110 community room
1/4" = 1'-0"



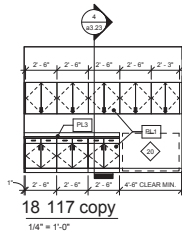
15 111 hall
1/4" = 1'-0"



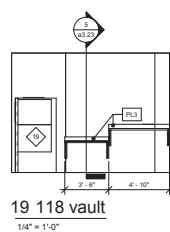
16 115 storage - a
1/4" = 1'-0"



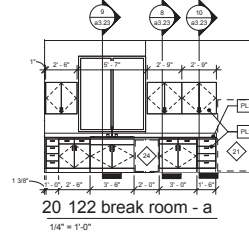
17 115 storage - b
1/4" = 1'-0"



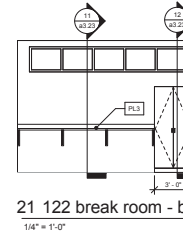
18 117 copy
1/4" = 1'-0"



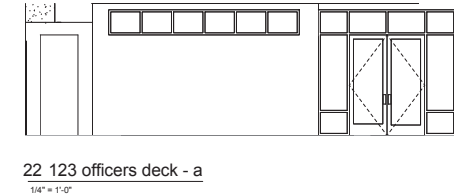
19 118 vault
1/4" = 1'-0"



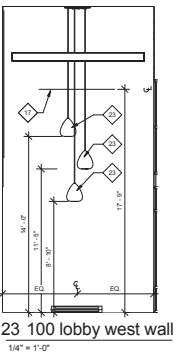
20 122 break room - a
1/4" = 1'-0"



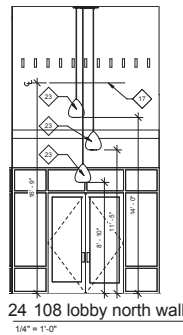
21 122 break room - b
1/4" = 1'-0"



22 123 officers deck - a
1/4" = 1'-0"



23 100 lobby west wall
1/4" = 1'-0"



24 108 lobby north wall
1/4" = 1'-0"

- keynotes:**
- MIRROR, 36" HIGH 62" WIDE, CONTRACTOR PROVIDED AND INSTALLED. INSTALLATION HEIGHT TO COMPLY WITH ADA REGULATIONS AND TO BE CENTERED ABOVE COUNTERTOP. SEE SPECIFICATIONS.
 - MIRROR MOUNTED SOAP DISPENSER PROVIDED BY OWNER.
 - SEMI-RECESSED TOWEL DISPENSER, CONTRACTOR PROVIDED AND INSTALLED. SEE RESTROOM ACCESSORIES AND SPECIFICATIONS.
 - LAVATORY. SEE PLUMBING.
 - TOILET. SEE PLUMBING.
 - TOILET PARTITION. SEE FINISH SCHEDULE AND RESTROOM ACCESSORIES FOR MOUNTING HEIGHTS.
 - GRAB BARS. SEE SPECIFICATIONS AND RESTROOM ACCESSORIES FOR MOUNTING HEIGHTS.
 - TOILET TISSUE DISPENSER. SEE SPECIFICATIONS.
 - SEAT COVER DISPENSER. SEE SPECIFICATIONS.
 - SURFACE MOUNTED SANITARY NAPKIN DISPENSER. SEE SPECIFICATIONS.
 - FILE MANTOCT. SEE FINISH SCHEDULE, 11" HEIGHT AND A TERMINATING INSTALLATION PATTERN AS SHOWN.
 - DRAWING FOUR HANDS MILE PILE STATION. CONTRACTOR PROVIDED AND INSTALLED. SEE SPECIFICATIONS AND PLUMBING.
 - TACTILE SIGNALING. SEE DETAIL 106.11.
 - BUILDING DOOR. SEE DETAIL 106.11.
 - 8" DIA. DRAINAGE OPENING IN COUNTERTOP FOR TRASH BELOW.
 - HVAC GRILLE TO BE CENTERED HORIZONTALLY ON WALL AND CENTERED AT HEIGHT SHOWN. SEE MECHANICAL DRAWINGS.
 - FLOOR DRAIN. SEE DETAILS FOR INSTALLATION AND TILE SLOPING INFORMATION AND FLOOR PLAN AND PLUMBING DRAWINGS.
 - OWNER PROVIDED AND INSTALLED WALL EQUIPMENT.
 - COPPER EQUIPMENT. OWNER PROVIDED AND INSTALLED.
 - REFRIGERATOR. OWNER PROVIDED. CONTRACTOR INSTALLED.
 - SUSPENDED CEILING CLOUD. SEE REFLECTED CEILING PLAN.
 - PENDANT LIGHT FIXTURE. HEIGHT AS NOTED. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLAN.
 - FREESTANDING MOVABLE CAFE BLIND. SEE MILLWORK DETAILS AND FINISH LEGEND. ELECTRICAL OUTLET TO BE PROVIDED IN LOCATION INDICATED ON BOTH SIDES OF BLIND. COLOR: DARK BROWN. CONNECT VIA EXTENSION TO FLOOR BOX BELOW.
 - PROJECTION SCREEN.

- general notes:**
- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
 - B. SEE INTERIOR ELEVATIONS AND FLOOR PLAN FOR ADDITIONAL INFORMATION.
 - C. FOR TILE INSTALLATION CONTRACTOR TO USE MINIMUM JOINT ALLOWED BY MANUFACTURER.
 - D. MILL WORK TO COMPLY WITH FRAMELESS CUSTOM GRACE CASEWORK STANDARDS PER NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS (SEE VERSION 3 SECTION 10).
 - E. CABINET DOORS AND DRAWER FACES TO BE FLUSH OVERLAY STYLE UNLESS OTHERWISE NOTED.
 - F. ALL MILLWORK TO HAVE INTEGRAL FINISHED END PANEL WHERE EXPOSED. FINISH TO MATCH FACE.
 - G. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PER SPECIFICATIONS. FINISHED MILLWORK TO BE INSPECTED BY ARCHITECT AND D.L. EVANS PRIOR TO DELIVERY AND INSTALLATION AT PROJECT.



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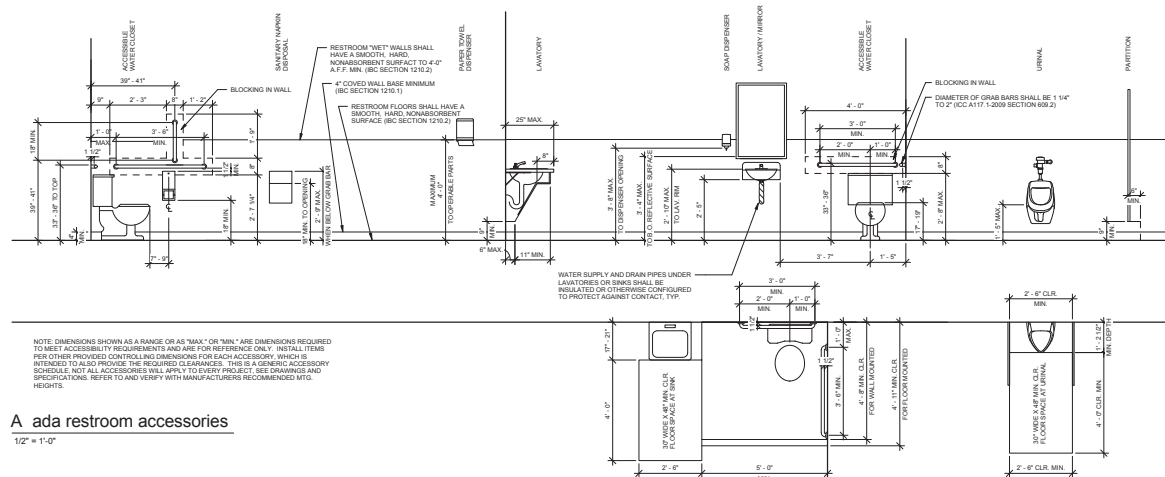
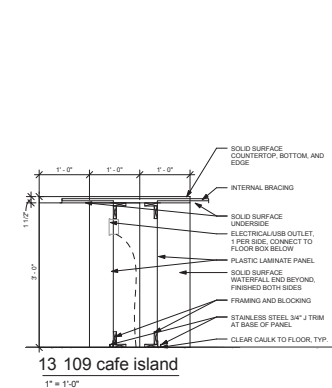
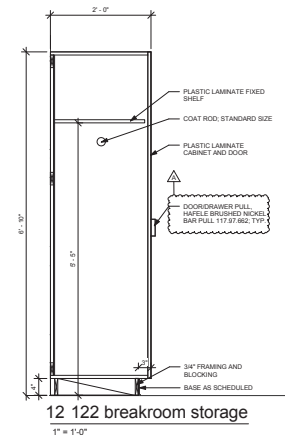
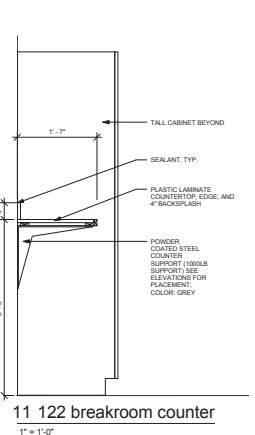
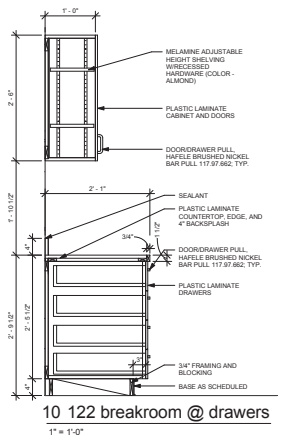
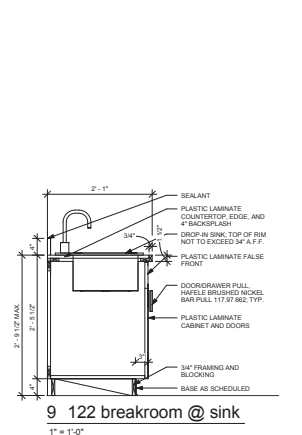
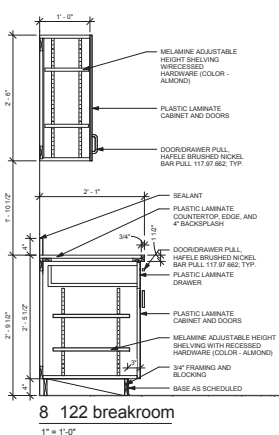
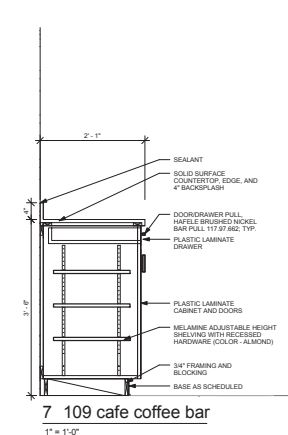
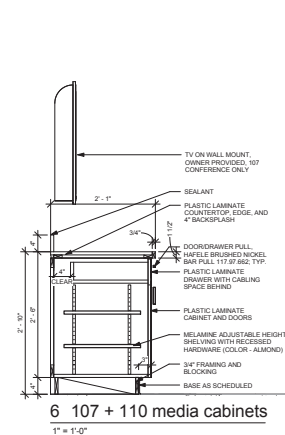
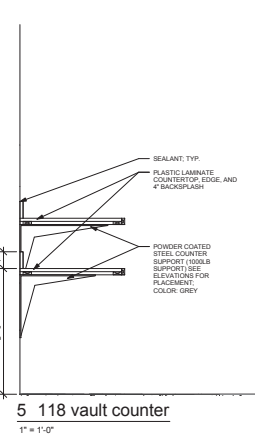
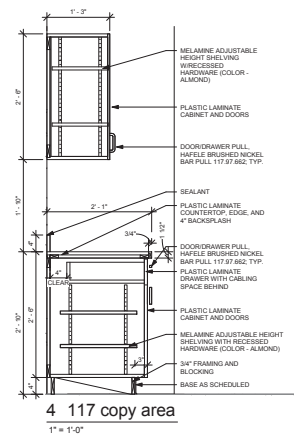
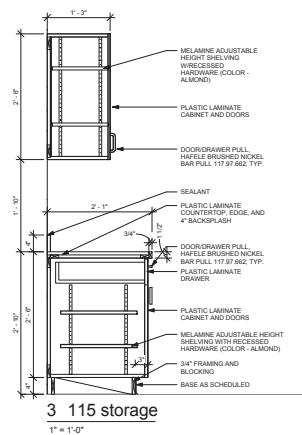
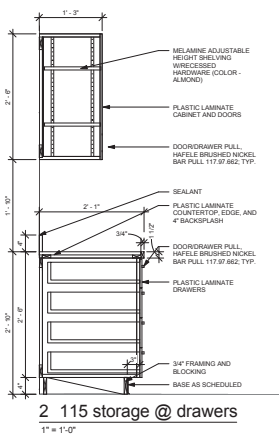
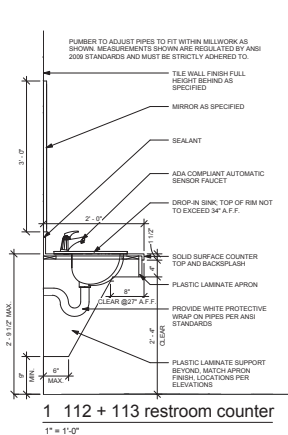
d.l. evans bank - hailey
609 south main street
hailey, idaho 83333

revision:
no. desc. date

project: 151009
date: 03.13.17
drawn: ab
checked: tl

permit set

interior elevations
a3.21



Verstad ARCHITECTS, PA
310 n. 5th street, box 1410 85702
phone: (206) 331-4031 fax: 331-4035 e-mail: mal@verstadarch.com

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revision:		
no.	desc.	date
A	Addendum A	2.9.17

```

project: 151009
date: 03.13.17
drawn: sb
checked: tl

```

permit set

millwork
details
a3.23



d.l. evans bank - hailey
609 south main street
hailey, idaho 83333

```

project: 151009
date: 03.13.17
drawn:sb/ck/cb/po
checked: t

```

sections

a4.11



1. RTU - SEE MECHANICAL.
2. FULLY ADHERED SINGLE PLY ROOF OVER R-38 POLYISO INSULATION.
3. PARAPET BEYOND.
4. OSB APPLIED TO STRUCTURE. PAINT P4.
5. METAL DECK - SEE STRUCTURAL.
6. TRUSS - SEE STRUCTURAL.
7. SUSPENDED CEILING PANEL - SEE REFLECTED CEILING PLAN.
8. T-J - SEE STRUCTURAL.
9. SUSPENDED CEILING CLOUD.
10. SUSPENDED LINEAR METAL CEILING CLOUD.
11. SOFFIT.
12. METAL PANEL.
13. PENDANT LIGHT - SEE 22.31 AND ELECTRICAL DRAWINGS FOR PLACEMENT.
14. 4" CRICKET - TYP.



David L. Evans
Professional Engineer
State of Idaho
License No. 13109
Date: 03/13/17

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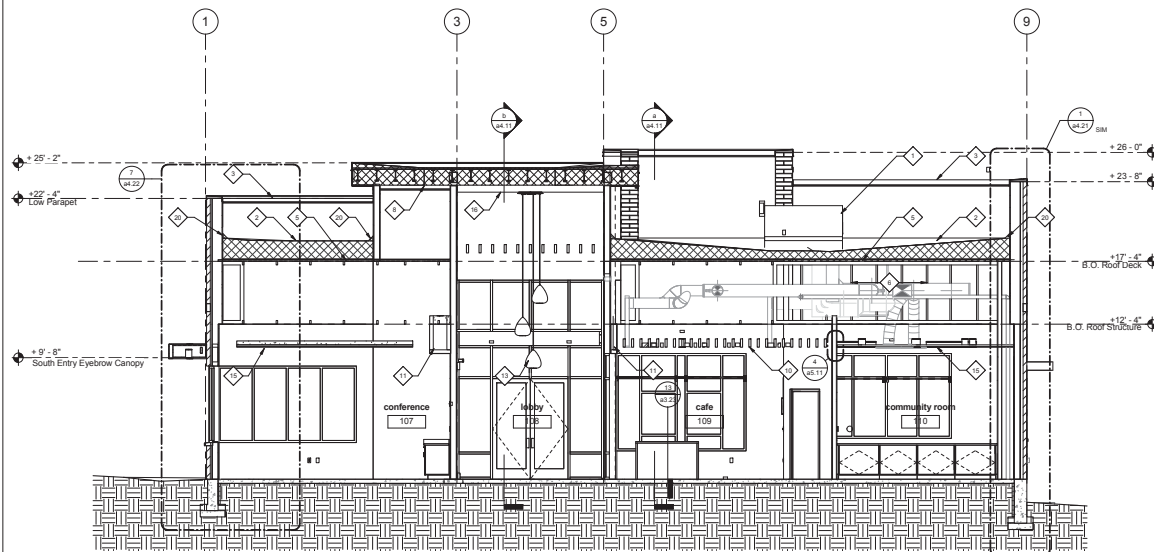
revision:
no. desc. date

project: 131009
date: 03.13.17
drawn: ck/cb/pc
checked: tl

permit set

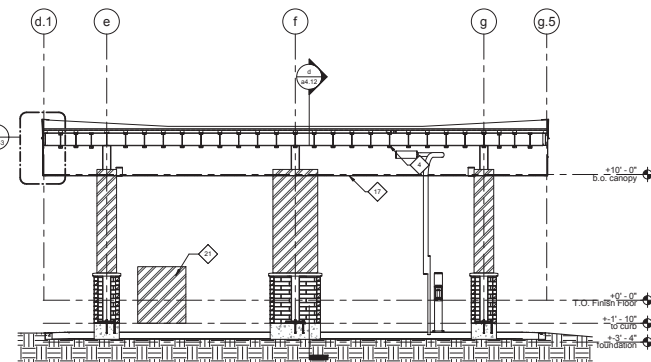
sections

a4.12



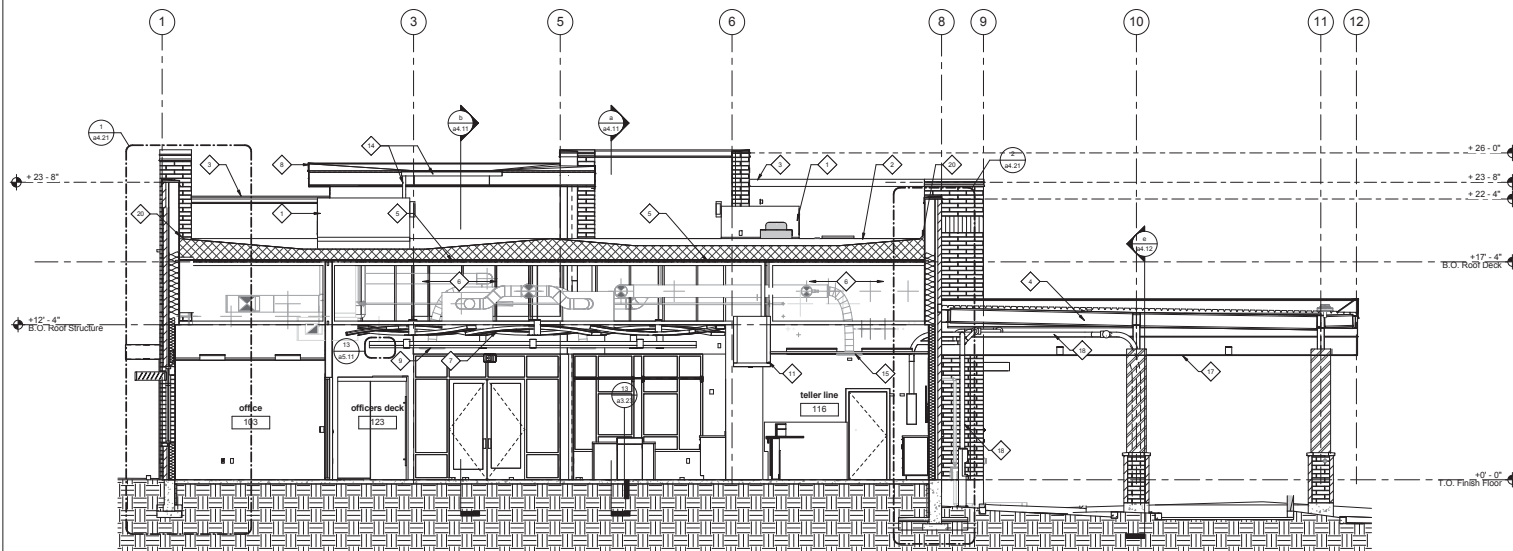
c section c

1/4" = 1'-0"



e canopy section @ columns

1/4" = 1'-0"



d section d

1/4" = 1'-0"

keynotes:

1. RTU - SEE MECHANICAL
2. FULLY ADHERED SINGLE PLY ROOF OVER R-38 POLYISO INSULATION
3. PERMIT REQUIRED
4. METAL DECK - SEE STRUCTURAL
5. TRUSS - SEE STRUCTURAL
6. SUSPENDED CEILING PANEL - SEE REFLECTED CEILING PLAN
7. TYP. - SEE STRUCTURAL
8. SUSPENDED LINEAR METAL CEILING CLOUD
9. SOFFIT
10. METAL PANEL
11. PERMANENT LIGHT - SEE AS 31 AND ELECTRICAL DRAWINGS FOR PLACEMENT
12. PREPARED GUTTER AND DOWNSPOUT TIED INTO STORM DRAIN ENTIRE LENGTH OF PIPE TO BE WRAPPED IN INSULATION
13. LAY IN ACOUSTICAL GELING TILE
14. USE APPLIED TO STRUCTURE. PAINT URBAN BRONZE
15. PREPARED SUSPENDED METAL SOFFIT SYSTEM
16. UNIT OWNER PROVIDED. CONTRACTOR TO COORDINATE INSTALLATION
17. CANOPY MOUNTED BLOWER. OWNER PROVIDED. CONTRACTOR TO COORDINATE INSTALLATION
18. 4" CRICKET - TYP
19. JTM - SEE DISBURD DRAWINGS



```
project: 151009
date: 03.13.17
drawn:sb/ck/cb/pc
checked: tl
```

permit set

wall
sections

a4.21



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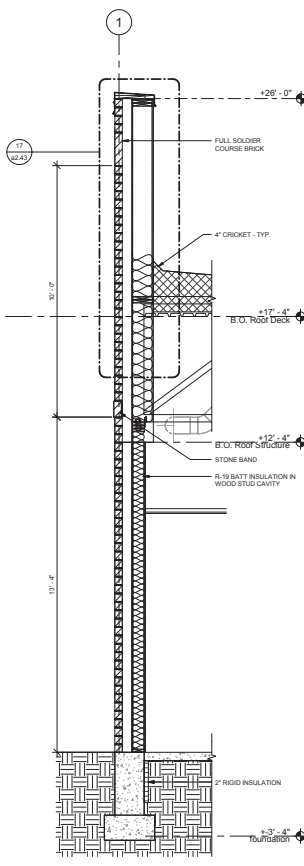
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609 south main street
hailey, idaho 83333

revision:
no. desc. date

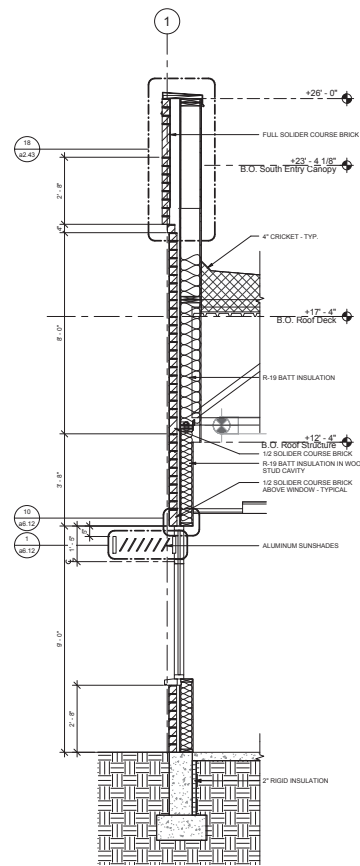
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date: 03.13.17
drawn by: ck/cb/pc
checked: tt

permit set

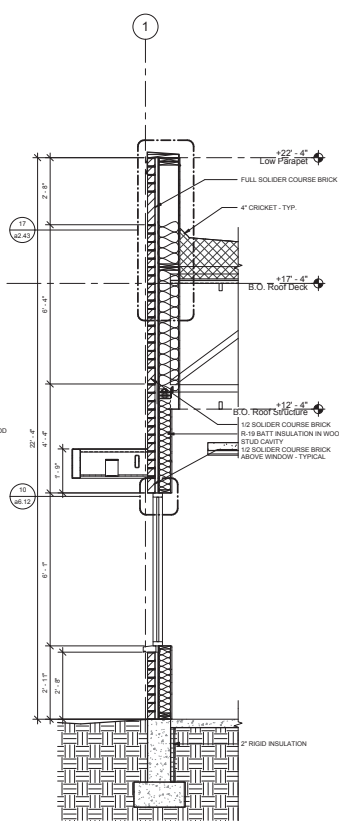
wall
sections
a4.22



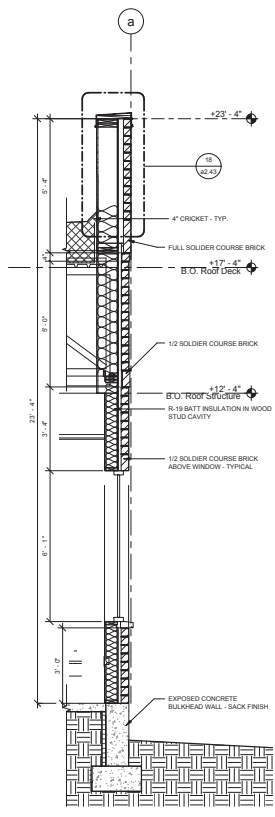
5 wall section e
1/2" = 1'-0"



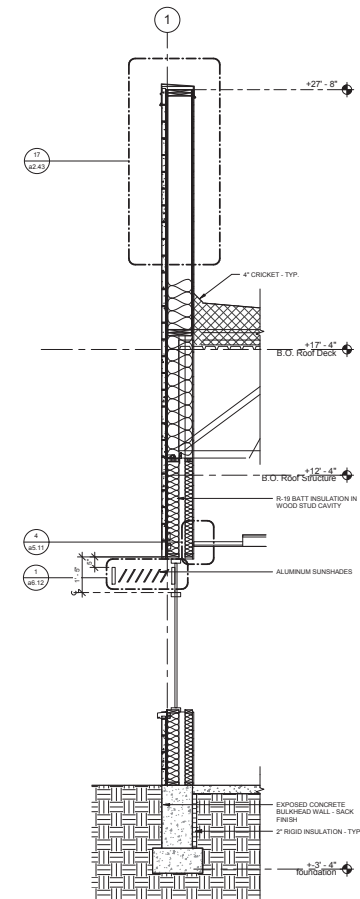
6 wall section f
1/2" = 1'-0"



7 wall section g
1/2" = 1'-0"



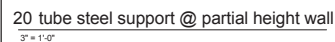
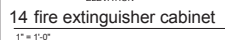
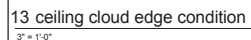
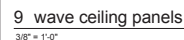
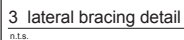
8 wall section h
1/2" = 1'-0"



9 wall section i
1/2" = 1'-0"

general notes:
A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
B. CYPRESS WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS AND/OR WITH ARCC LEVELS.
C. UNLESS NOTED OTHERWISE ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING OR STUD.
D. UNLESS NOTED OTHERWISE ALL INTERIOR PARTITIONS ARE DIMENSIONED TO FACE OF STUD.

SEE SPECIFICATIONS FOR DETAILS



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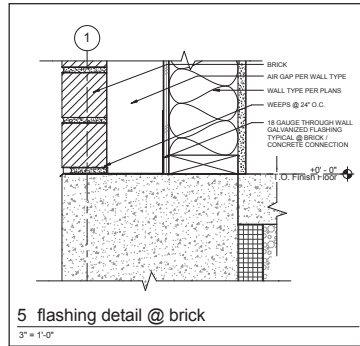
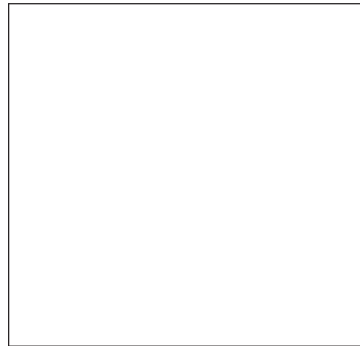
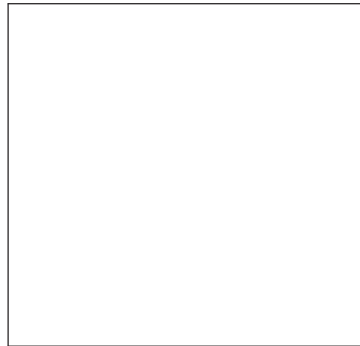
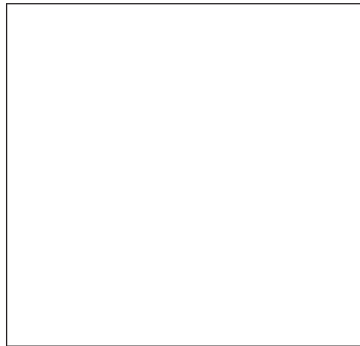
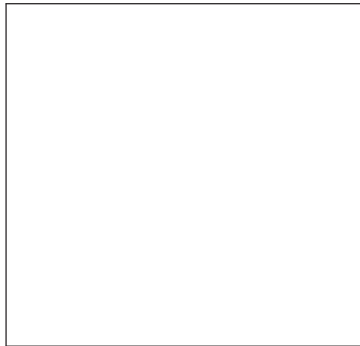
revision:		
no.	desc.	date

project: 151009
date: 03.13.17
drawn: sb/ck/cb/pc
checked: th

permit set

interior
details

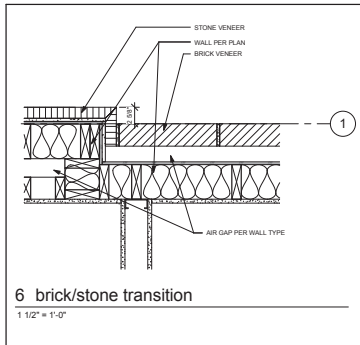
a5.11



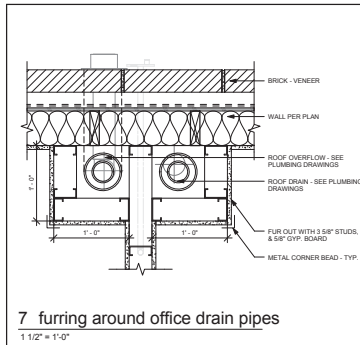
5 flashing detail @ brick
3\"/>



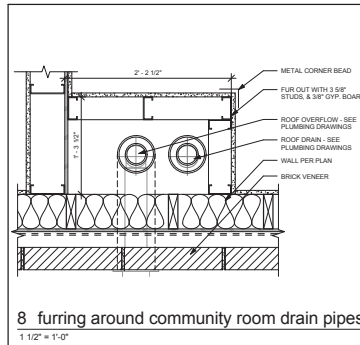
David L. Evans, Architect
151009, State of Idaho
2006, 2013, 2015, 2016, 2018, 2020, and 2021



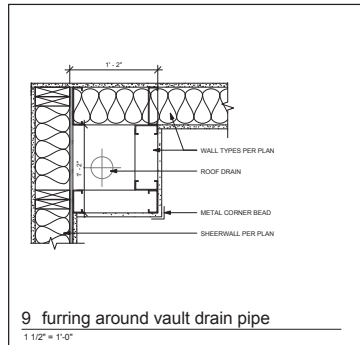
6 brick/stone transition
1 1/2\"/>



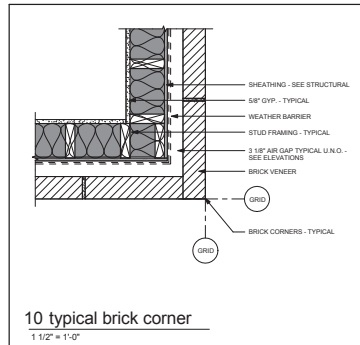
7 furring around office drain pipes
1 1/2\"/>



8 furring around community room drain pipes
1 1/2\"/>

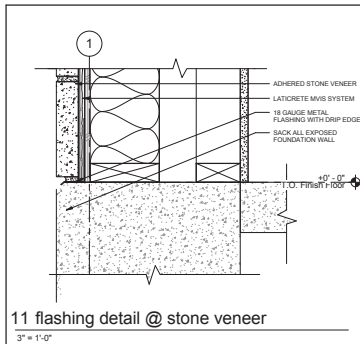


9 furring around vault drain pipe
1 1/2\"/>

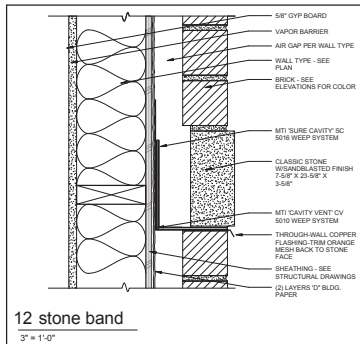


10 typical brick corner
1 1/2\"/>

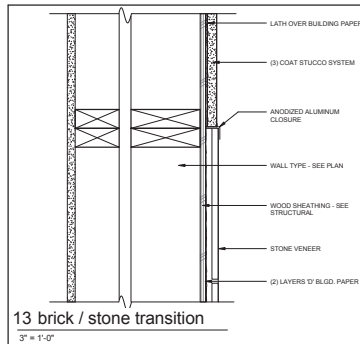
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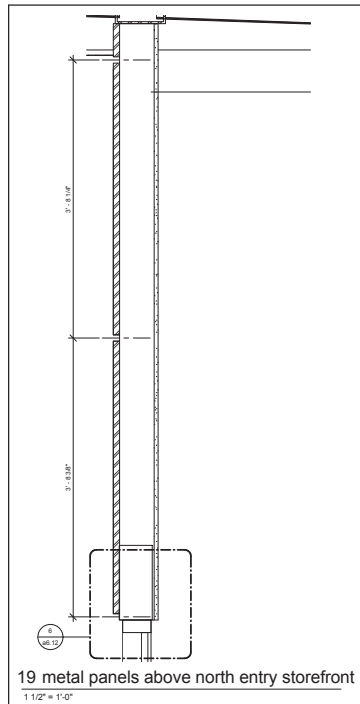
11 flashing detail @ stone veneer
3\"/>



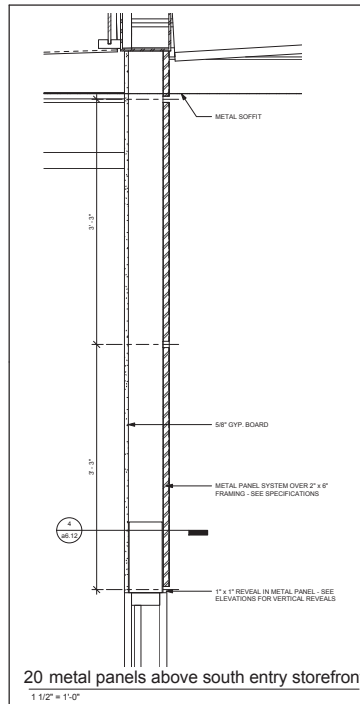
12 stone band
3\"/>



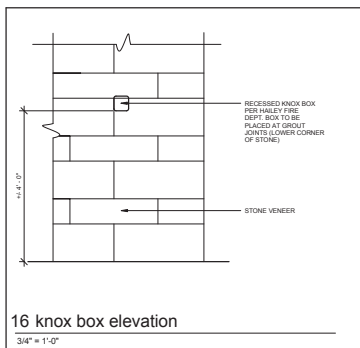
13 brick / stone transition
3\"/>



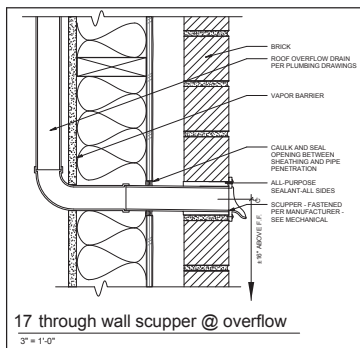
19 metal panels above north entry storefront
1 1/2\"/>



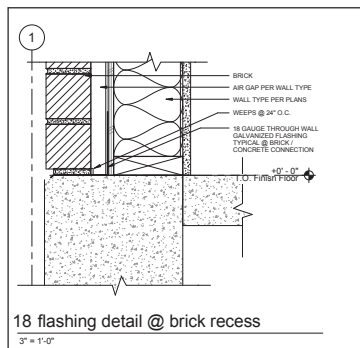
20 metal panels above south entry storefront
1 1/2\"/>



16 knox box elevation
3/4\"/>



17 through wall scupper @ overflow
3\"/>



18 flashing detail @ brick recess
3\"/>

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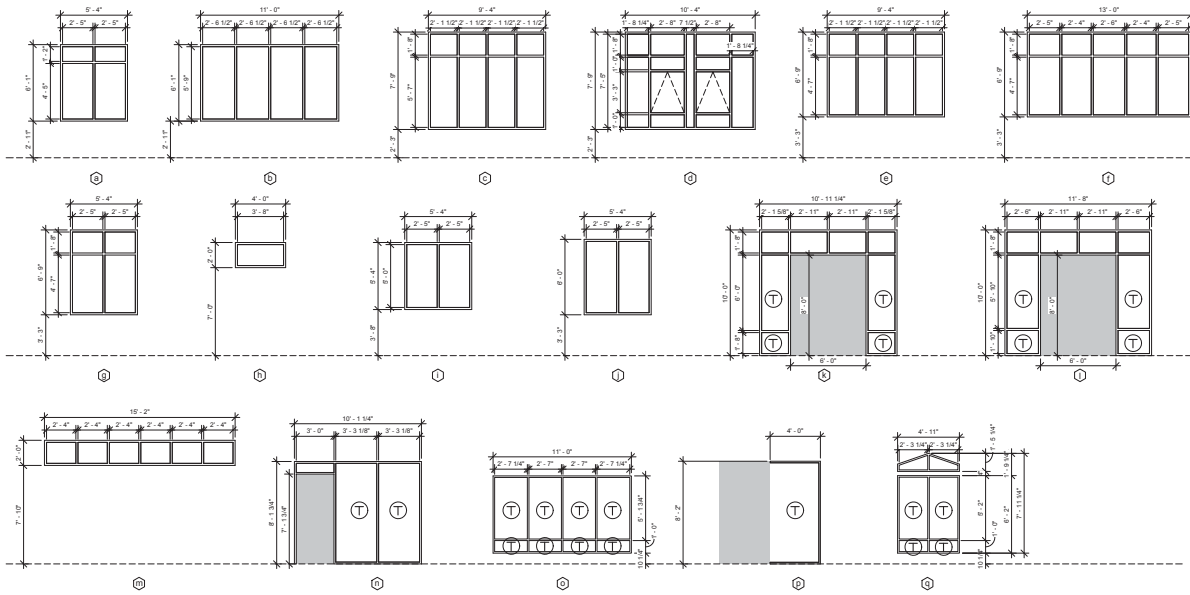
revision:
no. desc. date

project: 151009
date: 03.13.17
drawn by: ck/cb/pc
checked: tl

permit set

exterior
details

a5.12

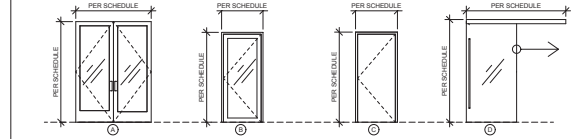


window schedule
1/4" = 1'-0"

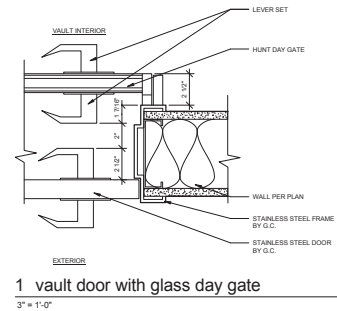
NUMBER	Description	Height	Width	Door Type	THICKNESS	DOOR CONSTRUCTION		GLAZING		FRAME TYPE	FRAME CONSTRUCTION	FRAME FINISH	RATING (MIN)	HARDWARE GROUP	REMARKS
						DOOR FINISH	GLAZING	FRAME TYPE	FRAME CONSTRUCTION						
100a	8'-0" 6'-0" A-PAIR	0'-1 3/4"	AL			CLEAR - TEMPERED	AL SF	FF	0	SET A					
100b	8'-0" 6'-0" A-PAIR	0'-1 3/4"	AL			CLEAR - TEMPERED	AL SF	FF	0	SET B					
101	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
102	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
103	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
104	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
105	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
106	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR - TEMPERED	AL SF	FF	0	04					
107	8'-0" 4'-0" A-PAIR	0'-1 3/4"	GL			CLEAR - TEMPERED	AL SF	FF	0	SET A					
108a	8'-0" 6'-0" A-PAIR	0'-1 3/4"	AL			CLEAR - TEMPERED	AL SF	FF	0	SET A					
108b	8'-0" 6'-0" A-PAIR	0'-1 3/4"	AL			CLEAR - TEMPERED	AL SF	FF	0	SET B					
110	7'-0" 3'-0" B	0'-1 3/4"	SC	STN		CLEAR	AL SF	FF	0	04					
112	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	06						
113	8'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	06						
114	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	02						
115	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	03						
116	TELLER	3'-8" 3'-6"	0'-2"	SC	STN	NONE	HM STL	PNT	0	09					
118a	VAULT	7'-0" 3'-6"	0'-1 3/4"	SS	SS	FF	0	08							
118b	VAULT	7'-0" 3'-6"	0'-1 1/2"	AL/GL	FF	GL	SS	SS	FF	0	13				
120	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	01						
121	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	07						
122	7'-0" 3'-0" C	0'-1 3/4"	SC	STN	NONE	HM STL	PNT	0	07						

abbreviations:

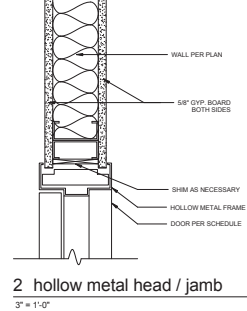
AL	ALUMINUM	SC	SOLID CORE WOOD
FF	FACTORY FINISH - CLEAR ANODIZED	SF	STOREFRONT
GL	GLASS	ST	STAINLESS STEEL
HM	HOLLOW METAL	STN	STAIN (SEE FINISH SCHEDULE FOR WOOD STAIN)
PNT	PAINT	STL	STEEL



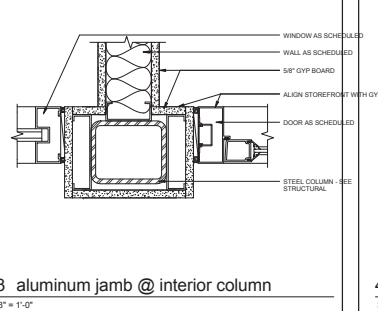
door schedule
1/4" = 1'-0"



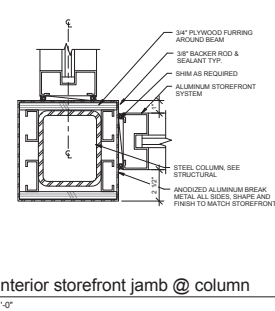
1 vault door with glass day gate
3\"/>



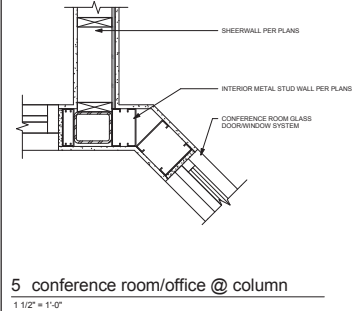
2 hollow metal head / jamb
3\"/>



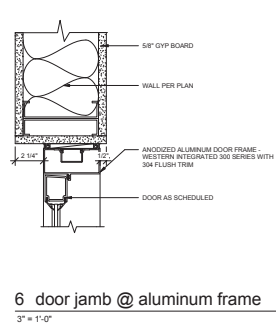
3 aluminum jamb @ interior column
3\"/>



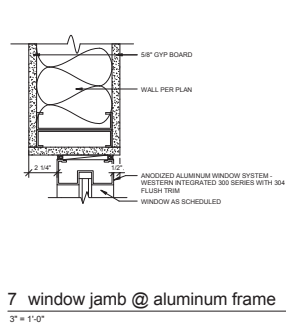
4 interior storefront jamb @ column
3\"/>



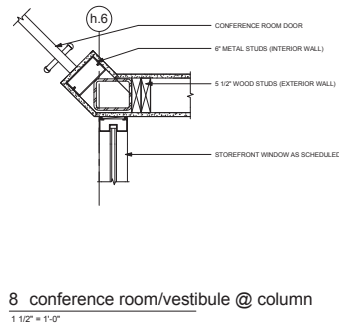
5 conference room/office @ column
1 1/2\"/>



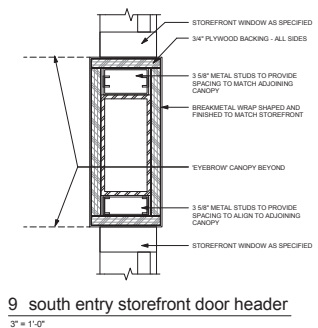
6 door jamb @ aluminum frame
3\"/>



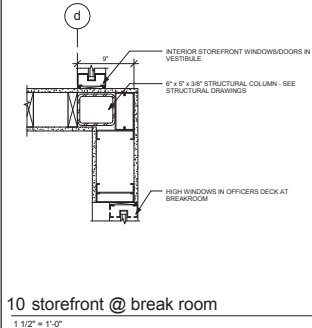
7 window jamb @ aluminum frame
3\"/>



8 conference room/vestibule @ column
1 1/2\"/>



9 south entry storefront door header
3\"/>



10 storefront @ break room
1 1/2\"/>



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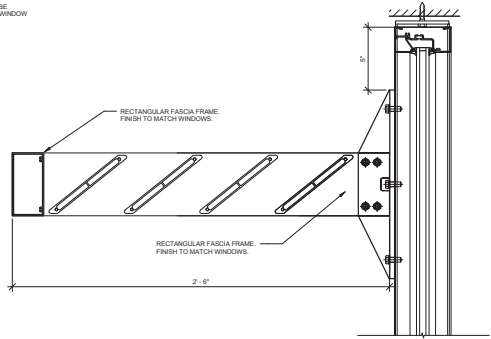
revision:
no. desc. date

project: 151009
date: 03.13.17
drawnab: ck/cb/pc
checked: tl

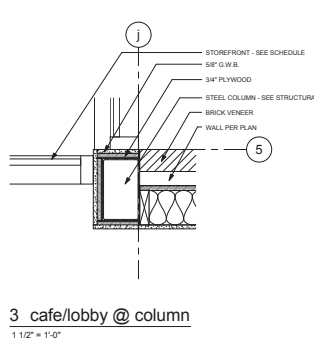
permit set

door + window schedules
a6.11

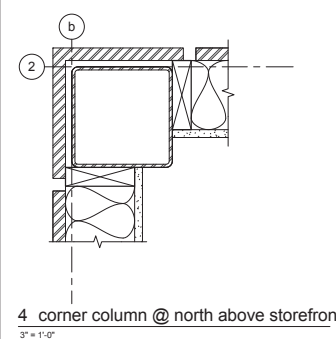
NOTE: ALL COMPONENTS TO BE
CLEARLY ANNOTED TO MATCH WINDOW
SYSTEM



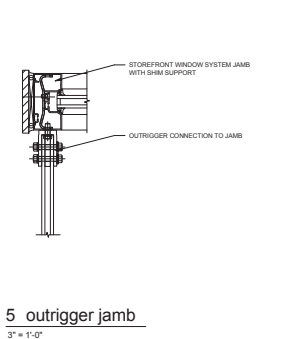
1 outrigger detail
3" = 1'-0"



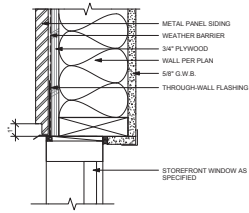
3 cafe/lobby @ column
1 1/2" = 1'-0"



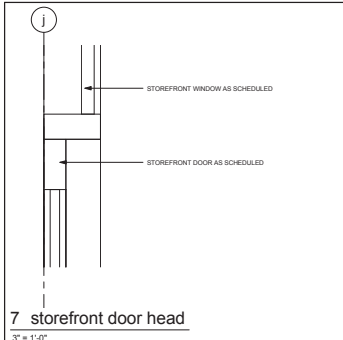
4 corner column @ north above storefront
3" = 1'-0"



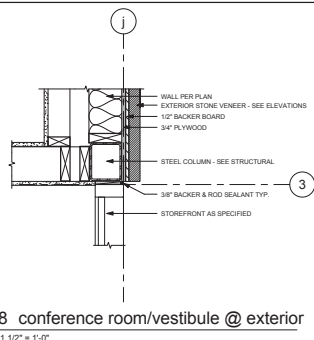
5 outrigger jamb
3" = 1'-0"



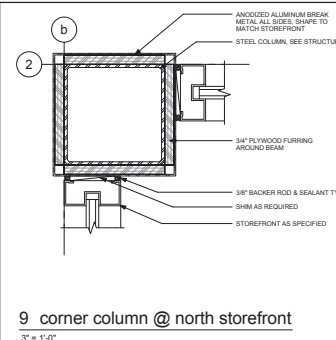
6 window head @ entry storefront
3" = 1'-0"



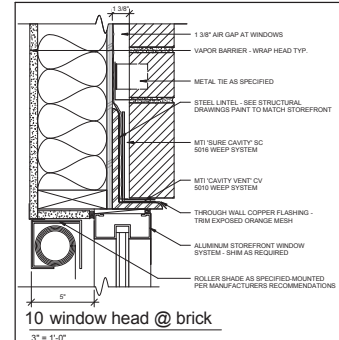
7 storefront door head
3" = 1'-0"



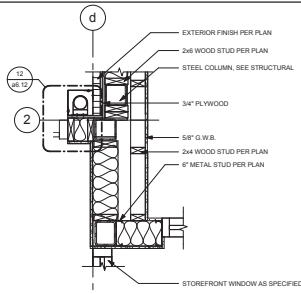
8 conference room/vestibule @ exterior
1 1/2" = 1'-0"



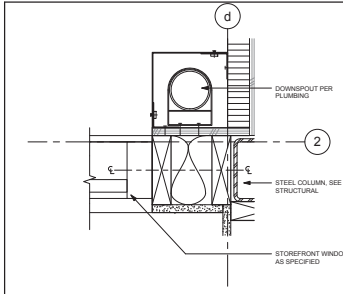
9 corner column @ north storefront
3" = 1'-0"



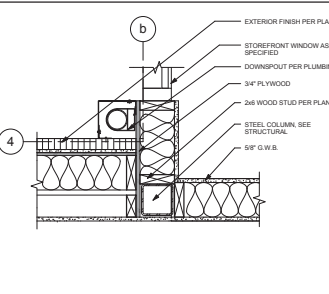
10 window head @ brick
3" = 1'-0"



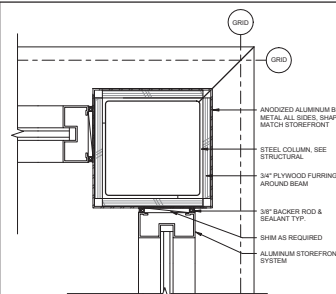
11 office/vestibule column connections
1" = 1'-0"



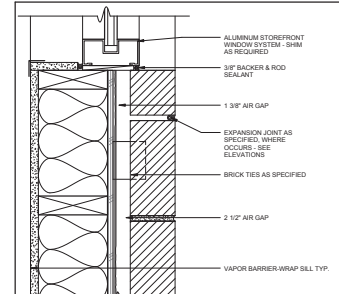
12 storefront door jamb
3" = 1'-0"



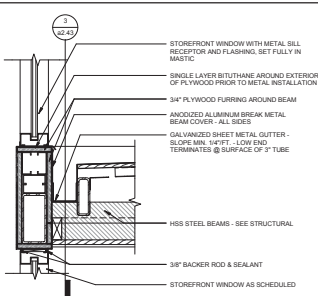
13 breakroom/vestibule @ column
1 1/2" = 1'-0"



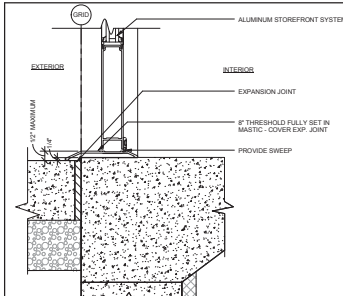
14 corner column @ south storefront
3" = 1'-0"



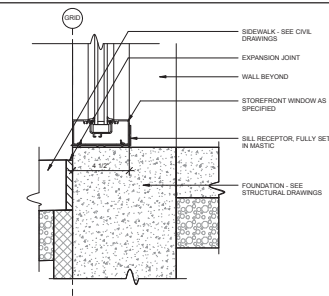
15 window jamb @ brick
3" = 1'-0"



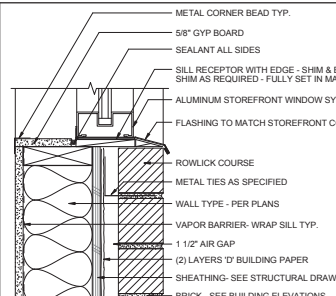
16 entry canopy gutter + beam
1 1/2" = 1'-0"



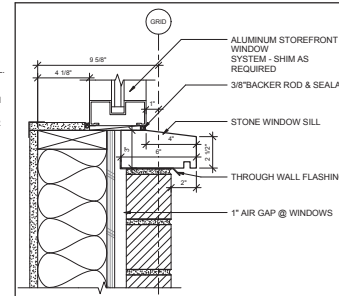
17 storefront door threshold
3" = 1'-0"



18 storefront sill @ foundation
3" = 1'-0"



19 window sill @ brick @ bathrooms
3" = 1'-0"



20 window sill @ brick
3" = 1'-0"



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1000 S. 200TH ST. #100
IDAHO FALLS, ID 83402
www.dleah.com

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hailey, idaho 83333

revision:
no. desc. date

project: 151009
date: 03.13.17
drawn by: ck/cb/pc
checked: tl

permit set

door +
window
details
a6.12

PLANT LEGEND

(SEE PLANT SCHEDULE FOR SIZE AND QUANTITIES)

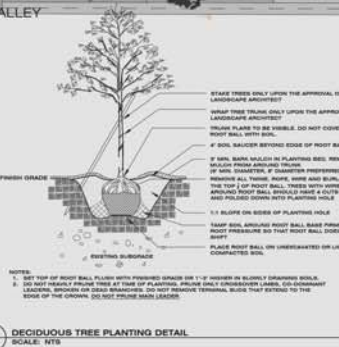


W CHESTNUT STREET

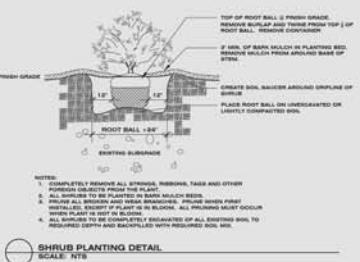


PLANT SCHEDULE

DECIDUOUS TREES					
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
AF	4	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2' cal.	40'-50' tall x 30'-40' wide
MS	2	Spring Snow Crab Apple	Malus x 'Spring Snow'	2' cal.	15'-25' tall x 15'-20' wide
QA	1	White Oak	Quercus alba	2' cal.	40'-55' tall and wide
QF	7	Columnar English Oak	Quercus robur 'Fastigata'	2' cal.	40'-60' tall x 15'-20' wide
TR	1	Redmond American Linden	Tilia americana 'Redmond'	2' cal.	50'-80' tall x 30'-50' wide
EVERGREEN TREES					
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
PC	1	Cupressina Spruce	Picea abies 'Cupressina'	4'-6'	20'-30' tall x 5'-6' wide
PM	3	Pine - Mugo Tannenbaum	Pinus mugo 'Tannenbaum'	6'	6'-15' tall x 4'-8' wide
SHRUBS					
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
BC	7	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal.	2'-4' tall x 36" wide
CK	6	Kelly Dogwood	Cornus sericea 'Kelly'	5 gal.	2'-4' tall and wide
CA	4	Peking Cotoneaster	Cotoneaster scutellatus	5 gal.	6'-8' tall x 4'-6' wide
PO	15	Creeping Juniper	Juniperus horizontalis 'Blue Chip'	5 gal.	1' tall x 6'-8' wide
PS	4	Ninebark - 'Dart's Gold'	Physocarpus opulifolius 'Dart's Gold'	5 gal.	4'-5' tall and wide
SR	3	Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	5 gal.	4'-6' tall and wide
ST	8	Spiraea - Fritschiana	Spiraea fritschiana	5 gal.	2'-3' tall x 4'-5' wide
		Spiraea - Snow Mound	Spiraea nipponica 'Snow Mound'	5 gal.	2'-4' tall and wide
PERENNIALS					
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
CL	6	Feather Reed Grass	Calamagrostis x scutellora 'Karl Foerster'	1 gal.	5'-6' tall x 1.5'-2' wide
SM	12	May Night Salvia	Salvia x sylvestris 'May Night'	1 gal.	18'-24' tall and wide



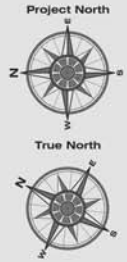
DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/8" = 1'-0"



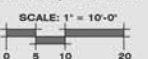
SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0"

LANDSCAPE + PLANTING NOTES

- LOCATIONS OF PROPOSED PLANT MATERIALS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.
- UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK INCLUDING INSTALLATION OF PLANT MATERIALS.
- ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
- ALL PLANT MATERIALS TO COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS (SEE DETAILS FOR DECIDUOUS TREE AND SHRUB PLANTING DETAILS.)
- ALL EXISTING PLANTS THAT ARE IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AS NECESSARY TO PROTECT AGAINST COMPACTION OF ROOT ZONES, SOIL CONTAMINANTS, AND INJURY TO BRANCHES.
- ALL LANDSCAPING TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM, REFER TO IRRIGATION PERFORMANCE SPECIFICATIONS.
- ONLY DROUGHT TOLERANT PLANT SPECIES AND/OR SPECIFIC PLANT MATERIALS SHALL BE USED, AS SPECIFIED BY THE HAILEY LANDSCAPING MANUAL OR AN APPROVED ALTERNATIVE.
- ALL PLANT SPECIES ARE HARDY TO ZONE 4.



February 28, 2017



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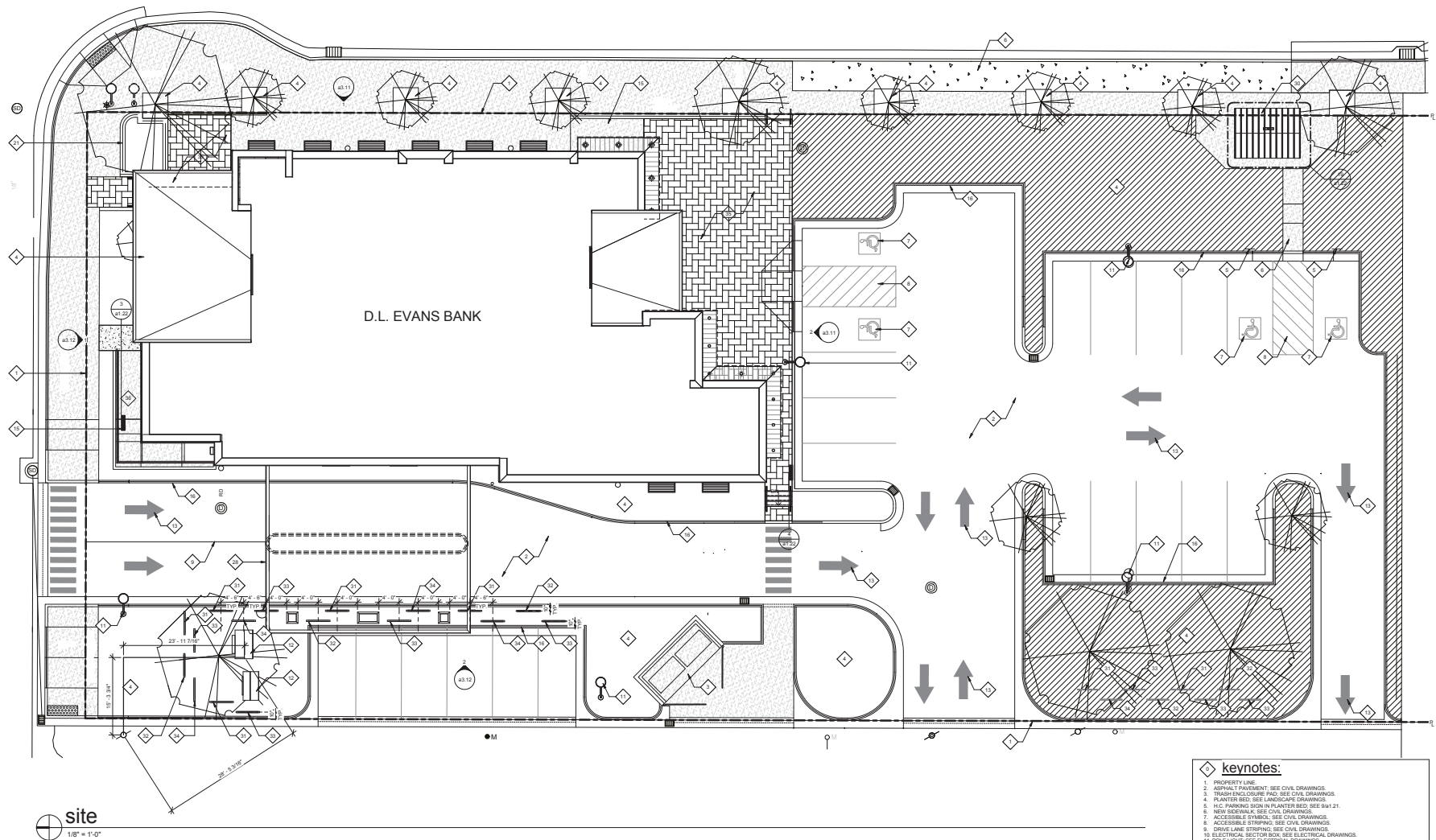
LANDSCAPE

PLAN

DL Evans Bank
LOTS 1, 2, 3, 4, & 5, BLK 5, HAILEY TOWNSITE
Hailey • Idaho • 83333

SHEET

L-1



site
1/8" = 1'-0"

keynotes:

1. PROPERTY LINE
2. ASPHALT PAVEMENT, SEE CIVIL DRAWINGS
3. TRASH ENCLOSURE PAD, SEE CIVIL DRAWINGS
4. PLANTER BED, SEE LANDSCAPE DRAWINGS
5. NEW SIDEWALK, SEE CIVIL DRAWINGS
6. H.C. PARKING SIGN IN PLANTER BED, SEE 8/41.21
7. ACCESSIBLE STRIPING, SEE CIVIL DRAWINGS
8. GRADE LINE STRIPING, SEE CIVIL DRAWINGS
9. ELECTRICAL SECTOR BOX, SEE ELECTRICAL DRAWINGS
10. ELECTRICAL TRANSFORMER, SEE ELECTRICAL DRAWINGS
11. DIRECTIONAL ARROWS, SEE CIVIL DRAWINGS
12. BIKE RACK, SEE 8/41.21
13. PEDESTRIAN RAMP, 1:12 MAX SLOPE, SEE CIVIL DRAWINGS
14. CURB, SEE CIVIL
15. GAS METER, SEE PLUMBING
16. EXISTING APPROACH
17. WHEEL STOP, SEE 1/41.21
18. TYPE BOLLARD, SEE DETAIL 1/41.21
19. ABOVE GRADE CONCRETE PLANTER
20. EXISTING WALL, OWNER PROVIDED, CONTRACTOR TO COORDINATE INSTALLATION
21. EXISTING WALL, OWNER PROVIDED, CONTRACTOR TO COORDINATE INSTALLATION
22. EXISTING WALL, OWNER PROVIDED, CONTRACTOR TO COORDINATE INSTALLATION
23. EXISTING WALL, OWNER PROVIDED, CONTRACTOR TO COORDINATE INSTALLATION
24. MONUMENT SIGN BY OWNER, S.C. TO INSTALL STONE VENEER, SEE 4/41.21, SEE ELECTRICAL FOR ADDITIONAL INFORMATION
25. CUSTOM SINGLE BOLLARD - SEE 1/41.21
26. CUSTOM DOUBLE BOLLARD - SEE 1/41.21
27. GRADE THROUGH CANOPY, ABOVE
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general notes:

- A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
- B. COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, PROPAGANDA & DRAINAGE.
- C. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
- D. SEE GEOGRAPHICAL ENGINEERING REPORT DATED AUGUST 28, 2014, ALONG WITH ADDENDUM #1 DATED NOVEMBER 4, 2015 AND ADDENDUM #2 DATED NOVEMBER 4, 2015 PREPARED BY MVI FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS.
- E. SEE LANDSCAPE DRAWINGS FOR PLANTINGS.
- F. BUILDING SHALL HAVE ROOFTOP MOUNTED MECHANICAL UNITS SCREENED BY EXTERIOR LIGHTING.
- G. SEE ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.



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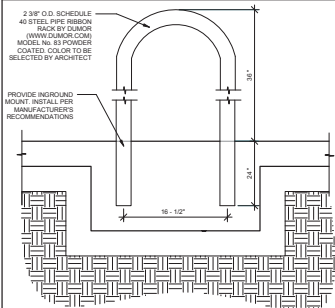
d.l. evans bank - hailey
609 south main street
hailey, idaho 83333

revision:
no. desc. date

project: 151009
date: 02.27.17
drawn by: ck/cb/pc
checked: tl

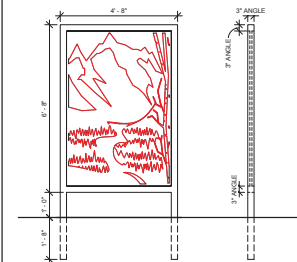
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site plan
a1.11



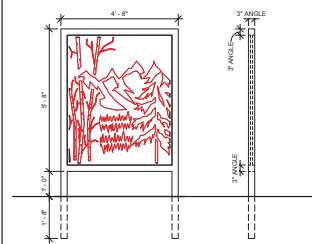
1 bike rack

1 1/2\"/>



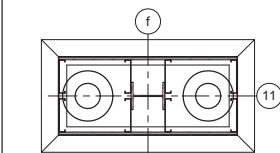
6 screen type a

1/2\"/>



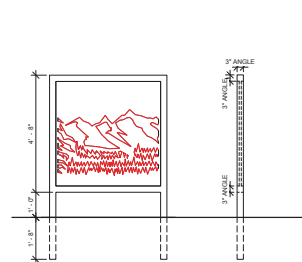
11 screen type c

1/2\"/>



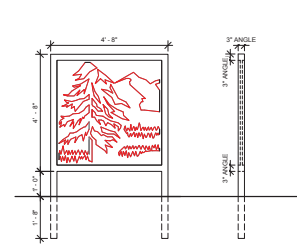
16 canopy column furring - typical of grid f

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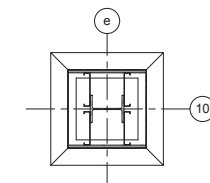
7 screen type b

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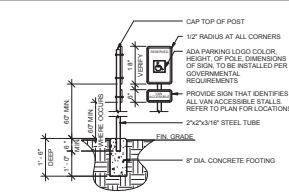
12 screen type d

1/2\"/>



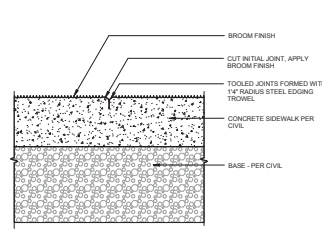
17 canopy column furring - typical of grids e+g

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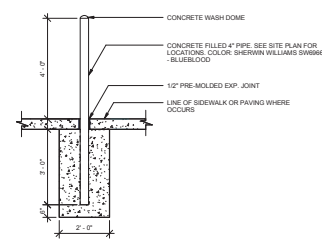
3 Sign Post and Footing

1/2\"/>



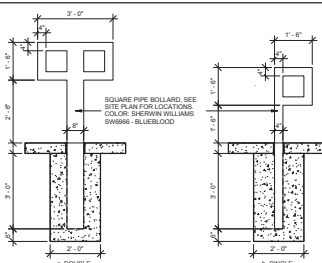
8 concrete control joint

1 1/2\"/>



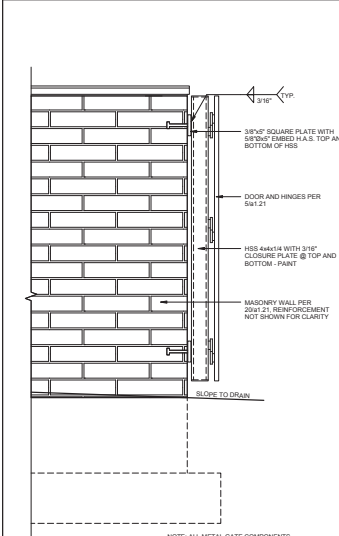
13 pipe bollard

1/2\"/>



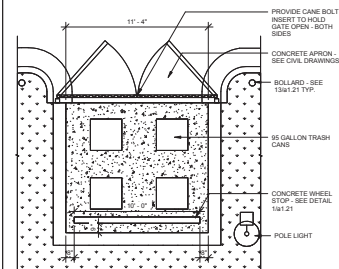
18 tube steel bollard

1/2\"/>



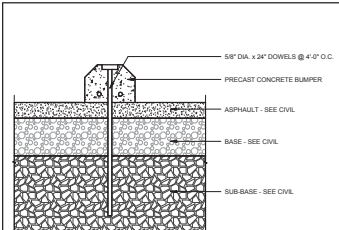
9 door connection @ trash enclosure

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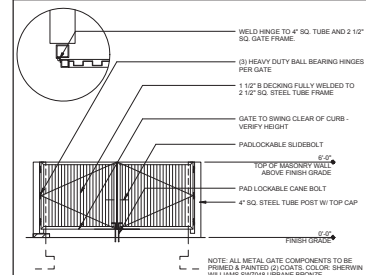
14 trash enclosure

1/4\"/>



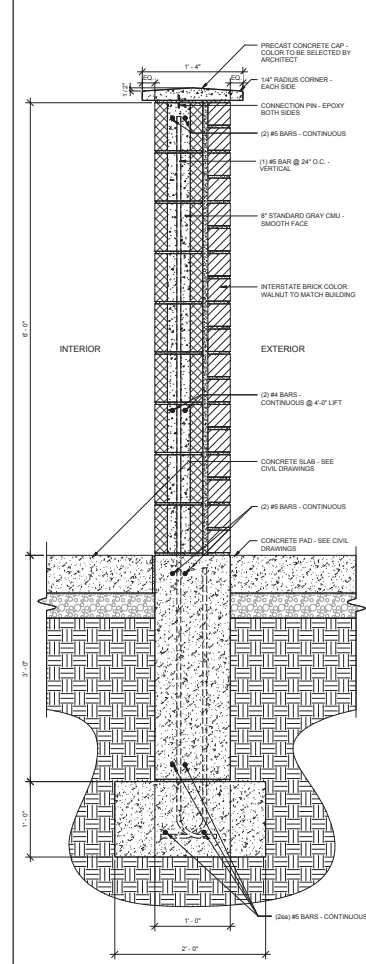
19 wheel stop

1 1/2\"/>



5 trash enclosure gate

1/4\"/>



20 trash enclosure wall

1 1/2\"/>



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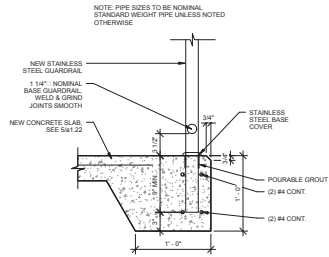
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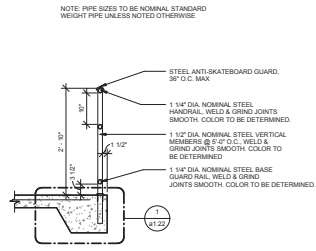
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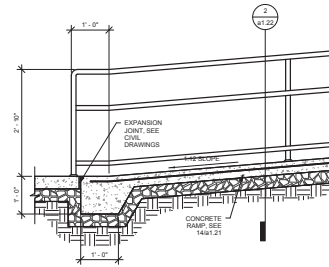
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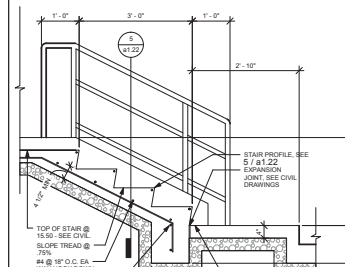
1 guardrail without curb
1 1/2" = 1'-0"



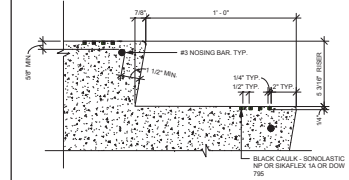
2 handrail section
3/4" = 1'-0"



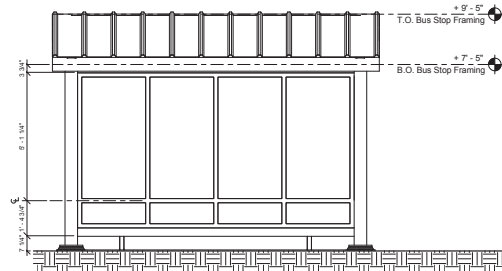
3 ramp section
3/4" = 1'-0"



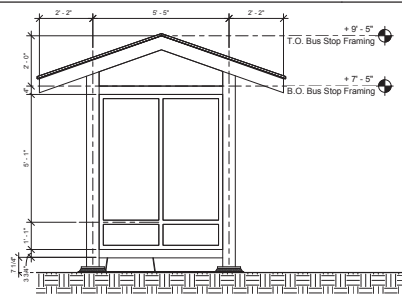
4 stair section
3/4" = 1'-0"



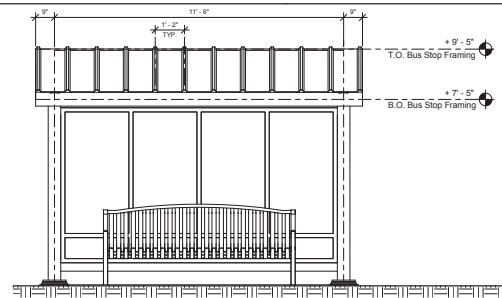
5 stair nosing
3" = 1'-0"



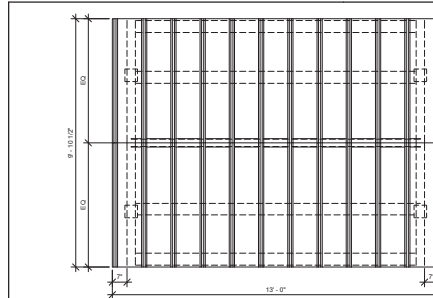
7 Bus Stop - South
1/2" = 1'-0"



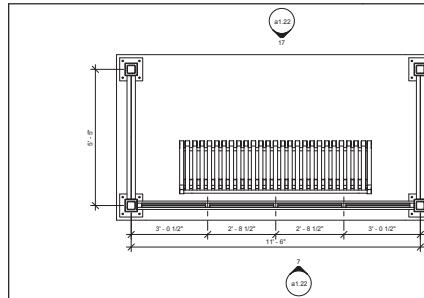
12 Bus Stop - Side
1/2" = 1'-0"



17 Bus Stop - North
1/2" = 1'-0"



14 bus stop roof plan
1/2" = 1'-0"



19 bus stop plan
1/2" = 1'-0"



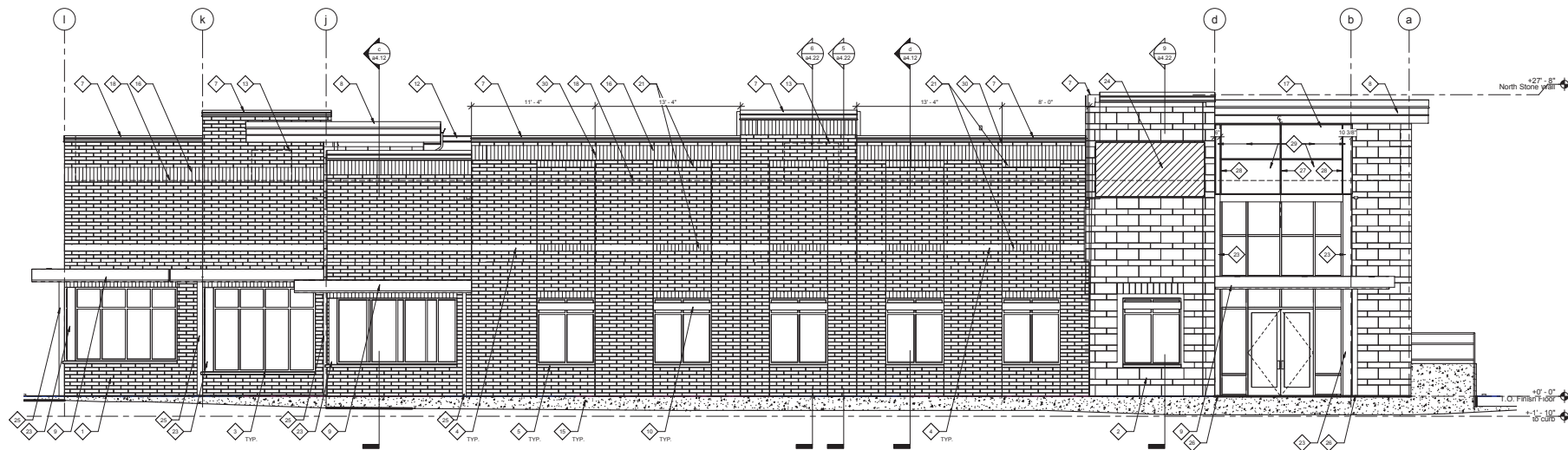
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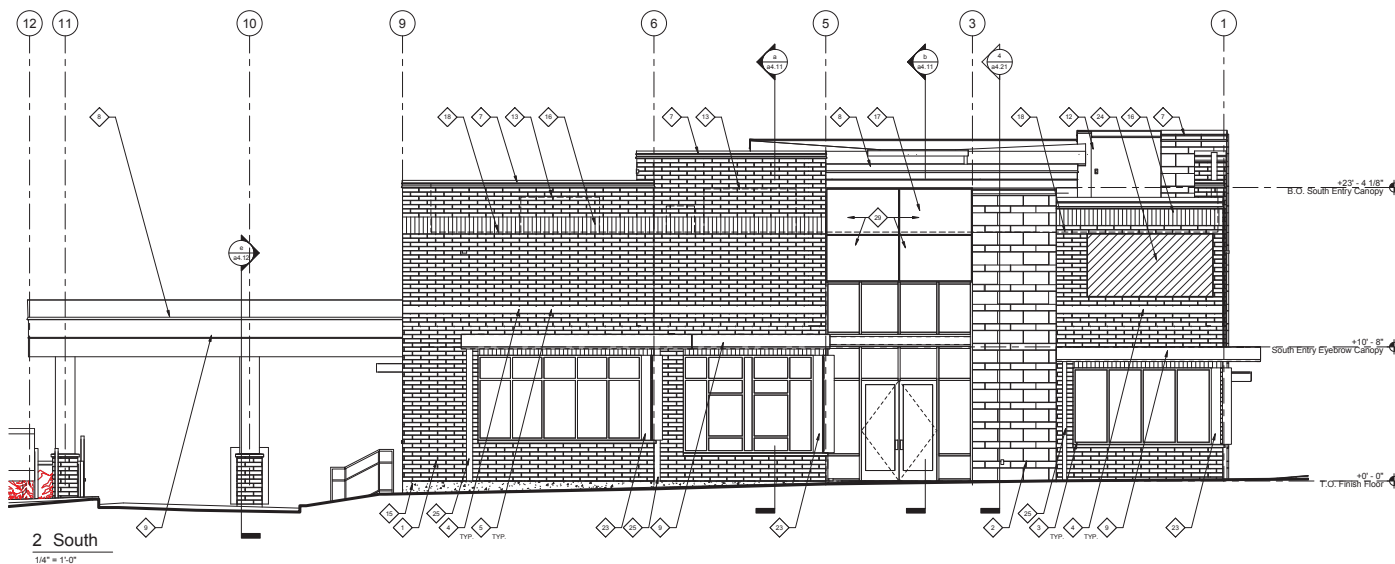
revision:
no. desc. date

project: 151009
date: 02.27.17
drawn: ck,cb,pc
checked: tl
**95%
checkset**

site details
a1.22

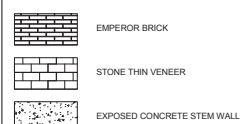


1 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"

legend:



keynotes:

1. BRICK
2. STONE VENEER
3. ANODIZED ALUMINUM STOREFRONT
4. STONE BAND, SEE 12&12
5. STONE SILL
6. INTERNALLY LIT SIGN, OWNER PROVIDED. SEE ELECTRICAL
7. PRE-FINISHED METAL PARAPET CAP
8. PRE-FINISHED METAL FASCIA
9. STEEL CANOPY
10. STOREFRONT SUNSHADE
11. NIGHT DEPOT, COORDINATE HEIGHT DURING CONSTRUCTION
12. ROOF BEYOND
13. ROOF TOP UNIT BEYOND
14. GAS METER, SEE MECHANICAL DRAWINGS
15. BACK EXPOSED CONCRETE STEM WALLS
16. FULL BRICK SOLIDER COURSE
17. METAL WALL PANEL SYSTEM
18. ROOF LINE SHOWN BEHIND PARAPET
19. HOSE BOX, SEE PLUMBING DRAWINGS
20. HOSE RIM LOCATION ON WALL BEYOND. SEE PLUMBING DRAWINGS
21. 12 BRICK SOLIDER COURSE
22. KNOX BOX, SEE 6&11
23. 24 GA ANODIZED ALUMINUM BREAK METAL TO MATCH STOREFRONT
24. SIGNAGE - PROVIDED BY OTHERS
25. DOWNSPOUT, PAINTED BY OWNER, URBANE BRONZE
26. CORNSPOUT, PAINTED TO MATCH STOREFRONT
27. METAL PANEL, PANEL - CENTERED ON MIDDLE STOREFRONT MULLION
28. METAL PANEL REVEAL, ALIGNED TO EDGE OF MULLION BELOW TO VISUALLY CONTINUE MULLION LINE
29. METAL PANEL, 24" URBANE BRONZE
30. BRICK EXPANSION JOINTS

general notes:

- A. DO NOT SCALE HATCH PATTERNS, THEY ARE REPRESENTATIONAL ONLY AND DO NOT INDICATE SIZE, COURSE, ETC.
- B. BACK ALL EXPOSED FOUNDATION WALL



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checkset**

elevations

a3.11



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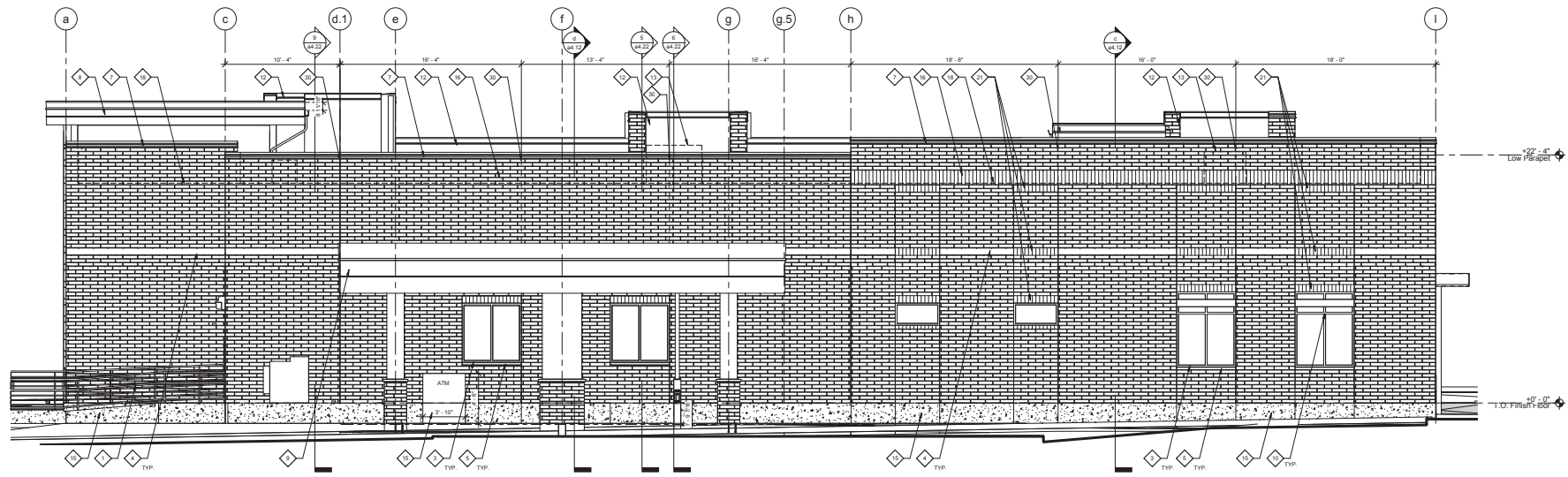
revision:
no. desc. date

project: 151009
date: 02.27.17
drawn by: ck/cb/pc
checked: tl

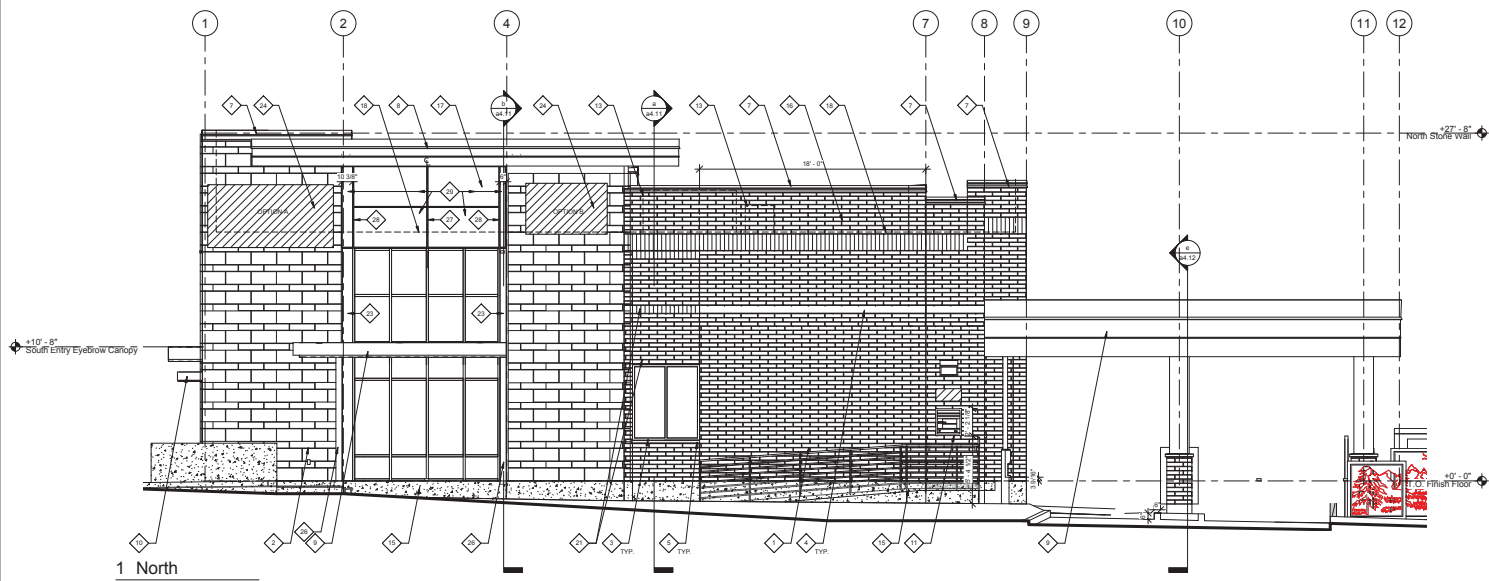
95%
checkset

elevations

a3.12



2 West
1/4" = 1'-0"



1 North
1/4" = 1'-0"

legend:

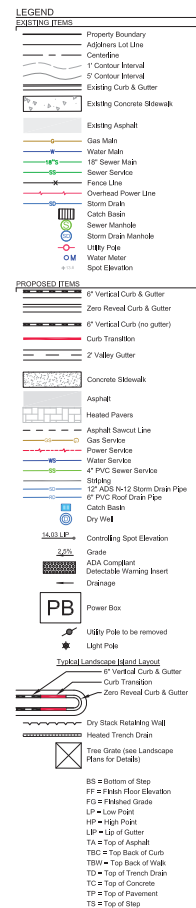
- EMPEROR BRICK
- STONE THIN VENEER
- EXPOSED CONCRETE STEM WALL

keynotes:

- BRICK
- STONE VENEER
- ANNODED ALUMINUM STOREFRONT
- STONE BAND, SEE 12a&12
- STONE SILL
- INTERIALLY LIT SIGN, OWNER PROVIDED, SEE ELECTRICAL
- PRE-FINISHED METAL PARAPET CAP
- PRE-FINISHED METAL FASCIA
- STEEL CANOPY
- STOREFRONT SUNSHADE
- NIGHT DEPOT, COORDINATE HEIGHT DURING CONSTRUCTION
- ROOF BEYOND
- ROOF TOP UNIT BEYOND
- ONE METERS, SEE MECHANICAL DRAWINGS
- BACK EXPOSED CONCRETE STEM WALLS
- STILL BRICK SOLIDER COURSE
- SEE THE WALL PANEL 1515104
- ROOF LINE SHOWN BEHIND PARAPET
- HOSE BOX, SEE PLUMBING DRAWINGS
- HOSE BOX LOCATION ON WALL BEYOND, SEE PLUMBING DRAWINGS
- 1/2 BRICK SOLIDER COURSE
- KNOX BOX, SEE 6a&11
- 20 GA ANNODED ALUMINUM BREAK METAL TO MATCH STOREFRONT
- SIGNAGE - PROVIDED BY OTHERS
- DOWNSPOUT, PAINTED BY OWNER, URBANE BRONZE
- 20 DOWNSPOUT, PAINTED TO MATCH STOREFRONT
- METAL PANEL REVEAL - CENTERED ON MIDDLE STOREFRONT MULLION
- METAL PANEL REVEAL, ADJUSTED TO EDGE OF MULLION BELOW TO VISUALLY CONTINUE MULLION LINE
- PAINT METAL SIGN URBANE BRONZE
- BRICK EXPANSION JOINTS

general notes:

- DO NOT SCALE HATCH PATTERNS, THEY ARE REPRESENTATIONAL ONLY AND DO NOT INDICATE SIZE, COURSE, ETC.
- BACK ALL EXPOSED FOUNDATION WALL





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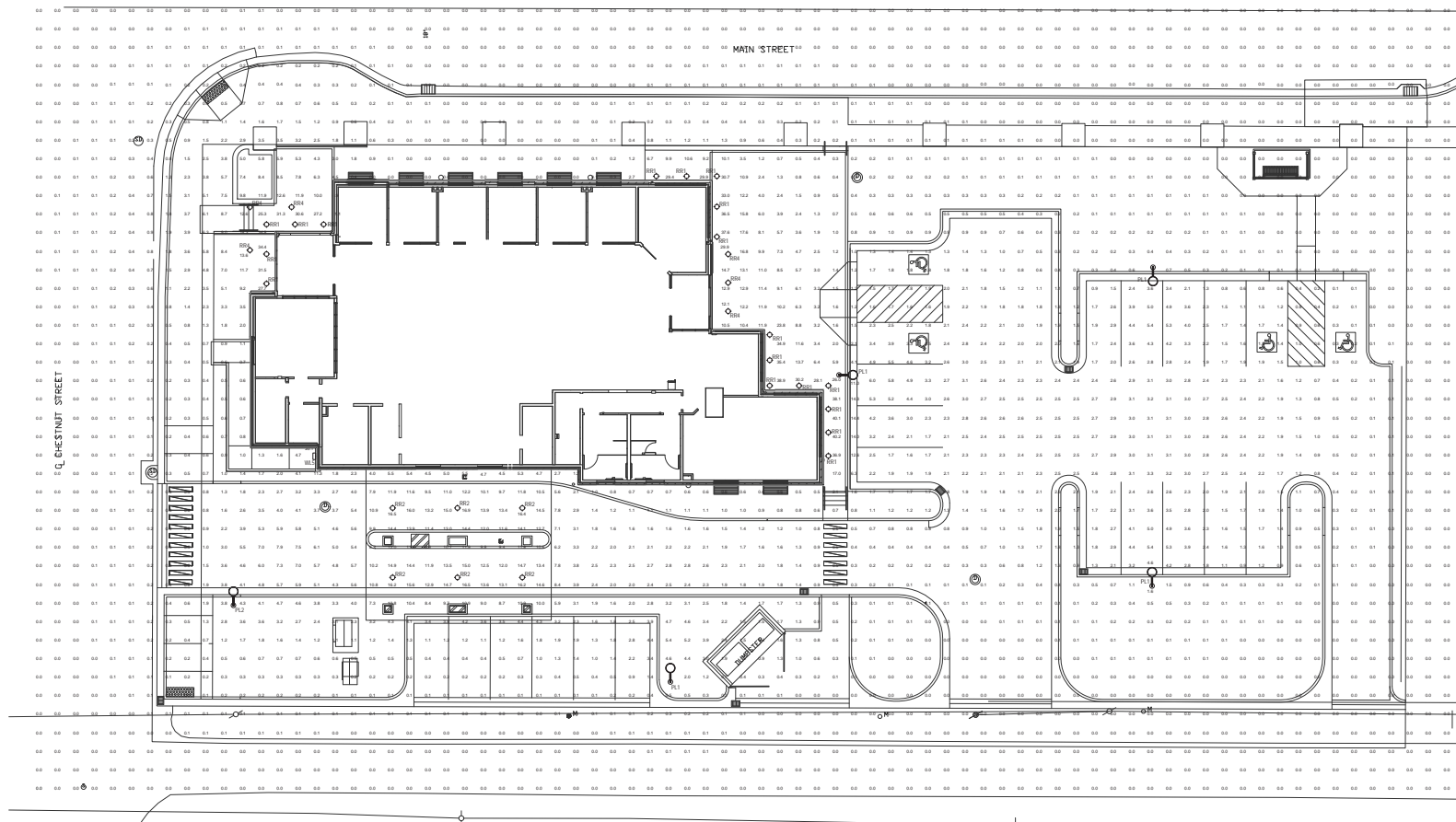
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revision:
no. desc. date

project: 151009
date: 02/01/2017
drawn: GB
checked: KL

DR Submittal

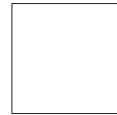
**Site Ltg
Photometrics**
DRE1.0



SITE LIGHTING PHOTOMETRICS
1" = 10'-0"



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revision:
no. desc. date

project: 151009
date: 02.01.2017
drawn: GR
checked: KL

DR Submittal

Light Fixture
Schedule
DRE1.1

Lighting Fixture Schedule									
Type Mark	Description	Mounting	Lamp	Voltage Comments	Manufacturer	Model	Or Equal By	Notes	
BL1	4' LED STRIP FIXTURE WITH LENS	SURFACE	51W LED, 5400 LUMENS, 3500K	51W	METALUX	4-SNLED-LD4-S4K-LVH-UNV-EL1W-LB35-CD1-U-AVC	LITHONIA	⊙	
BL2	2' LED STRIP FIXTURE, VANDAL RESISTANT WITH LENS	SURFACE	18W LED, 2400 LUMENS, 4000K	18	LITHONIA	DMW2-L24-3000LM-PFL-WD-MVOLT-G21-40K-80CRI-TFS	METALUX	⊙	
EG1	EMERGENCY FLIPOUT EGRESS FIXTURE COLOR AS DIRECTED BY ARCHITECT	AS NOTED ON PLANS	(2)LED 3W	6W	CONCEALITE	F5000-LED4S-2-NC	EVENLITE	⊙	
EX1	EDGE LIT EXIT SIGN, GREEN LETTERS ON CLEAR BACKGROUND, NICKEL CADMIUM BATTERY	WALL MOUNTED	LED	4W	SURE-LITES	LRP-1-QC-10277-EL-N	LIGHTOLIER LITHONIA LIGHTGUARD	⊙	
FL1	SLOT LINEAR LED, SATIN ACRYLIC LENS, HARD CEILING TRIMLESS	CEILING RECESSED	18W LED, 1560 LUMENS, 3500K	18W	PRUDENTIAL LIGHTING	PH3-LED35S-O-R4-TMM-SAL-D1-SC-UNV-X7-DM10	FINELITE	⊙	
QL1	2X4 LED GRID TROFFER, ACRYLIC PRISMATIC LENS	CEILING RECESSED	43W LED, 4800 LUMENS, 3500K	43W	METALUX	24GR-LD4-B-F1-UNV-LB35-CD-1-U	LITHONIA	⊙	
QL2	2X4 LED GRID TROFFER, SMOOTH FROSTED ACRYLIC LENS	CEILING RECESSED	50W LED, 5500 LUMENS, 3500K	50W	METALUX	24C2-LD4-S-S-UNV-LB35-CD-1-U	LITHONIA	⊙	
QL3	2X2 LED GRID TROFFER, SMOOTH FROSTED ACRYLIC LENS	CEILING RECESSED	50W LED, 5500 LUMENS, 3500K	34W	METALUX	22C2-LD4-S-S-UNV-LB35-CD-1-U	LITHONIA	⊙	
P1	DECORATIVE SUSPENDED FIXTURE, DIMMABLE, 10 UP 90 DOWN, WHITE POWDERCOAT, 8' LENGTH	SUSPENDED 10' 9" AFF	47W LED, 3400 LUMENS, 3500K	47W	FLUXMERX	V011-B-A-D-35-W-08-G-E1-M-03		⊙	
P2	FIXTURE IS FURNISHED BY OWNER AND INSTALLED BY ELECTRICAL CONTRACTOR, COORDINATE WITH OWNER AND ARCHITECT FOR ADDITIONAL INFORMATION	PENDANT MOUNT	75W A19 INCAND	75W	TECH LIGHTING	707050LQPCS AND INSTALL (1700PJRD11TS (LINE VOLTAGE 11 PORT CANOPY)		⊙	
P4	PENDANT LED, DEEP CANOPY, 30 DEGREE REFLECTOR, BLACK IN COLOR	SUSPENDED	29W LED, 3000 LUMENS, 3500K	29W	V2 LIGHTING GROUP	C35PQ-V2-30-40-35-40-74-BK	LEVITON	⊙	
PL1	LED POLE LIGHT, TYPE IV DISTRIBUTION, HOUSE SIDE SHIELD, 14' ROUND STRAIGHT STEEL POLE	POLE MOUNTED +17'-0"	79W LED, 7519 LUMENS, 4000K	79W	MCGRAW-EDISON	TLM-F03-LED-E1-SL4-BZ-HSS POLE-RSS-5-M-14-S-F-4-1		⊙	FIXTURES PART OF THIS DR SUBMITTAL
PL2	LED POLE LIGHT, 90 DEGREE SPILL LIGHT ELIMINATOR RIGHT, 14' ROUND STRAIGHT STEEL POLE	POLE MOUNTED +17'-0"	79W LED, 7519 LUMENS, 4000K	79W	MCGRAW-EDISON	TLM-F03-LED-E1-SL4-BZ POLE-RSS-5-M-14-S-F-M-1		⊙	
PL3	CITY OF HAILEY STANDARD DECOORATIVE POLE LIGHT, NO SUBSTITUTIONS ALLOWED	POLE MOUNTED +17'-0"	72.7W LED, 6450 LUMENS, 4000K	72.7W	ANJOUE STREET LIGHTS	HEAD-EM-12-5-10-LED		⊙	
PW1	4' LED SUSPENDED DIRECT, BATHING DISTRIBUTION LENS, BLACK BODY	SUSPENDED BETWEEN WOOD BEAMS	28W LED, 2400 LUMENS, 3500K	28W	PRUDENTIAL LTO	B02-LV-LED35-MO-R4-1Y8B-MBN-DOWN-G1-UPNU-SC-U-NV-CA144-X3-DM10	FINELITE	⊙	
RR1	6' LED RECESSED DOWN LIGHT	CEILING RECESSED	21W LED, 3000 LUMENS, 3500K	21W	PORTFOLIO	LD89-20-0010-EU89-1020-80-35-4LB-M-1-H	LITHONIA	⊙	FIXTURES PART OF THIS DR SUBMITTAL
RR2	6' LED RECESSED DOWN LIGHT	CEILING RECESSED	28W LED, 3000 LUMENS, 3500K	28W	PORTFOLIO	LD89-30-0010-EU89-1020-80-35-4LB-M-1-H	LITHONIA	⊙	
RR4	6' LED RECESSED DOWN LIGHT	CEILING RECESSED	35W LED, 3000 LUMENS, 3500K	35W	PORTFOLIO	LD8A-S30-10010TE-ER8A-S30-8-35-4LBW1-H	LITHONIA	⊙	
SL1	SURFACE LED, FROSTED ACRYLIC LENS	CEILING SURFACE	48W LED, 4100 LUMENS, 3500K	48W	METALUX	4WLED-LD1-41-F-UNV-LB35-CD-1-U	LITHONIA	⊙	
NLS	NIGHT DRIP BOX LIGHT	WALL MOUNTED	11W LED, 855 LUMENS, 3000K	11W	PERFORMANCE IN LIGHTING	QUASAR 21 TECH CODE 070172	MODERN FORMS	⊙	

FIXTURES PART OF THIS DR SUBMITTAL

FIXTURES PART OF THIS DR SUBMITTAL



ENERGY CODE COMMISSIONING COMPLIANCE NOTES

SECTION AIR SYSTEM COMMISSIONING

IT SHALL BE THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROVIDE ALL BELOW NOTED DOCUMENTS WITHIN 90 DAYS OF CONTRACT SIGNATURE.

A. **AS-BUILT DRAWINGS** - DRAWINGS SHALL INCLUDE THE LOCATION AND PERFORMANCE DATA OF ALL PIECES OF MECHANICAL EQUIPMENT.

B. **OPERATING AND MAINTENANCE MANUALS** - MANUALS SHALL INCLUDE THE FOLLOWING:

- 1. IDENTIFY ALL TYPES AND PIECES OF EQUIPMENT REQUIRED FOR MAINTENANCE.
- 2. MANUFACTURERS' OPERATING AND MAINTENANCE DATA OF ALL EQUIPMENT. ROUTINE MAINTENANCE.
- 3. EQUIPMENT BE CLEARLY IDENTIFIED.
- 4. MAKE AND ADDRESS AND PHONE NUMBER OF AT LEAST ONE (1) SERVICE PROVIDER.
- 5. MAINTENANCE SCHEDULE, SYSTEMS AND EQUIPMENT TO INCLUDE: WIRING DIAGRAMS, EQUIPMENT AND SYSTEMS SCHEMATIC, AND CONTROL LOGIC REQUIRED TO OPERATE. DESIGN OR FIELD DETERMINED REPORTS AND RECORDS FOR EACH SYSTEM AND EQUIPMENT TO INCLUDE: STARTUP, COMMISSIONING, AND MAINTENANCE. IN THE SYSTEMS PROGRAMMING INSTRUCTIONS.
- 6. A MANUAL ON HOW EACH SYSTEM AND EQUIPMENT IS INTENDED TO BE OPERATED, INCLUDING RECOMMENDED REPORTS.

C. **LIGHTING SYSTEM FUNCTIONAL TESTING PROCEDURES**

TESTING: TESTING ALL AUTOMATIC LIGHTING CONTROL SYSTEM SHALL BE FULLY TESTED TO ENSURE THE CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED, AND IN PROPER FUNCTIONING ACCORDANCE TO THE CONTRACT DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS.

THE APPROVED PARTY SHALL NOT CONDUCT THE FUNCTIONAL TESTING OF THE AUTOMATIC LIGHTING CONTROL SYSTEM SHALL BE RELEASED FROM THE ELECTRICAL CONTRACTORS CONTRACT. THIS WORK IS THE OWNER AND GENERAL CONTRACTOR RESPONSIBILITY.

WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE CONTROLS, PHOTOCELL OR DAYLIGHT CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

- 1. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR OCCUPANT SENSORS WERE ACCEPTABLE.
- 2. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
- 3. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOCELLS SHOULD REDUCE ELECTRIC LOAD BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE.

D. **FINAL LIGHTING SYSTEM FUNCTIONAL REPORT** - A REPORT OF TEST PROCEDURES AND RESULTS IDENTIFIED AS "FINAL LIGHTING CONTROL REPORT" SHALL BE DELIVERED TO THE BUILDING OWNER. THE REPORT SHALL INCLUDE THE FOLLOWING:

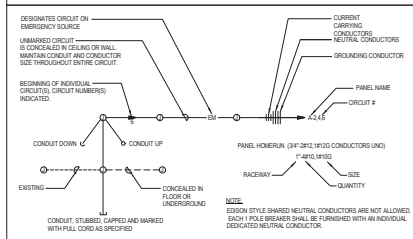
- 1. LIST OF ALL TESTS PERFORMED DURING THE COMMISSIONING PROCESS.
- 2. RESULTS OF ALL FUNCTIONAL TESTS ON EACH PIECE OF EQUIPMENT.
- 3. LIST OF ALL EQUIPMENT NOT FUNCTIONING AS DESIGNED.
- 4. LIST OF ALL EQUIPMENT NOT ABLE TO FUNCTIONALLY TEST DUE TO EXISTING CLIMATE CONDITIONS. THESE PIECES OF EQUIPMENT WILL FUNCTIONALLY TESTED ONCE CLIMATE CHANGES ALLOW.

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hailey, idaho 83333

Permit Set

**ELECTRICAL
COVER
SHEET
E0.0**

NOTE:	THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL SYMBOLS. SOME OF THE SYMBOLS SHOWN MAY NOT HAVE BEEN USED IN THIS DRAWING PACKAGE
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COMcheck Software Version 4.0.5.3 Interior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: DL Evans Bank
Project Type: New Construction

Contributor Site: 609 S. Main Street, Hayley, ID 83333
Owner/Agent: Mugrove Engineering, 234 S. Whippoorwill Way, Boise, ID 83709
Designer/Contractor: Mugrove Engineering, 234 S. Whippoorwill Way, Boise, ID 83709

Additional Efficiency Package

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (sq ft)	C Allowed Watts / sq ft	D Allowed Watts (B X C)
1-Bank (Office)	6078	0.85	5581
Total Allowed Watts = 5581			

Proposed Interior Lighting Power

A Fixture ID / Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Bank (Office)				
LED 1: 0.2 2x4 LED Grid Other:	1	32	50	1600
LED 2: 0.1 2x4 LED Grid Other:	1	2	43	86
LED 3: 0.3 2x4 LED Grid Other:	1	17	34	578
LED 4: P1 8x8 Downward Sng. Other:	1	1	47	47
LED 5: P2 2x2 Downward Sng. Other:	1	6	75	450
LED 6: P1 4' LED Sng. Other:	1	3	28	140
LED 13: P102 4' LED Sng. Other:	1	1	42	42
LED 7: P4 Pendant LED Other:	1	12	29	348
LED 8: P101 4' LED Downward Sng. Other:	1	9	21	189
LED 9: P101 4' LED Downward Sng. Other:	1	12	11	132
LED 10: P1 4' LED Sng. Other:	1	2	51	102
LED 11: P1 1' LED Sng. Other:	1	11	18	198
LED 12: P1 1' Surface LED Other:	1	1	48	48
Total Proposed Watts =				6586

Interior Lighting PASSes: Design 27% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck version 4.0.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: DL Evans Bank
Data filename: P:\Ins2016\16185\CALCS\16185 Elect_Compliance.cck
Report date: 03/10/17
Page: 1 of 9

Fort Leckenberg
Name: Title

Signature

3/10/17
Date



COMcheck Software Version 4.0.5.3 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: DL Evans Bank
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Contributor Site: 609 S. Main Street, Hayley, ID 83333
Owner/Agent: Mugrove Engineering, 234 S. Whippoorwill Way, Boise, ID 83709
Designer/Contractor: Mugrove Engineering, 234 S. Whippoorwill Way, Boise, ID 83709

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
ATM (ATM Night depository location) (c)	1 machine	90	No	270
Driveway (Driveway)	4023 sq ft	0.06	Yes	241
Parking Lot (Parking area)	5986 sq ft	0.06	Yes	359
Entry Entry canopy	380 sq ft	0.25	Yes	95
Covered ATM Driveway (Free standing attached sales canopy)	900 sq ft	0.6	Yes	540
Covered Length of Facade (Illuminated length of facade wall or surface)	89 ft	2.5	No	172
Total Tradable Watts (d) =				1206
Total Allowed Supplemental Watts (e) =				1649
Total Allowed Supplemental Watts (e) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.
(c) ATM Night depository sites have a base allowance of 180 W per site.
(d) ATM Night depository sites have a base allowance of 180 W per site.

Proposed Exterior Lighting Power

A Fixture ID / Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
ATM (ATM Night depository location: 1 machine): Non-tradable Wattage				
LED 6: WLS Night Drop Box Light Other:	1	1	11	11
Driveway (Driveway: 4023 sq ft): Tradable Wattage				
LED 7: P1 1' LED Pole Light Other:	1	1	79	79
LED 8: P1 1' LED Pole Light Other:	1	1	79	79
Parking Lot (Parking area: 5986 sq ft): Tradable Wattage				
LED 4: P1 1' LED Pole Light Other:	1	3	79	237
Entry Entry canopy: 380 sq ft: Tradable Wattage				
LED 2: P101 4' Recessed Downlight Other:	1	6	35	210
LED 3: P101 4' Recessed Downlight Other:	1	5	21	105
Covered ATM Driveway (Free standing attached sales canopy: 900 sq ft): Tradable Wattage				
LED 5: P102 4' Recessed Downlight Other:	1	6	28	168
Covered Length of Facade (Illuminated length of facade wall or surface: 89 ft): Non-tradable Wattage				
LED 1: P101 4' Recessed Downlight Other:	1	13	21	273

Project Title: DL Evans Bank
Data filename: P:\Ins2016\16185\CALCS\16185 Elect_Compliance.cck
Report date: 03/10/17
Page: 3 of 9

Total Tradable Proposed Watts = 678

Exterior Lighting PASSes: Design 49% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck version 4.0.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Fort Leckenberg
Name: Title
Signature
Date: 3/10/17

Project Title: DL Evans Bank
Data filename: P:\Ins2016\16185\CALCS\16185 Elect_Compliance.cck
Report date: 03/10/17
Page: 4 of 9



COMcheck Software Version 4.0.5.3 Inspection Checklist

Energy Code: 2012 IECC

Requirements: 100.0% were addressed directly in the COMcheck software.
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (P84)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E0.0 E2.0
C103.2 (P87)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E0.0 E3.0 E7.0 E8.0
C406 (P90)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E7.0

Additional Comments/Assumptions:

Project Title: DL Evans Bank
Data filename: P:\Ins2016\16185\CALCS\16185 Elect_Compliance.cck
Report date: 03/10/17
Page: 5 of 9

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2 (E122)	Automatic controls to shut off all building lighting installed in all buildings.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.2.1 (E123)	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.2.1 (E115)	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.2.2 (E116)	Daylight zones provided with individual controls that control the lights independent of general area lighting.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.2.3 (E117)	Sleeping units have at least one master switch at the main entry door that controls wired luminaires and switched receptacles.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.2.2 (E118)	Occupancy sensors installed in required spaces.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.2.2 (E120)	Primary unoccupied areas are equipped with required lighting controls.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.2.2 (E121)	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.2.4 (E125)	Automatic lighting controls for exterior lighting installed.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E1.0 E8.0
C405.2.3 (E147)	Separate lighting control devices for specific uses installed per approved lighting plans.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0
C405.3 (E119)	Fluorescent luminaires with odd numbered lamp configurations that are within 10 feet center to center (if recess mounted) or are within 1 foot edge to edge (if pendant or surface mounted) shall be tandem wired.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.4 (E147)	Exit signs do not exceed 5 watts per foot.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E7.0

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Report date: 03/10/17
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revision:
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project: 151009
date: 03.13.2017
drawn: RM
checked: KL

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LIGHTING
COMPLIANCE
REPORT
E0.1

Section # & Req ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 (EL247)	Exterior grounds lighting over 100 W provides >40 lm/W unless on motion sensor or fixture is exempt from code or from external LPD.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: N/A
C405.2.3 (EL187)	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E2.0

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5.1 (F1147)	Furnished as-built drawings for electric power systems within 30 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.3, C408.2.5.2 (F1177)	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.5.2 (F1187)	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Interior Lighting fixture schedule for values.
C405.6.2 (F1197)	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Interior Lighting fixture schedule for values.
C408.3 (F1337)	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E0.0
C408.3 (F1487)	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E0.0
C406 (F1347)	Efficient HVAC performance, efficient lighting system, or on-site supply of renewable energy consistent with what is shown the approved plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met. Location on plans/spec: E7.0

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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LIGHTING COMPLIANCE REPORT
E0.2



- A. CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER SITE DISCIPLINES.
- B. ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE. REFER TO TRENCHING DETAIL.
- C. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES AND UTILITY COMPANIES PRIOR TO ROUGH-IN.
- E. PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.

[illegible]

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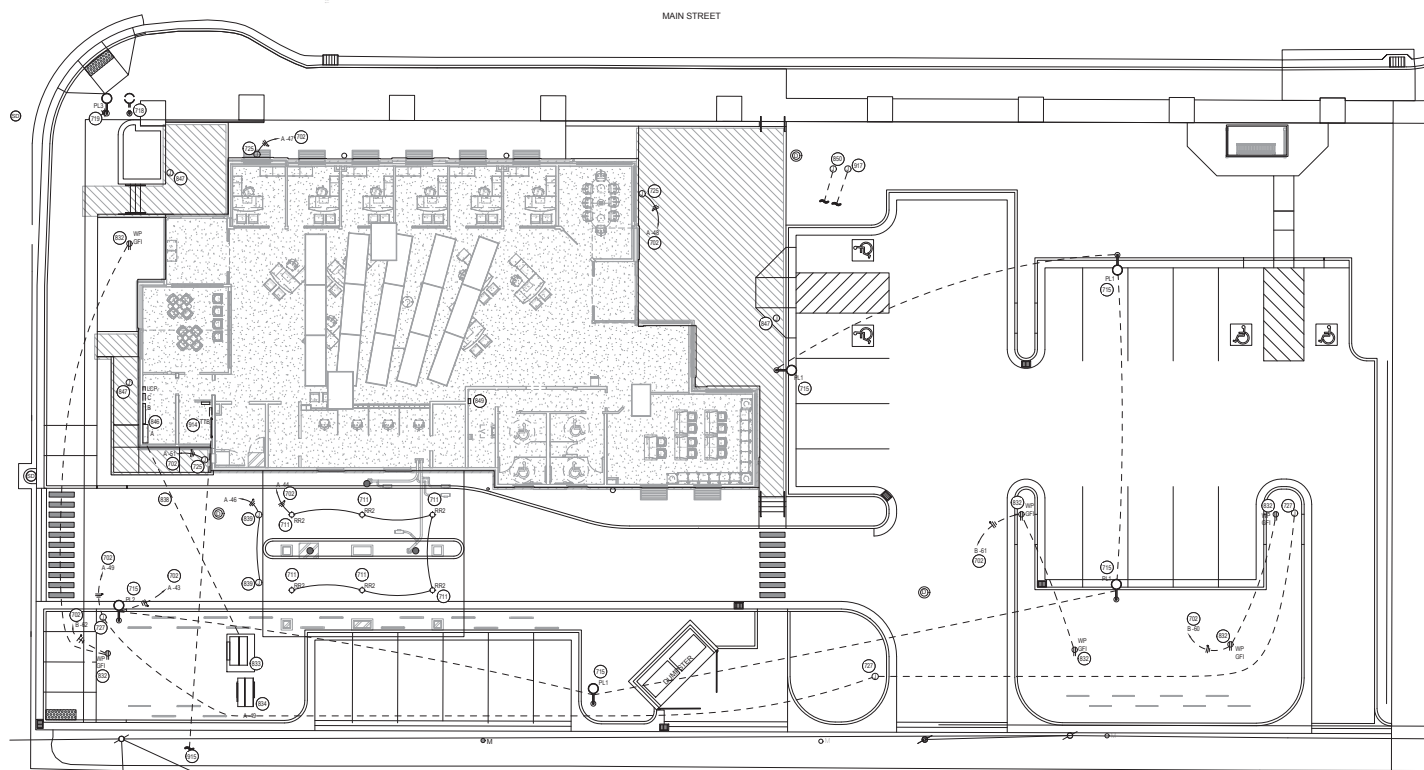
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checked: KM

**ELECTRICAL
SITE PLAN**

E1.0



 ELECTRICAL SITE PLAN
1" = 10'-0"

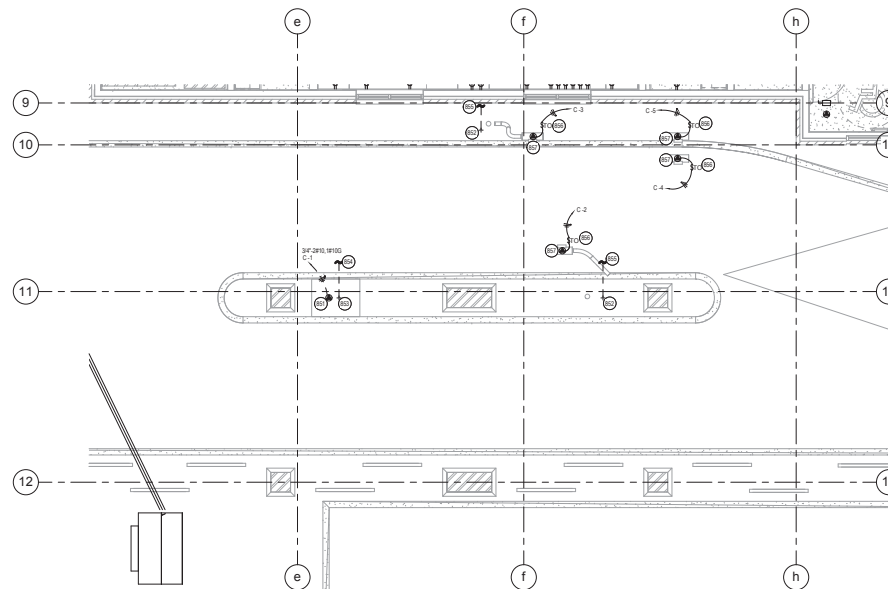


General Notes

- A. CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER SITE DESCRIPTIONS.
- B. ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE. REFER TO TRENCHING DETAIL.
- C. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SITE LOCATING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES AND UTILITY COMPANIES PRIOR TO ROUGHING.
- E. PROVIDE PULL LINE IN ALL EMPTY CONDUITS.

Keynote Notes

- SYMBOL USED FOR NOTE CALLOUT.
- 851 ELECTRICAL CONNECTION TO ATM MACHINE. COORDINATE ELECTRICAL CONNECTION TO ATM WITH EQUIPMENT SUPPLIER AND INSTALLER PRIOR TO BEGINNING WORK.
- 852 1 1/2" EMPTY CONDUIT WITH PULLSTRING STUBBED UP INTO THE CUSTOMER UNIT TEMPLATE. STUB CONDUIT 12" ABOVE THE BLAND SURFACE. CONDUIT SHALL BE UTILIZED FOR VIDEO AND AUDIO CABLES. CABLES FURNISHED AND INSTALLED BY DESOLD.
- 853 ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE EQUIPMENT SUPPLIER AND INSTALLER FOR EXACT LOCATION FOR CONDUITS TO BE STUBBED UP INTO BOTTOM OF ATM.
- 854 ROUTE UNDERGROUND FROM THE ATM MACHINE (1 1/2" CONDUIT WITH (H) PULLSTRING FOR ATM LOW-VOLTAGE CABLING. STUB THIS CONDUIT INTO THE SERVER ROOM ADJACENT TO THE OWNER'S DATA RACK. COORDINATE EQUIPMENT SUPPLIER IF PNEUMATIC TUBE IS REQUIRED. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE VIDEO SURVEILLANCE CABLE FROM THE ATM TO THE VIDEO SURVEILLANCE SYSTEM AND ALARM CABLE FROM ATM TO THE ALARM CONTROL CABINET. EQUIPMENT SUPPLIER SHALL PROVIDE THE COMMUNICATION CABLE AND AIR CABLES AND THESE SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL WORK WITH EQUIPMENT SUPPLIER AND INSTALLER PRIOR TO BEGINNING WORK.
- 855 ROUTE UNDERGROUND FROM THE CUSTOMER UNIT (1 1/2" EMPTY CONDUIT WITH PULLSTRING AND STUB INTO THE TELLER AREA FREE SPACE. REFER TO THE TRENCHING DETAIL FOR ADDITIONAL INFORMATION. STUB CONDUIT 2' ABOVE FINISHED FLOOR AND BL. COORDINATE ALL WORK WITH EQUIPMENT SUPPLIER AND INSTALLER PRIOR TO BEGINNING WORK. COORDINATE ROUTING THROUGHOUT SITE WITH NEW AND EXISTING CONDITIONS. COORDINATE ROUTING WITH CIVIL AND ARCHITECTURAL DRAWINGS.
- 856 FURNISH AND INSTALL DISCONNECT SWITCH IN BL AND CHOPPY SPACE FOR PNEUMATIC TUBE SYSTEM BLOWER. COORDINATE EXACT LOCATION OF BLOWER MOTOR WITH DESOLD AND PNEUMATIC SYSTEM CONTRACTOR AND INSTALLER. BLOWER MOTOR IS FURNISHED WITH CORD AND PLUG. REMOVE CORD AND PLUG FROM BLOWER AND HARDWARE TO DISCONNECT SWITCH. COORDINATE WITH DESOLD AND PNEUMATIC SYSTEM CONTRACTOR PRIOR TO BEGINNING WORK. COORDINATE REQUIRED LOCATION WITH ARCHITECT'S ACCESS PANELS IN CANOPY CAN BE COORDINATED AND LOCATED.
- 857 APPROXIMATE LOCATION OF THE PNEUMATIC TUBE SYSTEM BLOWER. COORDINATE EXACT LOCATION WITH DESOLD AND PNEUMATIC SYSTEM INSTALLER PRIOR TO BEGINNING WORK.



⊕ ENLARGED DR. THRU ELEC. PLAN
1/4" = 1'-0"

entad ARCHITECTS, PA
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102399
03.13.2017
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**ENLARGED
DR. THRU
ELEC.
PLAN
E1.1**



10309
03.13.2017
d.l. evans bank - hailey

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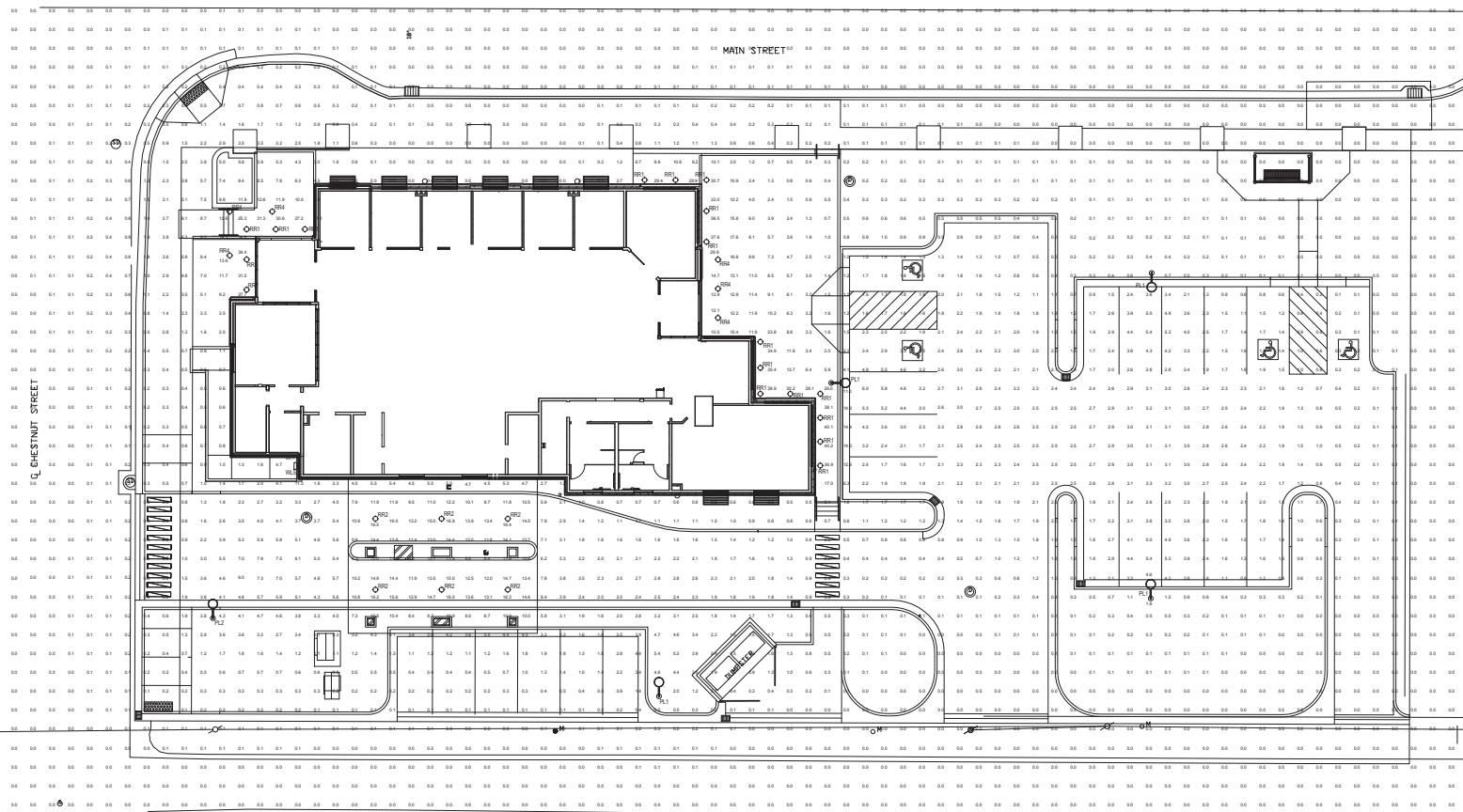
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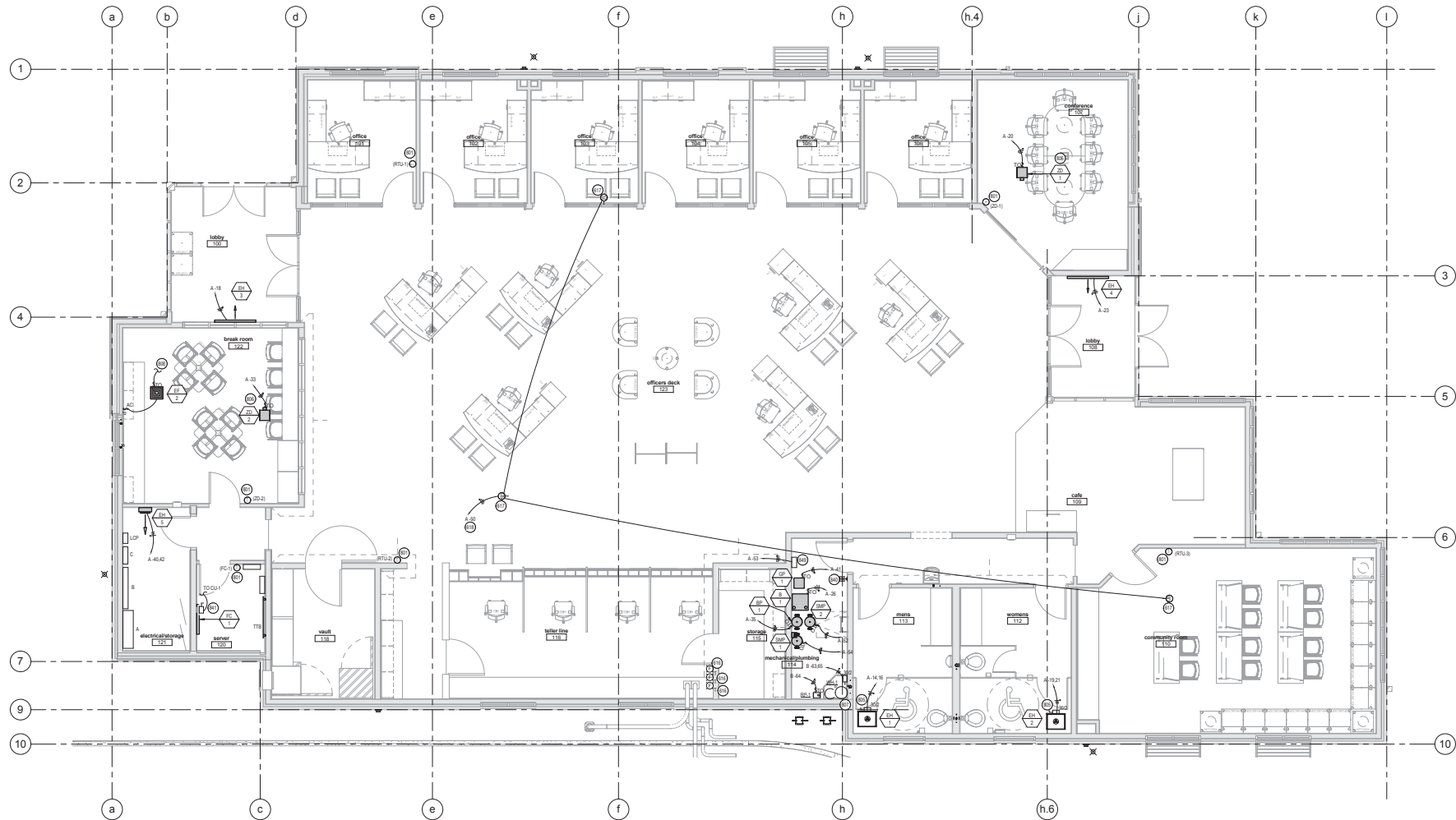
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drawn: Author
checked: Checker

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**SITE
PHOTO-
METRIC
PLAN
E1.2**



 **ELECT SITE PHOTOMETRICS PLAN**
1" = 10'-0"



MECHANICAL POWER PLAN

1/4" = 1'-0"

General Notes

- THESE ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE MECHANICAL DRAWINGS. THEREFORE, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS PRIOR TO BEGINNING WORK. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE CONTRACTOR.
- ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED IN AREAS THAT ARE OPEN TO STRUCTURE. CONDUITS SHALL BE CONCEALED OR COORDINATED WITH OWNER AND ARCHITECT PRIOR TO BEGINNING INSTALLATION.
- MECHANICAL EQUIPMENT SHOWN IN APPROPRIATE LOCATION. COORDINATE WITH MECHANICAL CONTRACTOR.

Keynote Notes

○ SYMBOL USED FOR NOTE CALLOUT

- FURNISH AND INSTALL WALL MOUNTED AUDIOVISUAL ANNUNCIATOR WITH LED INDICATOR AND RESET MOUNT AT 48" AFF. COORDINATE WITH ARCHITECT AND OWNER FOR EXACT LOCATION PRIOR TO BEGINNING WORK. COORDINATE WITH ARCHITECT AND OWNER FOR EXACT LOCATION PRIOR TO BEGINNING WORK.
- 120VOLT EXISTING SMOKE DETECTOR FURNISHED AND TERMINATED BY ELECTRICAL CONTRACTOR AND INSTALLED ON EXISTING SMOKE DETECTOR. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS OF EXISTING SMOKE DETECTOR WITH MECHANICAL CONTRACTOR. EXISTING SMOKE DETECTOR SHALL SHUT DOWN UNIT UPON DETECTION OF SMOKE AND ACTIVATE THE WALL MOUNTED AUDIOVISUAL ANNUNCIATOR. FURNISH AND INSTALL ALL EQUIPMENT REQUIRED FOR COMPLETE AND FUNCTIONAL SYSTEM.
- PROVIDE RED HANDED, LOCKABLE TYPE CIRCUIT BREAKER IN PANEL AT POSITION INDICATED.
- 17" CONDUIT TO CORRESPONDING MECHANICAL UNIT. RED CONDUIT AND CONDUCTORS TO BE PROVIDED BY ELECTRICAL CONTRACTOR. LEAVE 12" BLACK AT BOX AND MECHANICAL UNIT. MECHANICAL CONTRACTOR TO NAME FINAL CONNECTIONS. COORDINATE BOX SIZE AND QUANTITY OF CONDUCTORS WITH MECHANICAL CONTRACTOR. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR.
- FIELD COORDINATE DISCONNECT AND MECHANICAL UNIT LOCATION WITH MECHANICAL CONTRACTOR TO MAINTAIN ALL REQUIRED CLEARANCES.
- CONNECTION FOR MOTORIZED DAMPER. PROVIDE ICE CUBE TYPE RELAY IN A NEMA 1 ENCLOSURE FOR CONTROL BY ASSOCIATED DEVICE. COORDINATE COIL VOLTAGE WITH MECHANICAL CONTRACTOR.
- FURNISH AND INSTALL DISCONNECT SWITCH AND CONNECT TO WATER HEATER AND ALL ASSOCIATED DEVICES AND EQUIPMENT. COORDINATE LOCATION AND MAINTAIN REQUIRED CLEARANCES.
- CONNECT TO LIGHTING IN THIS AREA. COORDINATE CONNECTION WITH MECHANICAL CONTRACTOR.
- FURNISH AND INSTALL A WALL MOUNTED MUSHROOM BUTTON FOR BOILER SHUTDOWN. THE MUSHROOM BUTTON SHALL BE 5' HIGH FROM FLOOR TO TOP OF BUTTON. PROVIDE A RED MACHINE PRINTED LABEL ABOVE THE COVER THAT READS "EMERGENCY BOILER SHUTDOWN". ISOLATE BOILER CIRCUIT THROUGH DISCONNECT AS REQUIRED. COORDINATE WITH BOILER CONTRACTOR PRIOR TO BEGINNING WORK. COORDINATE WITH OWNER AND LOCAL AUTHORITY HAVING JURISDICTION FOR REQUIRED LOCATION PRIOR TO BEGINNING WORK.
- SHOWN ON THE INTERIOR OF ROOM. HOWEVER, ANY MAY REQUIRE IT TO BE LOCATED OUTSIDE OF ROOM.
- FURNISH AND INSTALL 3/4" CONDUIT AND CONDUCTORS AS REQUIRED FROM OUTDOOR UNIT TO INDOOR UNITS. DISCONNECT SWITCH FOR POWER, ROUTED CONTROL, WIRING FROM OUTDOOR UNIT TO INDOOR UNIT. COORDINATE ROUTING WITH EXISTING CONDITIONS. CALLS AND ISAs ALL PENETRATIONS AND MAKE WATERPROOF. COORDINATE WITH MECHANICAL CONTRACTOR AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. CONNECT CONDENSATE PUMP AS REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR.
- COORDINATE LOCATION OF THE SNOWMELT CONTROL PANEL WITH MECHANICAL DRAWINGS AND CONTRACTOR. ROUTE 3/4" CONDUIT TO ALL SNOW AND ICE SENSORS. AIR TEMPERATURE SENSORS AND THE MANUAL OVERRIDE SWITCH AS REQUIRED.



MECHANICAL POWER PLAN
E3.0

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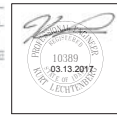
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MECHANICAL
POWER PLAN
E3.0



MUSGROVE
ARCHITECTS, P.A.
10399
03.13.2017
15182



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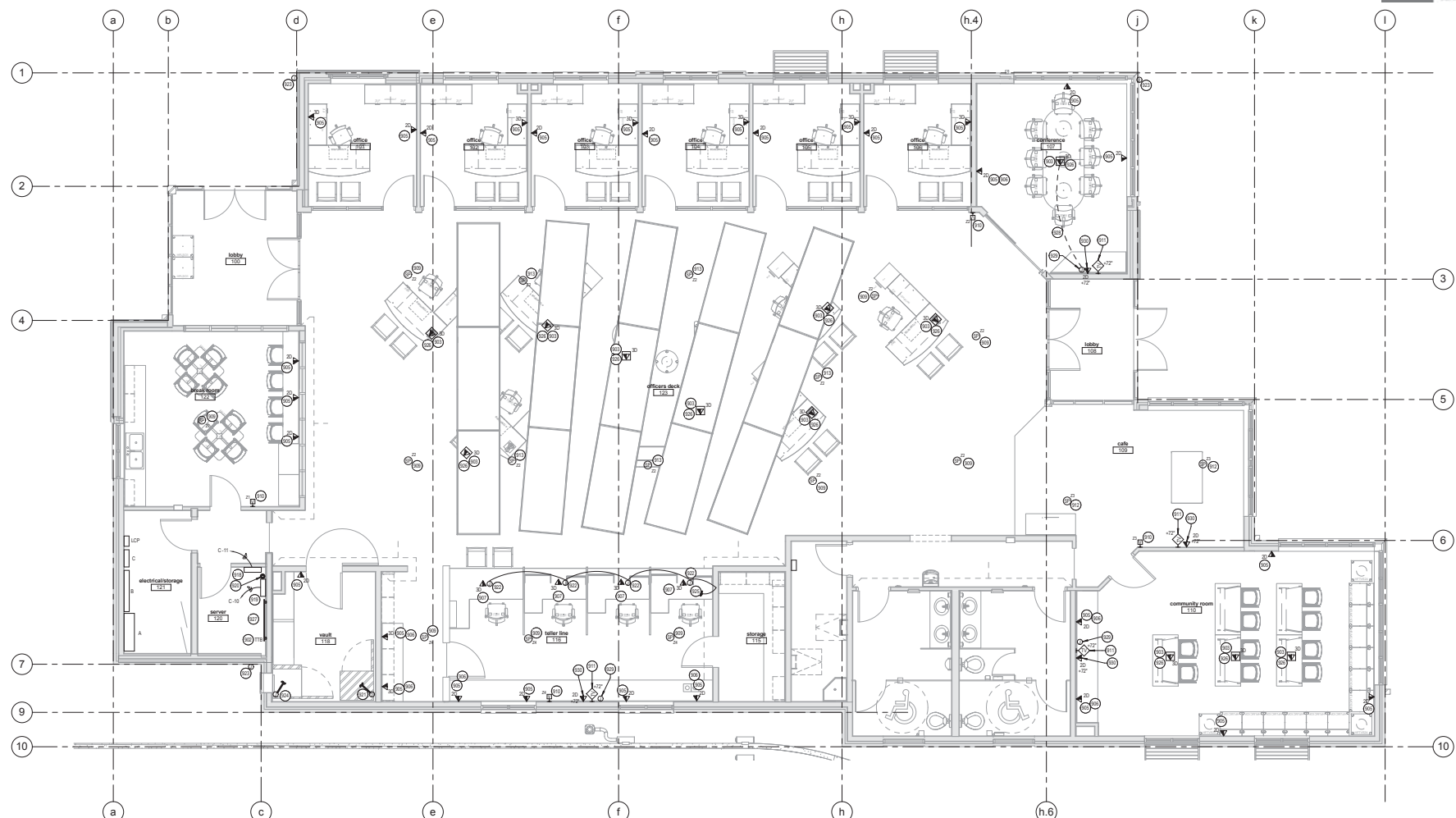
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**SPECIAL
SYSTEMS
PLAN
E5.0**



SPECIAL SYSTEMS PLAN

1/4" = 1'-0"

Keynote Notes

- SYMBOL USED FOR NOTE CALLOUT
- 952 TELEPHONE TERMINAL BOARD REFER TO THE ELECTRICAL DETAILS FOR ADDITIONAL INFORMATION.
- 953 FLOOR BOX REFER TO THE POWER PLAN FOR ADDITIONAL INFORMATION.
- 955 STUB 1' CONDUIT TO CEILING STRUCTURE ABOVE ACCESSIBLE CEILING. TERMINATE CONDUIT WITH INSULATED THROAT BUSHING. WHERE CABLES WILL BE ROUTED THROUGH OPEN TO STRUCTURE SPACES, CONDUIT SHALL BE USED. CABLES IF NOT VISIBLE FROM BELOW FURNISH AND INSTALL 1-400K AT 30" ON CENTER FOR ROUTING CABLES ABOVE ACCESSIBLE CEILING.
- 956 DATA OUTLET MOUNTED IN MILLWORK. COORDINATE LOCATION, INSTALLATION AND CONDUIT ROUTING WITH MILLWORK CONTRACTOR AND ARCHITECTURAL DRAWINGS PRIOR TO BEGINNING ROUGH-IN.
- 957 DATA OUTLET MOUNTED IN CEILING. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION. COORDINATE CONDUIT ROUTING AND LOCATION WITH MILLWORK CONTRACTOR PRIOR TO BEGINNING ROUGH-IN. IN CEILING FINISHING, CONDUIT SHALL BE INSULATED THROAT BUSHING. WHERE CABLES WILL BE ROUTED THROUGH OPEN TO STRUCTURE SPACES, CONDUIT SHALL BE USED. CABLES IF NOT VISIBLE FROM BELOW FURNISH AND INSTALL 1-400K AT 30" ON CENTER FOR ROUTING CABLES ABOVE ACCESSIBLE CEILING.
- 958 FURNISH AND INSTALL CEILING MOUNTED SPEAKER. SPEAKER SHALL BE ATLAS SOUNDCLER FC104T WITH PANTHAR BATTLE END COVER. ATLAS OR SIMILAR. SUSPENDED SPEAKER DOWN 12" ABOVE FINISHED FLOOR. HOME RUN TO AMP/PER IN SERVER ROOM AS REQUIRED. CONCEAL SPEAKER CABLES WHERE POSSIBLE AND ROUTE UP AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES PRIOR TO BEGINNING ROUGH-IN.
- 959 FURNISH AND INSTALL VOLUME CONTROLLER FOR CONTROL OF SPEAKERS ON RESPECTIVE ZONE. ATTENUATOR SHALL BE ATLAS SOUNDCLER AT10 WITH NO SUBSTITUTIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS. COORDINATE ALL SPEAKERS IN THIS ZONE AND ROUTE AND CONNECT SPEAKER HOME RUN TO AMP/PER IN SERVER ROOM AS REQUIRED. CONCEAL SPEAKER CABLES WHERE POSSIBLE AND ROUTE UP AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES PRIOR TO BEGINNING ROUGH-IN.

Keynote Notes

- 961 TV WALL BOX REFER TO THE POWER PLAN FOR ADDITIONAL INFORMATION. STUB 2' CONDUIT FROM WALL BOX UP WALL AND STUB TO ABOVE THE ACCESSIBLE CEILING OR INTO STRUCTURE SPACE IF NO ACCESSIBLE CEILING. TERMINATE CONDUIT INSULATED THROAT BUSHING.
- 962 FURNISH AND INSTALL SUSPENDED MOUNTED SPEAKER. SPEAKER SHALL BE ATLAS SOUNDCLER FC104T WITH PANTHAR BATTLE END COVER. ATLAS OR SIMILAR. SUSPENDED SPEAKER DOWN 12" ABOVE FINISHED FLOOR. HOME RUN TO AMP/PER IN SERVER ROOM AS REQUIRED. CONCEAL SPEAKER CABLES WHERE POSSIBLE AND ROUTE UP AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES PRIOR TO BEGINNING ROUGH-IN.
- 963 FURNISH AND INSTALL SUSPENDED MOUNTED SPEAKER. SPEAKER SHALL BE ATLAS SOUNDCLER FC104T WITH PANTHAR BATTLE END COVER. ATLAS OR SIMILAR. SUSPENDED SPEAKER DOWN 12" ABOVE FINISHED FLOOR. HOME RUN TO AMP/PER IN SERVER ROOM AS REQUIRED. CONCEAL SPEAKER CABLES WHERE POSSIBLE AND ROUTE UP AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES PRIOR TO BEGINNING ROUGH-IN.

Keynote Notes

- 968 FURNISH AND INSTALL CROWN WEMA AMP/PER FOR SOUND SYSTEM. ROUTE ALL SPEAKER CABLES AND VOLUME CONTROLS BACK TO THE LOCATION AND CONNECT AS REQUIRED. COORDINATE MOUNTING AMP/PER ON SHELF WITH OTHER OWNER PROVIDED EQUIPMENT AND COORDINATE EXACT LOCATION. FURNISH AND INSTALL ALL ELECTRICAL REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM.
- 969 APPROXIMATE LOCATION OF SECURITY HEADEND EQUIPMENT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SECURITY CONTRACTOR AND OWNER PRIOR TO BEGINNING ROUGH-IN.
- 970 STUB 2' EMPTY CONDUIT WITH HULL STRIP FROM 40" TO JUST ABOVE ROOF CONNECTION TO BEGINNING ROUGH-IN.
- 971 CONNECTION TO SAFE DOOR CONNECTION PROVIDED BY OTHERS. COORDINATE LOCATION AND CONNECTION REQUIREMENTS WITH EQUIPMENT SUPPLIER PRIOR TO BEGINNING ROUGH-IN.
- 972 FURNISH AND INSTALL WEATHERPROOF JUNCTION BOX FOR CONNECTION TO SECURITY CAMERA. SECURITY CAMERA BY OTHERS. COORDINATE LOCATION AND CONNECTION WITH SECURITY CONTRACTOR PRIOR TO BEGINNING ROUGH-IN.
- 973 FURNISH AND INSTALL WEATHERPROOF JUNCTION BOX FOR CONNECTION TO SECURITY CAMERA. SECURITY CAMERA BY OTHERS. COORDINATE LOCATION AND CONNECTION WITH SECURITY CONTRACTOR PRIOR TO BEGINNING ROUGH-IN.
- 974 STUB 1' CONDUIT WITH HULL STRIP FROM 40" TO JUST ABOVE ROOF CONNECTION TO BEGINNING ROUGH-IN.

Keynote Notes

- 980 STUB 1' CONDUIT WITH HULL STRIP TO ABOVE ACCESSIBLE CEILING. TERMINATE WITH INSULATED THROAT BUSHING.
- 981 ROUTE 1' CONDUIT AND CONDUITS BELOW SLAB TO DATA RACK IN THE SERVER ROOM. STUB CONDUIT 1' ABOVE FINISHED FLOOR AND TERMINATE WITH INSULATED THROAT BUSHING. ROUTE CONDUITS TO PATCH PANEL LOCATION IN SERVER DATA RACK.
- 982 APPROXIMATE LOCATION OF THE OWNERS DATA RACK. COORDINATE EXACT LOCATION WITH OWNER AND OWNERS DATA CONTRACTOR PRIOR TO BEGINNING ROUGH-IN.
- 983 ROUTE 2' EMPTY CONDUIT WITH HULL STRIP FROM FLOOR BOX UNDER SLAB OVER TO WALL AND UP TO THE JUNCTION BOX LOCATED IN THE MILLWORK.
- 984 JUNCTION BOX MOUNTED IN WALL. IN MILLWORK FOR AUDIO VISUAL EQUIPMENT. ROUTE 2' CONDUIT FROM JUNCTION BOX UP WALL TO ACCESSIBLE WALL BOX. COORDINATE MOUNTING LOCATION WITH OWNER AND MILLWORK CONTRACTOR PRIOR TO BEGINNING ROUGH-IN.
- 985 STUB 1' CONDUIT FROM TV WALL BOX TO CEILING STRUCTURE ABOVE ACCESSIBLE CEILING. TERMINATE CONDUIT WITH INSULATED THROAT BUSHING. WHERE CABLES WILL BE ROUTED THROUGH OPEN TO STRUCTURE SPACES, CONDUIT SHALL BE USED. CABLES IF NOT VISIBLE FROM BELOW FURNISH AND INSTALL 1-400K AT 30" ON CENTER FOR ROUTING CABLES ABOVE ACCESSIBLE CEILING. REFER TO THE POWER PLAN FOR ADDITIONAL INFORMATION ON THE TV WALL BOX.

General Notes

- A. THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. THEREFORE THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DIVISIONS PRIOR TO BEGINNING ROUGH-IN. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE CONTRACTOR.
- B. ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED IN AREAS THAT ARE OPEN TO STRUCTURE. CONDUITS SHALL BE CONCEALED OR COORDINATED WITH OWNER AND ARCHITECT PRIOR TO BEGINNING INSTALLATION.
- C. REFER TO ARCHITECTURAL ELEVATIONS FOR OUTLET HEIGHTS WHERE THE SPECIFIC OUTLET HEIGHT IS NOT INDICATED ON THIS SHEET. REFER TO THE ELECTRICAL LEGEND FOR THE DEFAULT OUTLET HEIGHT WHEN NOT INDICATED ON ELEVATIONS OR ON THIS SHEET.
- D. INSTALL PULL LINE IN ALL EMPTY CONDUITS FOR FUTURE CABLE PULL.
- E. TERMINATE ALL CONDUITS WITH INSULATED THROAT BUSHING.



LIGHTING FIXTURE SCHEDULE NOTES

1. SUBSTITUTIONS WILL BE ALLOWED IF SUBMITTED PRIOR TO BID DATE BY THE GREATER OF 7 BUSINESS DAYS OR THE TIME PERIOD SPECIFIED BY DIVISION 1 SPECIFICATIONS, AND IF DEEMED EQUAL BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING SUBSTITUTED MEET OR

2. LIGHT FIXTURE IS FURNISHED BY OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR. COORDINATE ALL WORK WITH THE OWNER AND ARCHITECT PRIOR TO BEGINNING ROUGH-IN. COORDINATE MOUNTING WITH ARCHITECTURAL DRAWINGS.

3. NO SUBSTITUTIONS ALLOWED FOR THIS FIXTURE. FIXTURE SHALL BE PER SCHEDULE.

4. COORDINATE ALL FINISHES WITH OWNER AND ARCHITECT PRIOR TO ORDERING.

Legend:

Legend

1

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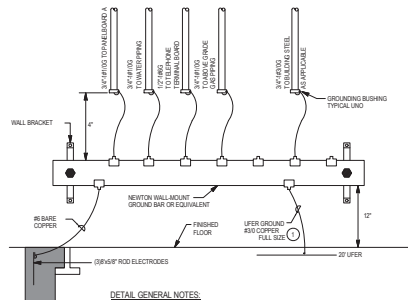
revision:		
no.	desc.	date

project: 15100
date: 03.13.201
drawn: R
checked: K

Permit Set

ELECTRICAL SCHEDULES

E7.0

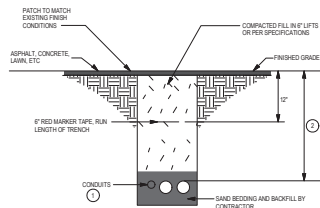


- DETAIL GENERAL NOTES:**
- ALL CONDUCTORS SHALL BE IN IMT CONDUIT UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL HAVE A GROUNDING BUSHING AT EACH END.
 - ALL CONNECTIONS SHALL BE EXOTHERMIC WELD, LISTED PRESSURE CONNECTORS, LISTED CLAMPS OR OTHER LISTED MEANS.

DETAIL KEYED NOTES:

- ① SYMBOL USED FOR NOTE CALLOUT.
- UPPER GROUND TO BE 3/8\"/>

① GROUND BAR DETAIL
NTS



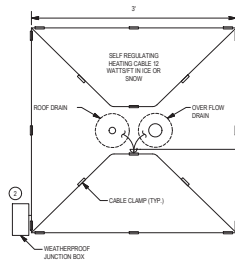
DETAIL KEYED NOTES:

- ① SYMBOLS USED FOR NOTE CALLOUT.
- IF MULTIPLE CONDUITS SHARE TRENCH, PROVIDE SPACING BETWEEN CONDUITS. PROVIDE ZIP TIES AND TIE ALL CONDUITS TOGETHER TO ENSURE STABILITY.
 - BURIAL DEPTH TO BE VERIFIED WITH UTILITIES AND AUTHORITY HAVING JURISDICTION ELECTRICAL, FIBER/OPS, COMMUNICATIONS. 36\"/>

④ SITE TRENCHING DETAIL
NTS

LIGHTING CONTROL PANEL SCHEDULE			
Item	Description	Panel	Circuit Number
21	REC-CONTROLS T1S ON ROOF	A	18
22	REC-CONTROLS T1S ON ROOF	A	19
23	REC-CONTROLS T1S ON ROOF	A	38
24	T1S-EXT-TERMINAL	A	39
25	T1S-EXT-TERMINAL	A	43
26	T1S-TERMINAL	A	36
27	T1S-TERMINAL	A	38
28	T1S-TERMINAL	A	40
29	T1S-TERMINAL	A	41
30	T1S-TERMINAL	A	42
31	T1S-TERMINAL	A	44
32	T1S-TERMINAL	A	45
33	T1S-TERMINAL	A	46
34	T1S-TERMINAL	A	47
35	T1S-TERMINAL	A	48
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37	T1S-TERMINAL	A	50
38	T1S-TERMINAL	A	51

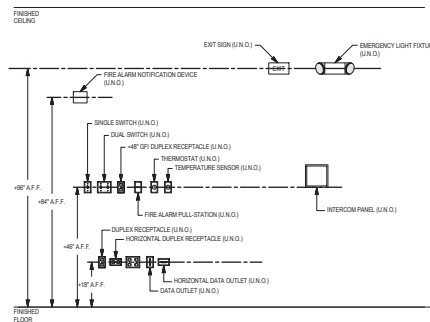
⑦ LIGHTING CONTROL PANEL SCHEDULE
NTS



DETAIL KEYED NOTES:

- ① SYMBOL USED FOR NOTE CALLOUT.
- DESIGN BASED ON HANDBOOK DESIGN HEATING CABLES. PROVIDE ALL SYSTEM COMPONENTS NECESSARY FOR A COMPLETE, OPERABLE SYSTEM INCLUDING, BUT NOT LIMITED TO CABLE, CLAMPS, END SEALS AND POWER CONNECTIONS. COORDINATE WITH CIRCUIT VOLTAGE. ENGINEER APPROVED EQUALS IS ALLOWED.
 - SEWING CIRCUIT BREAKERS FOR HEAT TRACE CABLES SHALL BE 30mA GFCI.
 - PROVIDE AND INSTALL ONE PENTAIR DIGITRACE 886C-1A OR EQUAL, THERMOSTAT CONTROL FOR EACH CIRCUIT.

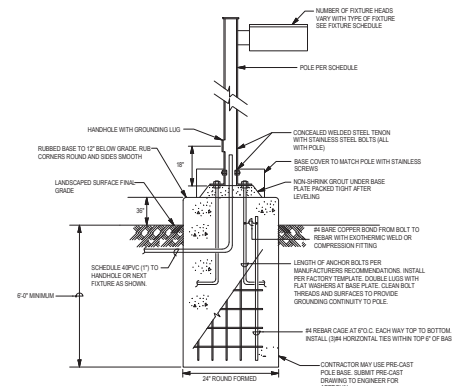
③ HEAT TAPE CABLING DETAIL
NTS



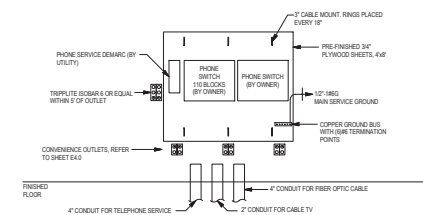
DETAIL GENERAL NOTES:

- ① PROVIDE FRAMING AS REQUIRED.

⑤ STANDARD MOUNTING HEIGHT DETAIL
NTS



⑥ SITE POLE LIGHTING DETAIL
NTS



⑧ TELEPHONE TERMINAL BOARD DETAIL
NTS



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revision:
no. desc. date

project: 151009
date: 03.13.2017
drawn: Author
checked: Checker

Permit Set

ELECTRICAL
DETAILS

E8.0

Return to Agenda

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Lisa Horowitz, Community Development Director
RE: Colorado Gulch Preserve Annexation
HEARING: April 24, 2017

Applicant: CGP, LLC, c/o Jeff Pfaeffle
Property Owner: Stevens Family Ranch, LLC
Project: Application for Annexation of 24.46 acres
General Location: West of Airport West Subdivision and South of Della View/Broadford Estates Subdivision
Legal Description: Lot 1A, Block 1, Stevens Family Ranch, LLC

Notice

Notice for the January 23, 2017, public hearing was published in the Idaho Mountain Express on January 4, 2017. The notice was mailed to property owners within 300 feet and to public agencies on January 3, 2017. The notice was posted on all boundaries of the subject property on January 16, 2017. **The public hearing was continued on the record to March 13, 2017 but was not discussed and was continued again to April 24, 2017.**

Application

CGP, LLC, represented by Galena Engineering, submitted an application for annexation of approximately 24.46 acres to be utilized for residential development. The schematic plan for the subject property includes 36 residential lots. All lots are single family lots. Several open space parcels are also shown on the plat.

Procedural History

The application for annexation was received and certified as complete on November 18, 2016. Review of the annexation application took place on January 23, 2017, was continued to but not discussed on March 13, 2017, and was continued again to April 24, 2017.

Standards of Evaluation

Pursuant to Section 14.01.050, Submittal Requirements, the follow items are required to review an annexation application:

- A. Application fees established by ordinance.

Staff Comment:

This issue will be addressed by the City Council.

- B. A statement of the size of the property in square footage and acres.

Staff Comment: The application shows 24.46 acres (1,065,296 square feet) of land area for annexation.

- C. A description of the proposed project, including the approximate a) number and size of proposed lots, b) length and location of the proposed water and sewer mains, c) length and location of proposed streets and alleys, and d) length and location of the proposed sidewalks.

Staff Comment: 36 lots are shown on the preliminary plat. Preliminary plans also show the location of water and sewer mains. The Impact Evaluation submittal states there will be 3,350' of new water main and 2,200' of new sewer main as well as a wastewater lift station dedicated to the city of Hailey.

- D. A schematic design of the entire project showing the proposed uses, density, streets, alleys, easements, and proposed size and location of open spaces and parks.

Staff Comment: The preliminary plat shows proposed uses, street locations, easements, open and park space. No alleys are proposed. Density calculations were provided on 3/3/17. The proposed subdivision density is 1.47 lots/ac. In comparison, Della View Subdivision density is approximately 2.14 units/ac and Deerfield Subdivision is 2.74 units/ac.

- E. A statement describing how the proposed project complies with specific goals and policies of the Hailey Comprehensive Plan.

Staff Comment: See staff summary beginning on page 11.

- F. A statement describing how the proposed project is compatible with adjacent neighborhood(s).

Staff Comment: Density summary provided shows compatibility with adjacent neighborhoods. The density steps down from the slightly denser city neighborhoods of Della View to the rural residential neighborhoods on Broadford Road.

- G. A statement describing how the applicable natural resources (e.g., water courses, springs, streams, wildlife and access to public lands) and natural hazards (e.g., avalanche, floodplains and floodways) are incorporated into proposed project and/or mitigated.

Staff Comment: Cove Canal is an existing water course, a man-made irrigation canal, which traverses through the southwest corner of the development. Parcel D is a proposed 3.25 acre public park with two points of public access which includes all of Cove Canal within the proposed

development. No springs or streams are identified on site. Per the Applicant's impact evaluation, "the project is located next to residential neighborhoods and near the urban areas of Hailey to the north, Broadford Road, and Airport West industrial park to the east, and large residential properties to the south and west. Minimal wildlife activity occurs on the upper bench adjacent to Broadford Road where the primary project area is located resulting in an insignificant change in the overall habitat availability."

Existing FEMA floodplains and floodways are shown on the preliminary plat. All proposed building envelopes are located outside the floodplain. No avalanche zones are identified on site.

H. A statement describing what contributions and/or dedications the applicant is willing to make as part of the proposed annexation.

Staff Comment: The Applicant has agreed to make contributions to be determined at the council level. No formal agreement between Staff and the Applicant has taken place.

I. A description of how the proposed annexation will protect Hailey's established or proposed wellhead protection zones.

Staff Comment: The project is downstream of Hailey's wellhead protection zones and will have no impact.

J. A detailed description of how the annexation will impact the existing municipal infrastructure and services (e.g., water, sewer, streets, library, police, fire and parks).

Staff Comment:

Water

8-inch water mains are shown connecting into the existing water system with two connection points within the Airport West Subdivision. If Parcel A on the east side of Broadford Road changes ownership in the future, the city may require easements across Parcel A to accommodate these connections. Final design plans shall show connections to existing water lines. Future expansion options of the water system to provide service to Tax lots 7731 and 7732 to the north shall be included in the final design. One potential option includes the installation of a tee near the northern intersection of Broadford Road and Red Feather Way for the future installation of a main through Parcel A.

The applicant is proposing the use an existing surface water right to irrigate all open space parcels. See the water rights summary submitted by the applicant 3/3/17. The water right authorizes the irrigation of a total of 23.6 acres using 0.41 cfs.

10' horizontal separation of parallel and 3' vertical separation of crossing potable and nonpotable utilities shall be maintained.

International Fire Code requires hydrants to be located adjacent to intersections and every 500'. The submitted plans show hydrants at each intersection of Broadford Road and Red Feather Way. It appears that hydrants proposed within the development are separated by approximately 500'; however, no centerline stationing is provided. Spacing shall be confirmed on final design plans. Fire suppression water demands shall be 1,500 gal/min.

Staff and the applicant conducted a capacity analysis of the existing City of Hailey water system using the “Water System Master Plan” dated May 2015 by SPF Water Engineering.

- **Capacity:**

The City of Hailey’s water system has a firm capacity of 7.3 mgd which is the total potable water source capacity (9.79 mgd) minus its largest well source. Based upon the “Water System Master Plan”, the city’s 5-year average water usage is 7.0 mgd. The city is not exceeding its firm capacity; however, with anticipated growth within the city limits, use is anticipated to reach the firm capacity in 2019.

- **Proposed Development Demand:**

Per the Annexation Preliminary Impact Evaluation for Colorado Gulch Preserve, the applicant anticipates water usage to be approximately 30,240 gpd. Using a peak factor of 2.4 from the “Water System Master Plan”, the peak seasonal usage is approximately 75,600 gpd (2,100 gpd x 36 lots). For the purposes of this analysis, staff has assumed the difference between average water usage and the seasonal peak water usage to be the volume of irrigation water necessary to serve the subdivision. The proposed Colorado Gulch Preserve average water usage is a small percentage of the total city water usage, approximately 0.5% (1% using the seasonal daily peak).

Staff recommends that the council considers providing potable water service to the proposed Colorado Gulch Preserve if the applicant is willing to utilize its existing surface water rights to provide irrigation to each residential lot and for right-of-way landscaping including street trees in addition to all open space parcels. A redundant municipal irrigation service may be provided by the city to be utilized only if water rights are cut before the end of the irrigation season.

If the Applicant wishes to install one irrigation system served by both sources instead of a primary and redundant system, a reduced pressure backflow assembly shall be installed because it would be considered a high hazard application. High hazard application system plans shall be submitted to DEQ for their approval.

Sewer

8-inch sewer mains are proposed to gravity feed the subdivision to the south. A lift station will then pump the effluent to the existing Electra Lift Station.

The preference of both staff and the applicant is to avoid a new lift station by installing gravity sewer line from the proposed development south, parallel with Broadford Road, to the existing Electra Lift Station. If gravity flow to the Electra Lift Station is not possible, a new lift station as shown in the revised plans received 3/3/17 shall be installed and the new pressure line shall tee into the existing 10” force main located in Broadford Road.

Staff and the applicant conducted a capacity investigation of three components of the existing City of Hailey sewer system.

1. *Wastewater Treatment Plant: based upon 2012 Corollo “Wastewater Facilities Plan”.*

The treatment plan is currently operating near its firm capacity. The firm capacity is the flow rate the plant can handle without redundant systems; the limiting component of the Hailey Treatment Plant is the capacity of one SBR basin (there are two basins). If one basin requires maintenance, the second can only handle a flow rate of approximately 0.7 mgd. The treatment plant may not be able to meet the requirements of its current permit if one basin has to be “off-line” for extended periods. The firm capacity is approximately 50% of the treatment facility capacity. As the applicant stated in response to the staff punch list memo, plant upgrades may not need to be initiated until the facility is at 85% of design capacity.

Assuming a wastewater production rate per connection of 215 gpd, the treatment facility has the capacity for approximately 1,600 new connections before 85% of the plant capacity is reached. The proposed Colorado Gulch Preserve Subdivision is proposing 36 new connections which is 2.3% of the available new connections.

The “Wastewater Facilities Plan” does not clearly estimate the infill potential within the city limits; however, the city feels that because the proposed development is a small percentage of possible new connections, the treatment plant has the capacity to accept wastewater from the proposed Colorado Gulch Subdivision.

2. *Riverside Lift Station and Force Main: based upon 2012 Corollo “Wastewater Facilities Plan” and flow data collected by the City of Hailey Wastewater Department.*

See the applicant submitted analysis of the peak hour wastewater flow based upon the actual observed peak hour flow and the theoretical peak hour flow using a peaking factor of 3.2. The observed peak flow was 74% of the theoretical peak flow.

Using the theoretical peak hour flow and capacity approximations from the “Wastewater Facilities Plan”, the applicant determined the Riverside Lift Station is currently operating at 60% of capacity and the 10” force main is operating at 42% capacity.

Staff agrees with the applicant’s analysis that the existing Riverside Lift Station and force main have capacity to accept wastewater from the proposed Colorado Gulch Subdivision (approximately 7,740 gpd).

3. *Electra Lift Station: based upon pump station data collected by the City of Hailey Wastewater Department.*

The Electra Lift Station is a 72" diameter wet well with two Flygt pumps design to operate alternately with a design flow rate capacity of 1,700-3,200 gpm. The system is currently programmed so only one pump is currently operating but the second can switch on if necessary to keep up with the incoming flow.

The applicant provided analysis of the pump station data collected by the wastewater department shows that one pump is conservatively operating at 600 gpm. At a minimum, the pump is operating at 418 gpm and at a maximum of 1066 gpm. Theoretically, assuming that if one of the two pumps operates for an entire hour, the flow rate x 60 minutes is the capacity of the lift station. On average, the capacity of the lift station is 36,000 gph. At a minimum, the lift station has a capacity of 25,080 gph. At a maximum, the lift station has a capacity of 63,960 gph.

*The existing flow at the Electra Lift Station per the applicant's analysis of collected data is 2,466 gph. The total daily flow for the proposed Colorado Gulch Preserve of 7,740 gpd, the peak hour flow for the proposed subdivision is 1,032 gph using a peak hour factor of 3.2 $([7,740 / 24] * 3.2 = 1032 \text{ gph})$. The proposed flow at the Electra Lift Station including the Colorado Gulch Preserve is approximately 3,500 gph.*

The proposed flow at the Electra Lift station would be 10% of the average capacity of the system. Staff agrees with the applicant that the existing lift station has capacity for the proposed Colorado Gulch Preserve Subdivision.

To summarize, staff feels that the existing treatment facility, Riverside pump station and force main, and Electra lift station all have capacity for the minimal impacts of the proposed Colorado Gulch Preserve Subdivision.

Streets

Broadford Road was identified as a existing road that will be impacted by the development and requires rehabilitation. Blaine County rehabilitated Broadford Road approximately from Silver Star Drive south beyond the proposed development frontage to approximately 22' wide. The road in this area is in good shape and staff does not feel this section needs additional improvements.

Two separate aspects of Broadford Road were studied:

- 1. The existing road structural health (condition of existing road base and subbase).*
- 2. The existing road with in regards to the city mobility standard in Title 18.*

The City Streets Department conducted single and double chip seals within the City of Hailey along Broadford Road in the summer of 2016. The images included in the packet show the condition of Broadford Road prior to this work. The applicant submitted logs from road borings conducted on 2/21/17 in four (4) locations along Broadford Road. Staff and the Applicant walked Broadford Road with the results of the road borings from the Colorado Gulch Road to Cedar Street and attempted to identify areas where the existing base or subbase is under-performing. Though the borings revealed base that

would not need to be replaced, the pavement failure evident in the photos taken before the 2016 chip seal suggest some damage to the existing base.

Staff anticipates road improvements to include grinding the 2-3.5" of existing asphalt, repairing the existing road base in locations identified in the field (base repair could range from minor "spot repairs" to a majority of the base being replaced), widening the road base where necessary, and repaving the road with 2.5-3" of asphalt. Additionally, staff recommends drainage improvements on the portions of the west side of Broadford Road including ditch excavation and drywell installation or driveway adjustments. The east side of Broadford Road may require ditch excavation and utility adjustments along portions of the road from the existing Church to the southern frontage of the proposed development.

Existing asphalt widths of Broadford Road range from 19-22.6'. Per Title 18, Broadford Road is classified as a Residential Collector and Bicycle Corridor which constitutes a 10-12' shared travel lane (20-24' vehicular travel width), and a sharrow or 5' bike lane. Because of existing constraints along Broadford Road, per the "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" a connected bike lane is not recommended.

Staff recommends the Commission consider two paved widths for the proposed rehabilitation of Broadford Road. Below is a table summarizing the advantages/disadvantages of the two options.

	22' Wide	24' Wide
Advantages	<ul style="list-style-type: none"> Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD) Narrower paved width may reduce travel speeds Room for fog line striping provides gravel shoulder/ road base protection 	<ul style="list-style-type: none"> Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD) Room for fog line striping provides gravel shoulder/ road base protection
Disadvantages	<ul style="list-style-type: none"> Will require some base/subbase work Minimal work required to adjust drainage infrastructure 	<ul style="list-style-type: none"> Wider 12' travel lanes may result in increased travel speeds Requires most base/subbase work May require more earthwork to adjust drainage infrastructure Largest impact on existing residences/ properties

The Broadford Road improvements are listed as a CIP in the city's adopted CIP.

Parks

A public park is proposed in Parcel D.

Fire/Police

No concerns have been risen from the Fire or Police Departments.

K. A statement of who will maintain the streets, alleys, parks and utilities (privately and publicly owned utilities) and how the maintenance of the streets, alleys, parks and utilities (privately and publicly owned utilities) will be funded.

Staff Comment: All streets, sewer, and municipal water systems will be dedicated to and maintained by the city. All private surface water irrigation infrastructure shall be dedicated to the city but maintained by the Homeowner's Association. Parks and open space will be maintained and funded through the Homeowner's Association, unless otherwise determined by the City.

L. A phasing plan showing the proposed dates of construction and completion of phased construction for infrastructure, streets, alleys, utilities and all other development. In the case of a phased project, items C and D above may be omitted for future phases; however provisions shall be made within an annexation agreement for submittal of plans and payment of fees for future phases.

Staff Comment: N/A

M. Unless the Administrator determines, in the Administrator's sole and absolute discretion, one or more of the following studies are not warranted based on the size, scope and impact of a proposed annexation, the following studies shall be submitted:

a) Traffic study showing impact on adjacent streets and streets that would serve the proposed project.

Staff Comment:

Galena Engineering submitted a Traffic Impact Assessment, "Colorado Gulch Preserve- A proposed subdivision annexation to Hailey, Idaho" dated January 20, 2017 with a minor revision submitted on March 3, 2017. The study reviewed three existing intersections potentially impacted by the Colorado Gulch Preserve development:

- 1. SH75 & Cedar Street*
- 2. Cedar Street & Broadford Road*
- 3. Cedar Street & River Street*

Under existing 2017 traffic conditions, all intersections are operating at acceptable levels except eastbound SH75 & Cedar Street, which experiences a delay for left turning traffic onto northbound SH75. This result is consistent for background (existing traffic without the proposed development) and projected (existing traffic with proposed development) analyses in 2018 and 2028.

Tables 4 and 5 in the report summarize the impact the proposed development traffic has on the three intersections listed above. The delay anticipated for background and projected conditions is nearly the same, and all intersections remain at acceptable Level of Services except eastbound SH75 and Cedar Street. Because the proposed development is not changing the Level of Service of the studied intersections, staff does not recommend requesting mitigation at these intersections.

The intersection of SH75 and Cedar Street should be studied separately to reduce the delay for eastbound traffic.

b) Floodplain study (if applicable).

Staff Comment: Floodplain areas are shown on the preliminary plat

c) Avalanche study (if applicable).

Staff Comment: No avalanche areas are indicated.

d) Wetland study (if applicable).

Staff Comment: Per the Applicant's Impact Evaluation, wetlands exist below the bench but are not shown at this time and generally fall within that area encumbered by the floodplain.

e) Wildlife study.

Staff Comment: The project is located next to residential neighborhoods and near the urban areas of Hailey to the north, Broadford Road, and Airport West industrial park to the east, and large residential properties to the south and west. Minimal wildlife activity occurs on the upper bench adjacent to Broadford Road where the primary project area is located resulting in an insignificant change in the overall habitat availability.

f) A Level I environmental study showing the presence of any hazardous waste.

Staff Comment: not provided, assumed not applicable.

g) Contour map depicting 15% and 25% slope lines measured at two foot (2') intervals.

Staff Comment: N/A

N. A list of names and mailing addresses of all property owners within 300' of the external boundaries of the proposed annexation and the names and mailing addresses of all easement holders within the proposed annexation.

Staff Comment: Included in application and 300'-adjoiners noticed.

O. A description of all water rights, including all surface and ground water rights, appurtenant to the real property subject of the annexation. The description of all water rights shall include a description of all the elements of the water rights, including but not limited to the source, quantity, priority date, point of diversion, purpose and period of use, place of use, and any provisions or conditions attached to the water right. The applicant shall attach all decrees, licenses and permits describing the water rights to the application for annexation.

Staff Comment: A water rights summary by Brockway Engineering was provided on 3/3/17. See staff's memo summarizing the reasons the city is not interested in acquiring the water right, but staff is suggesting that the Applicant use the water right for residential and open space irrigation pursuant to State Statue 67-6537.

Pursuant to Section 14.01.080, Commission Review, and the Hailey Municipal Code, the Council's review shall include:

The Commission shall review the particular facts and circumstances of a proposed annexation for the purpose of determining:

- a) whether the proposed annexation will be harmonious and in accordance with the goals and policies of applicable components of the Hailey Comprehensive Plan; and**
- b) whether the proposed annexation would be in the best interest of the citizens of Hailey**

Staff Comprehensive Plan Review

Purpose of the Comprehensive Plan (excerpted from the "Purpose, Intent and Format" section of the Introduction:

"The Comprehensive Plan of the City of Hailey is created to guide land use change over time. Future land use related decisions of the Planning and Zoning Commission and City Council should be based on the Plan in its entirety not just on individual sections; the sections of this Plan should not be read in isolation of the other sections or separated from the whole plan for reasons of arbitrary illustration. Many topics relate to more than one section; footnotes direct readers to other sections that may address the same topic."

Section 1 - Natural Resources, Energy and Air Quality

Goal 1.1 - Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.

This application, with properly placed building envelopes and wetland setbacks, will protect the floodplain and wetland areas in the southwestern portion of the property.

Section 4 Recreation, Parks and Lands

Goal 4.1 - 4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents.

If open to the public (not clear from the proposal), Parcel D will provide a connection to a larger piece of protected land owned by the Wood River Land Trust.

Section 5 Land Use, Population and Growth Management

The background information part of this section concludes the "city seeks to accommodate population growth through a balanced combination of two means: infill development and expansive development.

The Commission should consider this annexation request in balance with other known or pending infill developments.

Goal 5.6 - Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.

The Commission should consider if this application is an appropriate minimal expansion as indicated in the goal above. The table on page 21 of the plan indicates that, in 2009, 5.9% of Hailey's total land area was zoned LR-2 (proposed zoning for this application). At the time of the study in 2009 there were 42.6 undeveloped acres in LR-2 (31% of the total).

Section 8 Housing

Goal 8.1 – Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

The Commission should consider the likely contribution of this application toward opportunities for homeownership.

Section 9 Public Facilities, Utilities and Services

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

The Commission should evaluate the utility plans for this annexation and the potential long-term implications regarding the provision of utility services.

Section 10 Transportation and Circulation

Goal 10.1 - Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

In addition to traffic impacts and vehicular counts, the Commission should consider the need for other multi-modal transportation infrastructure.

Land-Use Map

The area proposed for annexation is identified as Traditional Residential on the Hailey Comprehensive Plan Land Use Map.

The Commission shall also make a recommendation that the property sought to be annexed should be zoned as one or more particular Zoning Districts, as more fully described in the Hailey Zoning Ordinance. The Commission shall make Findings of Fact and Conclusions of Law relating to the application's general compliance with the Hailey Comprehensive Plan and to the Commission's recommendation for zoning. The Commission shall forward those Findings and Conclusions in writing to the Council and to the applicant.

The applicant is proposing that all of the land annexed within Colorado Gulch Preserve Subdivision be zoned LR-2. The proposed area is adjacent to or in the vicinity of lands zoned SCI - Industrial, LR-1 and unincorporated county zoned R-1. The City Attorney has advised that island should not be created.

Therefore, three additional parcels will also be annexed with this project if the Commisison recommends annexation of this applicaiton. Staff recommends Taxlots 7731 and 7732 directly adjacent to the north of the proposed subdivision will be zoned LR-2. Staff recommends the two parcels on the east side of Broadford Road, Taxlots 3913 and 7505 to be annexed be zoned LR-2 until such time as the properties are accessed from Airport West Subdivision instead of Broadford Road. Once the parcels are accessed from Airport West Subdivision, the properties’ zoning will become SCI.

Suggested Conditions:

- a. Broadford Road from existing City of Hailey limits to the southern-most frontage along the proposed Colorado Gulch Preserve Subdivision, and Taxlots 7731, 7732, 3913, and 7505 are annexed into the City of Hailey.

Motion Language

When the Commission is ready to make a motion regarding their recommendation to Council on the Annexation proposal the following motion language may be used:

Approval with Conditions

Annexation:

Motion to recommend to the City Council approval with conditions of the annexation of Colorado Gulch Preserve, finding that if the recommended conditions of approval are met, the proposed annexation will be harmonious and in accordance with specific goals and policies of applicable components of the Hailey Comprehensive Plan and the proposed annexation generally complies with the Hailey Comprehensive Plan.

Zoning Recommendation:

Motion to recommend to the City Council zoning the annexed Colorado Gulch Preserve Parcel D as RGB and the remainder as LR-2, Taxlots 7731, 7732, 3913, 7505 as LR-2 with zoning revised to SCI upon relocated access of Taxlots 3913 and 7505 from Broadford Road to Airport West Subdivision, finding that if the recommended conditions of approval are met, the proposed zoning is in accordance with the Comprehensive Plan; essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare.

Denial

Motion to deny the annexation of Colorado Gulch Preserve , finding that the proposed annexation is not in accordance with the following Comprehensive Plan policies:

- _____
- _____
- _____
- _____
- _____
- _____
- _____

Continuation

Motion to continue the the annexation of Colorado Gulch Preserve to _____[the Commission should specify a date].

STAFF REPORT

TO: Hailey City Council or Hailey Planning & Zoning Commission
FROM: Lisa Horowitz, Community Development Director
RE: Preliminary Plat & Annexation- Colorado Gulch Preserve
HEARING: April 24, 2017

Applicant: CGP, L.L.C, c/o Preston Ziegler and Jeff Pfaeffle
Project: Colorado Gulch Preserve
Request: Preliminary Plat associated with an Annexation Request
Location: Lot 1A, Block 1, Stevens Family Ranch LLC
Map 2N R18E Section 15 & 16
Property Address: N. of 81 Broadford Road near Colorado Gulch Road
Size: 24.46 Acres
Zoning: Limited Residential 2 (LR-2)

Background

CGP, LLC, represented by Galena Engineering, submitted an application for annexation of approximately 24.46 acres to be utilized for residential development. The application is accompanied by a Preliminary Plat. All lots are single family lots. Several open space parcels are also shown on the plat.

This property is within Hailey Area of City Impact (ACI). The City and County have an adopted Area of City Impact Agreement, adopted by the City on November 14, 1994 as Ordinance 649. The ACI Agreement was enacted to:

"Ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life; all in accordance with the Hailey Comprehensive Plan for the desirable future development of the City of Hailey."

It is anticipated that properties within the Area of City Impact are generally appropriate for annexation into the City.

The current uses of the property are related to agriculture. Uses adjacent to the subject property include residential, open space and access to recreation (Big Wood River and Colorado Gulch Road), and Light Industrial across Broadford Road to the east. The subject property represents the southernmost extent of the City's Area of City Impact along Broadford Road. As such, it is unlikely that the City would growth further south in this direction.

Procedural History

The property referred to as "Colorado Gulch" has been previously reviewed by the City. In 2009, an application for annexation of 21.81 acres (upper bench) was made by Hartland Development Company. This application was for development of 94 residential units to be zoned General Residential (GR) zoning. This previous proposal included a mix of single family on lots ranging between 4,159 and 6,370 square feet, lots for larger custom single family homes ranging between 11,429 and 19,445 square feet and 12 triplex unit buildings intended to look like larger homes. After 5 public hearings, the Planning and Zoning Commission recommended denial of the annexation. (Note that no subdivision was reviewed by the Commission, as the City Codes in place at that time did not permit subdivision review until after annexation review was complete. The City subsequently modified the rules to allow for concurrent review.) This denial was confirmed by the Council on March 22, 2010.

Key distinctions between the previous submittal and the current submittal include:

- The Planning and Zoning Commission did not find the previous submittal to be compatible with the Comprehensive Plan due to the density of 94 units. The current proposal is for 36 units.
- Traffic impacts to Broadford Road associated with 96 units.
- Forced annexation of three associated properties was determined to be undesirable

In late 2016, the Wood River Land Trust (WRLT) acquired the adjacent 158 acres between the subject property and the river. The City of Hailey has title to conservation easement on 158-acre parcel, and the WRLT owns the underlying land. Joint efforts to plan for management and passive recreational use of this property will take place in 2017, in collaboration with neighbors and other stakeholders.

Two initial public hearings on this current application were conducted by the Planning and Zoning Commission on 1/23/17 and 3/13/17. The applicant has not submitted any additional information since the 3/13/17 meeting.

Tonight's Hearing

- Staff suggests that tonight's hearing address:
- Broadford Road improvements
- Broadford Road non-motorized access
- Any remaining issues the Commission wishes to raise

Notice

Notice for the January 23, 2017, public hearing was published in the Idaho Mountain Express on January 4, 2017. The notice was mailed to property owners within 300 feet and to public agencies on January 3, 2017. The notice was posted on all boundaries of the subject property on January 16, 2017. The January 23, 2017 public hearing was continued on the record to March 13, 2017 and again on March 13, 2017 to April 24, 2017.

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"/>	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>	
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 type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
			<i>Staff Comments</i>	
<input 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>	<p>Street width and alignment are acceptable; there is no pedestrian access or sidewalk zone proposed within the 60' R.O.W. section. Because this is a semi-rural subdivision on the edge of town, the Commission should discuss what pedestrian profile is appropriate. There are three potential options for sidewalk development within the subdivision (adjacent to Red Feather Way and Arrowhead Court):</p> <ol style="list-style-type: none"> 1. Determine that this is a semi-rural subdivision and internal sidewalks are not needed. Accept an lieu fee for sidewalks to be used towards bike/pedestrian improvements on Broadford Road 2. Determine that this is a semi-rural subdivision and sidewalk on one side of the internal road is appropriate. In lieu payment for the other side would be collected. 3. Require that sidewalks be provided on both sides per the written standard. <p>Street trees with irrigation shall be installed per the recommendation of the city arborist.</p>

				<i>In addition, the developer will be responsible for providing the first "chip and fog seal" on the roadways after construction. See section 16.05.080 for construction inspection requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>A cul-de-sac is proposed within the subdivision. Even though surrounding topography or existing platted developments do not constrain connectivity the cul-de-sac does provide access to Lots 33-36 within the subdivision. The cul-de-sac appears to comply with IFC and all other applicable codes and ordinances.</i>
			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>Two points of access to the proposed subdivision are shown from Broadford Road.</i> <i>These access locations are appropriate locations for project access. The applicant should conduct an updated traffic study along Broadford Road to determine impacts to neighboring properties along with an evaluation of the structural integrity and safety for the existing conditions of Broadford Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.

			Staff Comments	<i>Three way intersections are proposed at the north and south entrances to the subdivision. The minimum separation requirement of 150' from the north entrance and Silver Star is met along with the south entrance and the driveway to T.L. 7505. Though the centerline of Broadford Road is not shown, it appears that all streets are intersecting at 90 degree angles.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	<i>Per the revised Preliminary Plat submitted 3/3/17, all but two of the proposed centerline radii exceed 89' which is the maximum allowed standard for residential streets. Staff recommends that this standard be revised to allow for larger centerline curve radii for all street classifications.</i>
<input type="checkbox"/>		<input type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
<input type="checkbox"/> ?			Staff Comments	<i>A 60 foot right-of-way is proposed to accommodate Red Feather Road and Arrowhead Court. The typical road section from the proposed plans show 28 feet of pavement width with 4' shoulders which comply with the City of Hailey typical roadway section. The ditch varies from the City of Hailey typical section. The ditch section appears to be appropriate to accommodate drainage from the roadway, but is steeper than the city standard for a road-side ditch. The applicant should consider revising the side slope adjacent to the shoulder to match standard drawing 18.14.012.F.2.</i> <i>Street trees with irrigation shall be installed per the recommendation of the city arborist.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	<i>Roadway travel surface widths meet the City Standards.</i>
<input type="checkbox"/> ?		<input type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.

			Staff Comments	<i>Roadway grades shown are less than 2%. These flat grades may affect the capacity of the proposed swale to direct runoff to the proposed catch basins and drywells. In addition, the flat grades may cause ponding and ice buildup within the roadway. However, 2% may no longer be a desirable best practice, and .5% may be acceptable.</i>
<input type="checkbox"/> ?		<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>The proposed project utilizes a roadway swale to direct runoff to a series of catch basins and drywells throughout the subdivision. The applicant provided drywell sizing calculations per the revised ROADS plan submitted by the applicant 3/3/17. Preliminary calculations seem adequate for the proposed development, and further review shall take place during the final design.</i> <i>Storm water infiltration beds must be located at least 25' from public water supply components. These separation requirements appear to be met per the revised Preliminary Plat submitted by the applicant 3/3/17.</i>
<input type="checkbox"/> ?		<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	<i>Street and traffic signage is shown on the Roadway Plan at the north and south intersections of Red Feather road and Broadford road. An additional sign should be placed at the intersection of Arrowhead Court and Redfeather road. The applicant will need to provide locations at final design. Street name signs shall have a blue background and be per City Standard.</i> <i>Stop signs will be required at both intersections of Red Feather Way and Broadford Road per 18.06.016 B 1a iii based upon traffic counts provided in the Transportation Impacts section of "Colorado Gulch Subdivision Annexation Preliminary Impacts Evaluation" dated November 16, 2016.</i> <i>Speed limit signs will be required for any portion of Broadford Road annexed. Posted speed of 20 mph standard unless recommended otherwise by the traffic report.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	<i>All proposed street names are to be confirmed with the Blaine County Assessor.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L.	Private Streets:
			Staff Comments	<i>NA</i>

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

			<i>Staff Comments</i>	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M.	Driveways:
			<i>Staff Comments</i>	<i>No driveways are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (<i>e.g.</i> , no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a. Accessing one residential unit: twelve feet (12') b. Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>No driveways are proposed at this time.</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>No driveways are proposed at this time.</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.
			Staff Comments	<ol style="list-style-type: none"> 1. No paving within 10' of any property line in the city right of ways. 2. No driveways are shown, but it is likely these standards can be achieved.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			Staff Comments	NA
<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.
			Staff Comments	NA

16.04.060: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/> ?		<input type="checkbox"/>	A.	<p>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.</p> <p><i>Staff Comments</i></p> <p>No sidewalks are proposed within the development to provide pedestrian access. Additionally there are no proposed sidewalks proposed adjacent to Broadford road. Broadford road is designated as a residential collector with bicycle corridor. Alta Engineering is under contract to provide recommendations for bicycle/pedestrian improvements on Broadford Road. This item will be addressed most likely at the April meeting.</p> <p>Refer to Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated April 19, 2017 for on-site sidewalk and Broadford Road pedestrian/bike path recommendations. Also refer to section 16.11 of this staff report for the proposed on-site sidewalk exemption. Alta recommends the construction of a separated 8-10' wide asphalt path beginning at the intersection of Broadford Road and Cedar Street and ending at the Colorado Gulch Road. It is recommended that the Applicant pay a proportionate share of the path improvements (20%) based upon added traffic to Broadford Road. Alta has commented that, in their opinion, it would be appropriate to deviate from the City standard of internal sidewalks in this subdivision due to the transitional nature of the area- going from more urban city neighborhoods to rural. In lieu sidewalk funds could then be committed towards the Broadford Road path.</p> <p>Street trees and irrigation shall be installed per the city arborist along Red Feather Way and Arrowhead Court.</p>

				Drainage improvements are shown within the development. The existing drainage swale along the west side of Broadford Road may need to be re-graded to provide for driver safety to meet Hailey standard drawing 18.14.012.F.2.
<input checked="" 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.
			Staff Comments	<p>No sidewalk is shown within the development or along Broadford road.</p> <p>Refer to Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated April 19, 2017 for on-site sidewalk recommendations. Also refer to section 16.11 of this staff report for the proposed on-site sidewalk exemption.</p>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	<p>No sidewalks are shown. Staff recommends that a bike/pedestrian path for Broadford Road be developed as part of this process. This application would be required to contribute a proportionate share of those improvements.</p> <p>Refer to Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated April 19, 2017 for on-site sidewalk and Broadford Road pedestrian/bike path recommendations. Also refer to section 16.11 of this staff report for the proposed on-site sidewalk exemption. Alta recommends the construction of a separated 8-10' wide asphalt path beginning at the intersection of Broadford Road and Cedar Street and ending at the Colorado Gulch Road. It is recommended that the Applicant pay a proportionate share of the path improvements (20%) based upon added traffic to Broadford Road.</p>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	<p>No sidewalks are shown. Staff recommends that a bike/pedestrian path for Broadford Road be developed as part of this process. This application would be required to contribute a proportionate share of those improvements.</p> <p>Refer to Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated April 19, 2017 for on-site sidewalk and Broadford Road pedestrian/bike path recommendations. Also refer to section 16.11 of this staff report for the proposed on-site sidewalk exemption. Alta recommends the construction of a separated 8-10' wide asphalt path beginning at the intersection of Broadford Road and Cedar Street and ending at the Colorado Gulch Road. It is recommended that the Applicant pay a proportionate share of the path improvements (20%) based upon added traffic to Broadford Road.</p>
			E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
			<i>Staff Comments</i>	NA
16.04.040: Alleys and Easements				
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.	Alleys:
			<i>Staff Comments</i>	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty six (26') feet.
			<i>Staff Comments</i>	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	All infrastructure proposed to be installed underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			<i>Staff Comments</i>	NA

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	NA
X		<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	Preliminary Plat does not show public utility easements alongside and rear lot lines. Staff does not find these easements to be necessary in most instances if alleys are not present.
				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.
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements shall be provided for the following purposes:
			Staff Comments	Snow storage easements of 10' are shown along both sides of Red Feather road and Arrowhead court. An easement on Parcel C to benefit the City of Hailey is required for access and maintenance of the lift station. Parcel E should include a snow storage easement to benefit the City of Hailey. Parcel A shall include a public utility easement for the extension of a public water main and/or sewer main for the future service of TL 7731 and 7732.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			Staff Comments	Utility and snow storage easements are shown. Southern-most waterline connection not shown on plans. Existing or proposed easement necessary to make connection not shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River.

				Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>The Impact Evaluation Statement says that wetlands exist in the development area. These wetlands should be delineated so that appropriate setbacks can be identified on the plat.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. 3.	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			<i>Staff Comments</i>	1. Snow storage easements are provided, but area calculations are not. Additional information will be necessary to determine compliance. 2. Snow storage areas should not have encroachments impeding snow storage.
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	<i>Blocks 1 and 2 meet this standard.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/> ?		<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.

			Staff Comments	<i>All lots meet the minimum lot size of 12,000 square feet for the proposed LR-2 zoning district. Ten (10) of the thirty-six (36) lots exceed one-half acre (21,780 square feet). These are Lots 6, 7, 9, 10-12, 16-19. A plat note (note 1) is provided that limits irrigation to ½ acre. This subdivision is on the “edge” of Hailey, and the larger lots serve as a reasonable transition to the more rural development along Broadford Road. The commission and council should determine if this meets the intent of the “City will generally not approve single-family residential lots larger than one half acre” language of this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			Staff Comments	<i>Nine (9) lots are more than 24,000 square feet. It appears unlikely from the layout of the lots that further subdivision is planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			Staff Comments	<i>No double frontage lots are created.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			Staff Comments	<i>Parcels A, B, C and E are dedicated as open space parcels to the benefit of property owners within the subdivision. Parcel D is dedicated as open space to benefit the property owners within the subdivision and satisfy the city park requirement. The P & L Board recommends that this be modified to be for the benefit of the public.</i>
<input type="checkbox"/> ?		<input type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			Staff Comments	<i>There are five (5) lots (Lots 6, 7, 18, 34, 35) whose frontage is less than the 75’ minimum lot width for the LR-2 zoning district, some of which can be considered flag lots. In each case, the width of the flag is adequate to accommodate</i>

				<i>driveways and snow storage. It should be noted the portions of these lots that are less than 75' in width are unbuildable portions of the lot, by the city's lot width definition. However, these "flag" lots have a modestly sized flag portion, and do not appear out of character with the subdivision. The Commission should discuss this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>All lots have adequate street frontage.</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</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>		X	B.	<u>Agreement</u> : Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/> ?		<input type="checkbox"/>	C.	<u>Mitigation of Negative Effects</u> : No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: <ol style="list-style-type: none"> 1. Provision of on-site or off-site street or intersection improvements. 2. Provision of other off-site improvements. 3. Dedications and/or public improvements on property frontages. 4. Dedication or provision of parks or green space. 5. Provision of public service facilities.

			<p>6. Construction of flood control canals or devices.</p> <p>7. Provisions for ongoing maintenance.</p>
		<p><i>Staff Comments</i></p>	<p><i>Refer to the applicant's Impact Assessment</i></p> <p><i>The city's existing water system is nearly at its FIRM capacity. One potential mitigation option to offset the additional demand of the proposed development includes the use of the existing irrigation surface water right for irrigation of all proposed residential lots. This would include expanding the proposed irrigation system by providing a service line to each lot in addition to Parcels A and B.</i></p> <p><u><i>Traffic Analysis:</i></u> <i>A traffic study has been provided by the applicant and will be analyzed for a future meeting, likely in April. This includes analysis of bicycle/pedestrian improvements.</i></p> <p><i>Galena Engineering submitted a Traffic Impact Assessment, "Colorado Gulch Preserve- A proposed subdivision annexation to Hailey, Idaho" dated January 20, 2017 with a minor revision submitted on March 3, 2017. The study reviewed three existing intersections potentially impacted by the Colorado Gulch Preserve development.:</i></p> <ol style="list-style-type: none"> <i>1. SH75 & Cedar Street</i> <i>2. Cedar Street & Broadford Road</i> <i>3. Cedar Street & River Street</i> <p><i>Under existing 2017 traffic conditions, all intersections are operating at acceptable levels except eastbound SH75 & Cedar Street, which experiences a delay for left turning traffic onto northbound SH75. This result is consistent for background (existing traffic without the proposed development) and projected (existing traffic with proposed development) analyses in 2018 and 2028.</i></p> <p><i>Tables 4 and 5 in the report summarize the impact the proposed development traffic has on the three intersections listed above. The delay anticipated for background and projected conditions is nearly the same, and all intersections remain at acceptable Level of Services except eastbound SH75 and Cedar Street. Because the proposed development is not changing the Level of Service of the studied intersections, staff does not recommend requesting mitigation at these intersections.</i></p> <p><i>The intersection of SH75 and Cedar Street should be studied separately to reduce the delay for eastbound traffic.</i></p>

			<p><u>Broadford Road:</u></p> <p><i>An investigation into the health and capacity of Broadford Road is underway to determine the necessity of any improvements as a result of the proposed development. Staff will recommend that the applicant participate in their proportionate share of improvements needed to Broadford Road. Analysis of this investigation will be provided by staff for a future meeting.</i></p> <p>Blaine County rehabilitated Broadford Road approximately from Silver Star Drive south beyond the proposed development frontage to approximately 22' wide. The road in this area is in good shape and staff does not feel this section needs additional improvements.</p> <p>Two separate aspects of Broadford Road were studied:</p> <ol style="list-style-type: none"> 1. The existing road structural health (condition of existing road base and subbase). 2. The existing road with in regards to the city mobility standard in Title 18. <p><i>The City Streets Department conducted single and double chip seals within the City of Hailey along Broadford Road in the summer of 2016. The images included in the packet show the condition of Broadford Road prior to this work. The applicant submitted logs from road borings conducted on 2/21/17 in four (4) locations along Broadford Road. Staff and the Applicant walked Broadford Road with the results of the road borings from the Colorado Gulch Road to Cedar Street and attempted to identify areas where the existing base or subbase is under-performing. Though the borings revealed base that would not need to be replaced, the pavement failure evident in the photos taken before the 2016 chip seal suggest some damage to the existing base.</i></p> <p><i>Staff anticipates road improvements to include grinding the 2-3.5" of existing asphalt, repairing the existing road base in locations identified in the field (base repair could range from minor "spot repairs" to a majority of the base being replaced), widening the road base where necessary, and repaving the road with 2.5-3" of asphalt. Additionally, staff recommends drainage improvements on the portions of the west side of Broadford Road including ditch excavation and drywell installation or driveway adjustments. The east side of Broadford Road may require ditch excavation and utility adjustments along portions of the road from the existing Church to the southern frontage of the proposed development.</i></p>
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				<p>Existing asphalt widths of Broadford Road range from 19-22.6'. Per Title 18, Broadford Road is classified as a Residential Collector and Bicycle Corridor which constitutes a 10-12' shared travel lane (20-24' vehicular travel width), and a sharrow or 5' bike lane. Because of existing constraints along Broadford Road, per the "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" a connected bike lane is not recommended. Staff recommends the Commission consider two paved widths for the proposed rehabilitation of Broadford Road. Below is a table summarizing the advantages/disadvantages of the two options.</p> <table><tr><th></th><th>22' Wide</th><th>24' Wide</th></tr><tr><td>Advantages</td><td><ul style="list-style-type: none">Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD)Narrower paved width may reduce travel speedsRoom for fog line striping provides gravel shoulder/ road base protection</td><td><ul style="list-style-type: none">Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD)Room for fog line striping provides gravel shoulder/ road base protection</td></tr><tr><td>Disadvantages</td><td><ul style="list-style-type: none">Will require some base/subbase workMinimal work required to adjust drainage infrastructure</td><td><ul style="list-style-type: none">Wider 12' travel lanes may result in increased travel speedsRequires most base/subbase workMay require more earthwork to adjust drainage infrastructureLargest impact on existing residences/ Properties/on-street parking of the various alternatives</td></tr></table> <p>The Broadford Road improvements are listed as a CIP in the city's adopted CIP, attached to this report.</p>		22' Wide	24' Wide	Advantages	<ul style="list-style-type: none">Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD)Narrower paved width may reduce travel speedsRoom for fog line striping provides gravel shoulder/ road base protection	<ul style="list-style-type: none">Provides space for future striping if/when necessary (recommended 4000 vpd per MUTCD)Room for fog line striping provides gravel shoulder/ road base protection	Disadvantages	<ul style="list-style-type: none">Will require some base/subbase workMinimal work required to adjust drainage infrastructure	<ul style="list-style-type: none">Wider 12' travel lanes may result in increased travel speedsRequires most base/subbase workMay require more earthwork to adjust drainage infrastructureLargest impact on existing residences/ Properties/on-street parking of the various alternatives
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<input type="checkbox"/>		X	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p>									

				<ol style="list-style-type: none"> Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. Water main lines and sewer main lines shall be designed in the most effective layout feasible. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. Park land shall be most appropriately located on the Contiguous Parcels. Grading and drainage shall be appropriate to the Contiguous Parcels. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	N/A
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>	No perimeter gate is proposed. A perimeter berm exists on the north and east sides of the proposed development. The eastern berm is represented in the revised Preliminary Plat and ROADS plan submitted 3/3/17. The northern berm is not represented on the plans and should be removed during construction if not shown as existing topographic data on final design plans.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
X		<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>	Proposed grading shown on revised Preliminary Plat and ROADS plan submitted by the applicant on 3/3/17. Minimal disturbance proposed and no fill is proposed within the floodplain.
X		<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.

			Staff Comments	<i>A geotechnical report has not been submitted. Since proposed grading is minimal, a full geo-technical report is likely not necessary.</i>
X		<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a. Proposed contours at a maximum of two (2) foot contour intervals; b. Cut and fill banks in pad elevations; c. Drainage patterns; d. Areas where trees and/or natural vegetation will be preserved; e. Location of all street and utility improvements including driveways to building envelopes; and f. Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	<i>Proposed grading shown on revised Preliminary Plat and ROADS plan submitted by the applicant on 3/3/17. Drainage patterns are reasonable and minimal disturbance is proposed. Building envelopes shown on lots 6-19 (adjacent to or including floodplain).</i>
X		<input type="checkbox"/>	B.	Design Standards: The proposed subdivision shall conform to the following design standards:
			Staff Comments	
			B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
<input type="checkbox"/> ?		<input type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>A 2:1 to 3:1 slope exists on the west side of Lots 6-19 that is approximately 8 feet high. This slope is not excluded from building envelopes in the current proposal. This should be discussed by the Commission.</i>
X		<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in final design.</i>
X		<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.

				<p>b. Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>d. Fill slopes shall be no steeper than three horizontal 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.</p> <p>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.</p>
			<i>Staff Comments</i>	<i>Proposed grading appears to meet standards; further review shall take place during final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the city engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			<i>Staff Comments</i>	<p><i>Drainage structures are shown on the plans. Proposed drywell sizing per revised ROADS plan submitted 3/3/17 is sufficient for proposed drainage.</i></p> <p><i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than 1 acre, and should be provided at final design.</i></p>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>A plat note should be added advising owners and potential owners of lots containing flood plain of the regulations and restrictions of 4.10.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Building envelopes for Lots 6-19 are shown on the revised Preliminary Plat submitted 3/3/17.</i> <i>The Commission should discuss whether the building envelopes on these lots should be at the top of the slope or the bottom of the slope. The slope height varies from 5' to about 9'. Allowing the building envelope to be at the bottom of the slope (but outside of the floodplain) could allow for daylight patios and other recessed building features.</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</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
			<i>Staff Comments</i>	<i>N/A</i>
<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</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</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</i>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

			Staff Comments	<i>Numerous open space parcels and a pathway to Parcel D are shown on the plans.</i>
			A. 1.	Parks:
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations</p>
			Staff Comments	<p><i>Mathematical calculations of this formula result in the following requirements:</i></p> <p><i>Project Buildout: .0277 x 36 = 1.0 acres</i></p> <p><i>Parcel D dedicated as Park = 3.25 acres</i></p> <p><i>The park in Parcel D is greater than the required park contribution. The Parks and Lands Board met on February 21st to make a recommendation regarding park lands for this application, which is attached to this report. Note that the land needs to be for the benefit of the public to be acceptable as park dedication.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	N/A

<input type="checkbox"/> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on city property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff Comments	A Pathways map of the proposed trail system to connect to the Land Trust property was requested at last planning and zoning meeting. Staff has not received any information from the Applicant regarding this request.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ol style="list-style-type: none"> 1. 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 2. 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), 3. 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. 4. Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	The Parks and Lands Board met on February 21 st to make a recommendation regarding park lands for this application, attached to this report. Staff suggests that their recommendations be made conditions of approval.
			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			Staff Comments	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			Staff Comments	<i>The Parks and Lands Board found that this area proposed for dedication is not a "traditional" park, and that it would not be appropriate to build a traditional park in this location. The passive open space as proposed is compatible with the Wood River Land Trust management plans for the larger adjacent parcel. The parcel needs to be platted as open to the general public.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			Staff Comments	<i>The primary pathway shown to access Parcel D has a 15 foot right-of-way, which should be widened to 20'. Improvements to this path are not shown at this time. Signage should be developed in collaboration with the Land Trust and City Parks staff.</i> <i>The revised plat submitted on 3/3/17 shows a 20' pathway connecting to the proposed Red Feather Way.</i>

X	<input type="checkbox"/>	<input type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Staff Comments</i>	<i>See attached memo from the Parks and Lands Board</i>
X	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by 4.10.04 of this section.
			<i>Staff Comments</i>	<i>See attached memo from the Parks and Lands Board</i>
X	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>Grade has not been determined for the easement, which will be unpaved. ADA access to the larger Colorado Gulch parcel will be created.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>See attached memo from the Parks and Lands Board</i>
X	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>The Parks and Lands Board found that this area proposed for dedication is not a "traditional" park, and that it would not be appropriate to build a traditional park in this location. The passive open space as proposed is compatible with the Wood River Land Trust management plans for the larger adjacent parcel. The parcel needs to be platted as open to the general public</i>
X	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>The open space parcel will remain largely as-is.</i>
X	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance, or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>While a maintenance plan has not yet been developed, city staff are in discussion with the WRLT.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			<i>Staff Comments</i>	.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			<i>Staff Comments</i>	<i>Easement to be widened to 20'.</i>

X	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	An overall Master Plan for the Hailey Greenway is underway, which will inform connections from this parcel to the rest of the greenway.
X	<input type="checkbox"/>	<input type="checkbox"/>	G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
			Staff Comments	
X	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			Staff Comments	See attached memo from the Parks and Lands Board
X	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff Comments	See attached memo from the Parks and Lands Board
X	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	See attached memo from the Parks and Lands Board
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	In-Lieu Contributions:
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	X	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	.
<input type="checkbox"/>	<input type="checkbox"/>	X	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 this ordinance. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, Maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term Of Guarantee Of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the city engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			Staff Comments	
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the city engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	<p><i>Applicant is proposing to pay in-lieu of providing sidewalks, curb and gutter on Broadford Road. In-lieu fees may be required omitted sidewalk on Red Feather Way or Arrowhead Court.</i></p> <p><i>Refer to Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated April 19, 2017 for on-site sidewalk and Broadford Road pedestrian/bike path recommendations. Also refer to section 16.11 of this staff report for the proposed on-site sidewalk exemption. Alta recommends the construction of a separated 8-10' wide asphalt path beginning at the intersection of Broadford Road and Cedar Street and ending at the Colorado Gulch Road. It is recommended that the Applicant pay a proportionate share of the path improvements (20%) based upon added traffic to Broadford Road.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			Staff Comments	<i>Street cuts for the installation of the two 8-inch water line connections across Broadford Road shall be per this standard.</i>

<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			Staff Comments	<p><i>Street signs are shown on the north and south entrances to the subdivision along Broadford road. An additional sign should be placed at the intersection of Red Feather road and Arrowhead court.</i></p> <p><i>Stop signs will be required at both intersections of Red Feather Way and Broadford Road per 18.06.016 B 1a iii based upon traffic counts provided in the Transportation Impacts section of “Colorado Gulch Subdivision Annexation Preliminary Impacts Evaluation” dated November 16, 2016.</i></p> <p><i>Speed limit signs will be required for any portion of Broadford Road annexed. Posted speed of 20 mph standard unless recommended otherwise by sealed traffic report.</i></p> <p><i>City limits signage shall be posted at the new boundary or shall be moved from the existing location if posted.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			Staff Comments	<p><i>No street lights are shown.</i></p>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the city engineer for review and approval. At the city engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	<p><i>8-inch sewer mains are proposed to gravity feed the subdivision to the south. A lift station will then pump the effluent to the existing Electra Lift Station.</i></p> <p><i>The preference of both staff and the applicant is to avoid a new lift station by installing gravity sewer line from the proposed development south, parallel with Broadford Road, to the existing Electra Lift Station. If gravity flow to the Electra Lift Station is not possible, a new lift station as shown in the revised plans received 3/3/17 shall be installed and the new pressure line shall tee into the existing 10” force main located in Broadford Road.</i></p>

				<p><u>Staff and the applicant conducted a capacity investigation of three components of the existing City of Hailey sewer system.</u></p> <p>1. Wastewater Treatment Plant: based upon 2012 Corollo “Wastewater Facilities Plan”.</p> <p><i>The treatment plan is currently operating near its firm capacity. The firm capacity is the flow rate the plant can handle without redundant systems; the limiting component of the Hailey Treatment Plant is the capacity of one SBR basin (there are two basins). If one basin requires maintenance, the second can only handle a flow rate of approximately 0.7 mgd. The treatment plant may not be able to meet the requirements of its current permit if one basin has to be “off-line” for extended periods. The firm capacity is approximately 50% of the treatment facility capacity. As the applicant stated in response to the staff punch list memo, plant upgrades may not need to be initiated until the facility is at 85% of design capacity.</i></p> <p><i>Assuming a wastewater production rate per connection of 215 gpd, the treatment facility has the capacity for approximately 1,600 new connections before 85% of the plant capacity is reached. The proposed Colorado Gulch Preserve Subdivision is proposing 36 new connections which is 2.3% of the available new connections.</i></p> <p><i>The “Wastewater Facilities Plan” does not clearly estimate the infill potential within the city limits; however, the city feels that because the proposed development is a small percentage of possible new connections, the treatment plant has the capacity to accept wastewater from the proposed Colorado Gulch Subdivision.</i></p> <p>2. Riverside Lift Station and Force Main: based upon 2012 Corollo “Wastewater Facilities Plan” and flow data collected by the City of Hailey Wastewater Department.</p> <p><i>See the applicant submitted analysis of the peak hour wastewater flow based upon the actual observed peak hour flow and the theoretical peak hour flow using a peaking factor of 3.2. The observed peak flow was 74% of the theoretical peak flow.</i></p> <p><i>Using the theoretical peak hour flow and capacity approximations from the “Wastewater Facilities Plan”, the applicant determined the Riverside Lift Station is currently operating at 60% of capacity and the 10” force main is operating at 42% capacity.</i></p> <p><i>Staff agrees with the applicant’s analysis that the existing Riverside Lift Station and force main have capacity to accept wastewater from the proposed Colorado Gulch Subdivision (approximately 7,740 gpd).</i></p> <p>3. Electra Lift Station: based upon pump station data collected by the City of Hailey Wastewater Department.</p>
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16.05.040: Water Connections				
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the city engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the city engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>

			<p>Staff Comments</p> <p><i>8-inch water mains are shown connecting into the existing water system with two connection points within the Airport West Subdivision. If Parcel A on the east side of Broadford Road changes ownership in the future, the city may require easements across Parcel A to accommodate these connections. Final design plans shall show connections to existing water lines. Future expansion options of the water system to provide service to Tax lots 7731 and 7732 to the north shall be included in the final design. One potential option includes the installation of a tee near the northern intersection of Broadford Road and Red Feather Way for the future installation of a main through Parcel A.</i></p> <p><i>The applicant is proposing the use an existing surface water right to irrigate all open space parcels. See the water rights summary submitted by the applicant 3/3/17. The water right authorizes the irrigation of a total of 23.6 acres using 0.41 cfs.</i></p> <p><i>10' horizontal separation of parallel and 3' vertical separation of crossing potable and nonpotable utilities shall be maintained.</i></p> <p><i>International Fire Code requires hydrants to be located adjacent to intersections and every 500'. The submitted plans show hydrants at each intersection of Broadford Road and Red Feather Way. It appears that hydrants proposed within the development are separated by approximately 500'; however, no centerline stationing is provided. Spacing shall be confirmed on final design plans. Fire suppression water demands shall be 1,500 gal/min.</i></p> <p><u><i>Staff and the applicant conducted a capacity analysis of the existing City of Hailey water system using the "Water System Master Plan" dated May 2015 by SPF Water Engineering.</i></u></p> <ul style="list-style-type: none"> <p>Capacity:</p> <p><i>The City of Hailey's water system has a firm capacity of 7.3 mgd which is the total potable water source capacity (9.79 mgd) minus its largest well source. Based upon the "Water System Master Plan", the city's 5-year average water usage is 7.0 mgd. The city is not exceeding its firm capacity; however, with anticipated growth within the city limits, use is anticipated to reach the firm capacity in 2019.</i></p> <p>Proposed Development Demand:</p> <p><i>Per the Annexation Preliminary Impact Evaluation for Colorado Gulch Preserve, the applicant anticipates water usage to be approximately 30,240 gpd. Using a peak factor of 2.4 from the "Water System Master Plan", the peak seasonal usage is approximately 75,600 gpd (2,100 gpd x 36 lots). For the purposes of this analysis, staff has assumed the difference between average water usage and the seasonal peak water usage to be the volume of irrigation water necessary to serve the</i></p>
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				<p>subdivision. The proposed Colorado Gulch Preserve average water usage is a small percentage of the total city water usage, approximately 0.5% (1% using the seasonal daily peak).</p> <p>Staff recommends that the council considers providing potable water service to the proposed Colorado Gulch Preserve if the applicant is willing to utilize its existing surface water rights to provide irrigation to each residential lot and for right-of-way landscaping including street trees in addition to all open space parcels. A redundant municipal irrigation service may be provided by the city to be utilized only if water rights are cut before the end of the irrigation season.</p> <p>If the Applicant wishes to install one irrigation system served by both sources instead of a primary and redundant system, a reduced pressure backflow assembly shall be installed because it would be considered a high hazard application. High hazard application system plans shall be submitted to DEQ for their approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			Staff Comments	N/A
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the city engineer or his authorized representative. (Ord. 1191, 2015)
			Staff Comments	<p>Generally speaking, the overall concept appears acceptable. Catch Basins and Drywells shall be compliant with City Standards.</p> <p>Storm water infiltration beds must be located at least 25' from public water supply components. Proposed drywells appear to meet this separation requirement.</p> <p>Adequate stormwater infiltration calculations have been provided per revised ROADS plan submitted 3/3/17. Additional details, etc. will be required at final design.</p>
16.05.060: Utilities				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			Staff Comments	No dry utilities shown, though the concept appears to generally address these issues. Additional utility company comment and engineering details will be required at final design.
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			Staff Comments	
16.05.080: Installation To Specifications; Inspections				
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey Specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to insure the compliance with City of Hailey code. The City will need to select an inspector, to be paid for by the applicant, for all water, sewer, and roadway infrastructure during construction.
16.05.090: Completion; Inspections; Acceptance				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the city engineer, and appropriate City departments to determine a punch list of items for final acceptance.

			Staff Comments	<i>This would be required if this were to become a municipal project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	<i>Completion of all major infrastructure by the developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the city engineer. (Ord. 1191, 2015)
			Staff Comments	<i>As-built drawings will be required if this becomes a municipal project.</i>
16.11 Exceptions				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.11	<p>Whenever the tract to be subdivided is, in the opinion of the commission and the council, of such unusual shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow a more financially feasible or profitable subdivision. (Ord. 1191, 2015)</p>
			Staff Comments	<p><i>Per the Alta Engineering report, "Colorado Gulch Preserve Review- Active Transportation Elements & Recommendations" dated 4/19/17, on-site sidewalks are recommended to be paid in lieu, with funds to be used in the vicinity to complete the Broadford Road nonmotorized path. The proposed subdivision is surrounded by such development that does not provide pedestrian connectivity because it is semi-rural and on the edge of town, and the Applicant is proposing a wide gravel shoulder which would provide an appropriate pedestrian zone for the anticipated traffic volumes and speeds.</i></p> <p><i>It is recommended that the Applicant provide an in lieu fee for the total estimated construction cost of on-site sidewalk to be used solely for pedestrian path construction within the City of Hailey.</i></p>

Summary and Suggested Conditions

The Commission shall review the subdivision application and continue the public hearing, approve, conditionally approve, or deny the application. If approved, the plat application will be forwarded to the Council.

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

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the improvements shown on the most recent submitted plans and those listed in these conditions.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.
- d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat.
- e) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- f) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- g) Any application development impact fees shall be paid prior to recording the final plat.
- h) The final plat shall include plat note 1 as stated on the approved preliminary plat, with the revision of Note 2 and the addition of the following two plat notes, #'s 3 and 4:

Plat Note #2: Parcel D is hereby dedicated as an open space park in perpetuity to satisfy the city's park contribution requirements, and is to benefit the public. Parcels A, B, C, and E are open space parcels to benefit the property owners within this subdivision.

Plat Note #3: A plat note shall be added advising buyers and potential buyers of the existing Light Industrial Zoning and Uses adjacent to Colorado Gulch Preserve Subdivision east of

Broadford Road and that heavy equipment may operate at any time during the day.

Plat Note #4: A plat note shall be added advising buyers and potential buyers of the floodplain.

- i) Per the Hailey Parks and Lands Board recommendation, Applicant shall dedicate 3.25 acres (Parcel D) to become public open space. A final pathway design shall be reviewed and approved by the City. Final signage design shall clearly state the land is open to the public and there is public access and shall be developed in collaboration with the City of Hailey and Wood River Land Trust for the Parcel D park space. Signage design shall be approved by the City of Hailey prior to approval of the final plat.
- j) Applicant shall submit a final Erosion Control Plan prior to final plat.
- k) Per the Hailey Tree Committee recommendations, street trees shall be installed at a minimum every 50' of lot frontage and 10' from each driveway. Trees shall be at least 3 different large deciduous species listed in the Wood River Valley Tree Guide with desirable fall color. Drip irrigation shall be provided with private water rights per Idaho State Statue 67-6537.
- l) The Applicant shall contribute a minimum of 20% of the estimated Broadford Road widening to 22' or 24' and rehabilitating cost. If only one estimate is provided, it shall be reviewed by the city engineer, and additional estimates may be requested. However, Broadford Road widening must be completed prior to approval of the final plat, and additional construction funds must be identified to complete the project.
- m) The Applicant shall contribute a minimum of 20% of the estimated Broadford Road Path construction cost. The path shall be a separated 8-10' path located in Airport West Subdivision #1, Parcel A, which is owned by the City of Hailey, If only one estimate is provided, it shall be reviewed by the city engineer, and additional estimates may be requested.
- n) Pursuant to city code section *16.11 Exceptions*, the Applicant shall be allowed to pay in lieu fees for on-site sidewalks prior to approval of the final plat, to be used towards the Broadford Road path construction. If only one estimate is provided, it shall be reviewed by the city engineer, and additional estimates may be requested.
- o) All residential lots shall be served irrigation water first by Water Right #37-22248 & 37-23017 per Idaho State Statue 67-6537, and second by the municipal source. If the Applicant wishes to install one irrigation system served by both sources instead of a primary and redundant system, a reduced pressure backflow assembly shall be installed

because it would be considered a high hazard application. High hazard application system plans shall be submitted to DEQ for their approval.

- p) All proposed roads within the development shall be dedicated public streets city standard 12.04.010 and shall allow public parking and all other uses and restrictions identified in City code.
- q) Any damage to Broadford Road that occurs during construction shall be rehabilitated at the cost of the Applicant.
- r) Pursuant to city code section *16.11 Exceptions*, proposed pavement width on all interior roads shall be reduced in width from 28' to 24' to increase neighborhood compatibility.

Motion Language:

Approval:

Motion to approve the Preliminary Plat application for CGP, LLC, represented by Galena Engineering located at Lot 1A, Block 1, Stevens Family Ranch LLC, Map 2N R18E Section 15 & 16, with conditions a through r finding that the application meets all City standards.

Denial:

Motion to deny the Preliminary Plat application for CGP, LLC, represented by Galena Engineering located at Lot 1A, Block 1, Stevens Family Ranch LLC, Map 2N R18E Section 15 & 16, finding that (Commission should cite which standards are not met and provided the reason why each identified standard is not met).

Continuation:

Motion to continue the public hearing upon the Preliminary Plat application for CGP, LLC, represented by Galena Engineering located at Lot 1A, Block 1, Stevens Family Ranch LLC, Map 2N R18E Section 15 & 16 to _____[the Commission should specify a date].



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	178.72	120.00	110.80	85°19'58"	162.65	S 45°23'27" W
C2	333.70	714.34	169.95	26°45'56"	330.88	S 10°39'30" E
C3	122.55	170.00	84.08	41°18'17"	119.92	S 44°41'36" E
C4	452.95	670.00	235.52	39°44'05"	444.38	N 45°59'42" W
C5	196.36	220.00	105.26	51°08'23"	188.91	S 52°10'52" E
C6	21.68	70.00	10.93	17°44'33"	21.59	S 60°37'20" E
C7	156.74	670.00	78.73	13°24'15"	156.39	N 50°38'37" W
C8	296.21	670.00	150.56	20°18'00"	293.80	N 30°16'35" W
C9	116.54	100.00	65.80	66°46'23"	110.06	S 71°28'42" W
C10	171.94	70.00	196.23	140°44'08"	131.86	N 34°27'49" E
C11	244.57	80.85	397.34	134°14'32"	177.15	S 66°19'29" W
C12	84.13	100.00	44.74	48°12'17"	81.67	N 13°57'22" E

LINE	LENGTH	BEARING
L1	456.27	S 88°03'28" W
L2	28.07	N 84°30'24" E
L3	119.03	N 38°03'30" E
L4	112.52	N 38°03'30" E

NOTES

1. Irrigation is restricted to one-half (1/2) acre per lot. Lots 6-19 shall maintain a 30' wide non-irrigated natural landscape buffer as shown herein.
 2. Parks area calculations
36 lots x 0.0277 = 1.0 acres (required)
Parcel D = 3.25 acres (proposed)
- Parcel D is hereby dedicated as an open space park to satisfy the city's park contribution requirements, and is to benefit the property owners within this subdivision.
- Parcels A, B, C, and E are open space parcels to benefit the property owners within this subdivision.



LEGEND	
Existing Items	Proposed Items
Subdivision Boundary Line	Lot Line
Adjacent's Lot Line	Easement, type as shown
Found Brass Cap	Set 5/8" Rebar
Found 5/8" Rebar	Borrow Ditch
5' Contour Interval	Asphalt
1' Contour Interval	Catch Basin
Asphalt	Drywell
10' Pressure Sewer	Storm Drain
Sewer Manhole	8" Grassy Sewer Main
8" Grassy Sewer Main	Edge of Water
Edge of Water	2010 FEMA Floodplain
2010 FEMA Floodplain	Building Setback Line
Building Setback Line	Existing Edge of Berm
Existing Edge of Berm	Native Landscape Buffer (See Note 1)
Native Landscape Buffer (See Note 1)	Open Space Parcels
Open Space Parcels	Irrigation Main
Irrigation Main	Irrigation Service
Irrigation Service	Pump House
Pump House	8" Grassy Sewer Main
8" Grassy Sewer Main	Sewer Manhole
Sewer Manhole	Pressure Sewer Main
Pressure Sewer Main	L.R. Station
L.R. Station	Sewer Service
Sewer Service	Water Service
Water Service	6" Water Main
6" Water Main	Water Valve
Water Valve	File Hydrant
File Hydrant	5' Contour Interval
5' Contour Interval	1' Contour Interval

PRELIMINARY PLAT FOR

COLORADO GULCH PRESERVE

WITHIN SECTIONS 15, 16, & 21, T.2N, R.18E, B.M. BLAINE COUNTY, IDAHO

PREPARED FOR JEFF PFAEFLE

PROJECT: AIRBORNE 2016 Survey Boundary-Parcel 589 plat 022317.dwg 3/3/2017 12:55:4 PM MST

SHEET 1 OF 3

FEEL

REUSE OF DRAWINGS

These drawings, or any portion thereof, shall not be used on any project or for any other purpose without the written agreement of the engineer.

ENGINEER: JEFF PFAEFLE

DATE: 3/3/2017

BY: JEFF PFAEFLE

NO.

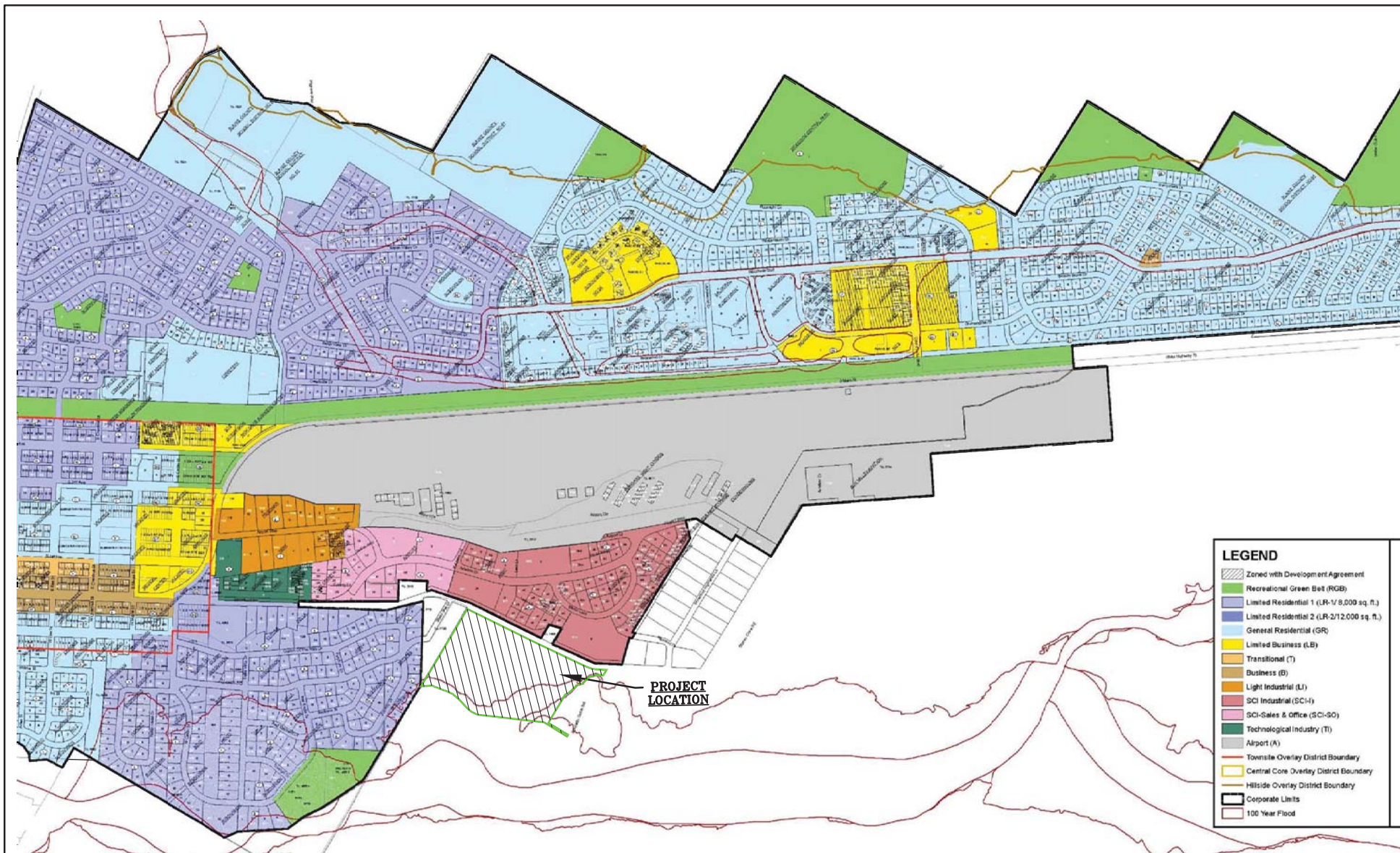
DATE

BY

REVISIONS

PPLAT

NO.		DATE	BY	REVISIONS
<p>GALENA ENGINEERING, INC. Civil Engineers & Land Surveyors 1000 West 10th Street Highway, Suite 83333 (208) 776-1005 (208) 776-1005 www.galenae.com email: galenae@galenae-engineering.com</p>				
<p>REUSE OF DRAWINGS These drawings, or any portion thereof, are hereby released for use by the owner for any and all extensions of the Project except by agreement in writing with Galena Engineering, Inc.</p>				
<p>DATE: _____ BY: _____ DRAWN BY: _____ CHECKED BY: _____</p>				
<p>PROJECT LOCATION: Prateridge/5584th Avenue 2016nd/Bendway/052317 Jett</p>				
<p>PROJECT NO.: 2016-01 SHEET NO.: 2016-01</p>				



LEGEND

- Zoned with Development Agreement
- Recreational Green Belt (RGB)
- Limited Residential 1 (LR-1/ 8,000 sq. ft.)
- Limited Residential 2 (LR-2/12,000 sq. ft.)
- General Residential (GR)
- Limited Business (LB)
- Transitional (T)
- Business (B)
- Light Industrial (LI)
- SCI Industrial (SCI-I)
- SCI-Sales & Office (SCI-SO)
- Technological Industry (TI)
- Airport (A)
- Townsite Overlay District Boundary
- Central Core Overlay District Boundary
- Hillside Overlay District Boundary
- Corporate Limits
- 100 Year Flood

NO	DATE	BY	REVISIONS

**GALENA
ENGINEERING
INC.**

CIVIL ENGINEERS & LAND SURVEYORS
 317 NORTH RIVER STREET
 HAILEY, IDAHO 83333
 (208) 788-1705
 (208) 788-4512 FAX
 EMAIL: galena@galena-engineering.com

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

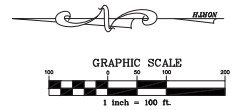
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

A VICINITY MAP SHOWING
COLORADO GULCH PRESERVE ANNEXATION
 WITHIN SECTIONS 15 & 16, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR JEFF PFAEFFLE

PROJECT INFORMATION
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NOTE
AERIAL IMAGE IS PER 9/2009 AERIAL FLIGHT



NO.	DATE	BY	REVISIONS

Galena Engineering Inc.
317 North River Street
Bailey, Idaho 83433
(208) 788-1705
(208) 788-4812 fax
email galena@galena-engineering.com

Civil Engineers & Land Surveyors
These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DESIGNED BY: DATE: 11/18/16
DRAWN BY: DATE:
CHECKED BY: DATE:
FIELD BOOK:

A VICINITY MAP SHOWING
LOT 1A, BLOCK 1, STEVENS FAMILY RANCH LLC
WITHIN SECTIONS 15 & 16, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR JEFF PFAEFFLE

PROJECT INFORMATION
P:\adskproj\5589-04 Annex 2016\dwg\Boundary-Plot\vicinity map with aerial.dwg 11/18/2016 12:46:45 PM MST

SHT 1 OF 1

2015-2020 CAPITAL PROJECT SHEET

Project #

Project Description

Department

Breakdown of Project Costs and Funding Sources

Cost Summary	Budgeted FY 2015	Year 1 FY17	Year 2 FY18	Year 3 FY19	Year 4 FY20	Year 5 FY21	Future 6-10 2022-26	Future 11-20 2027-36	TOTAL
Preliminary Services/Design						32,000			32,000
Land Acquisition									0
Infrastructure Improvements							430,000		430,000
Building Improvements									0
Machinery & Equipment									0
Other/Maintenance									0
TOTAL COST	0	0	0	0	0	32,000	430,000	0	462,000

Funding Sources	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Future	TOTAL
URA Partnerships								
Annexation Fees								
Development Impact Fees								
In-lieu Fees								
LOT - Local Option Taxes								
Cap Fund Property Tax Levy (permanent)								
General Property Tax Levy (permanent)								
2-Year Property Tax Levy								
County/City Road & Bridge Levy (2-year)								
Idaho Power Franchise Fee Increase								
LID - Local Improvement Districts								
General Obligation Bonds								
Revenue Bonds								
Recreation Bonds								
Grants and/or Donations								
Savings in Capital Fund								0
Transfer to Capital from Operations								
TOTAL FUNDING SOURCES								0

1. Briefly Describe and provide justification for this Capital Project

Broadford Road is a bus-standard street with continuing pothole problems and no drainage. Reconstruction to a rural road design (drainage swales) with drainage features added. 1,225' in city, additional 1,175' in county. Possible joint city/county LHTAC grant application (7.25% match). Estimate is based on annexation of additional 1,250' of Broadford Road. A portion of the road is in the URA District for possible assistance in funding. With new impacts from future development the scope of this project need to be readdressed. Double chip seal has prolonged the life of this road way but still needs a long term plan to rebuild it.

2. Describe the Project status and completed work.

With new impacts from future development the scope of this project need to be readdressed with added bike paths and sidewalk. A Double Chip and Fog Seal has prolonged the life of this road way.

3. Any grants for this Project?

Possible LHTAC grant. Developer impact fee's

4. What impact will this project have on the annual operating expenses? Please quantify and describe.

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Future	TOTAL
								0



3152 South Bown Way, Suite 201
Boise, ID 83706
(208) 570-3561
www.altaplanning.com

MEMORANDUM

To: Lisa Horowitz, City of Hailey

From: Don Kostelec, AICP

Date: April 19, 2017

Re: **Colorado Gulch Preserve Review – Active Transportation Elements & Recommendations**

This memo outlines Alta Planning + Design's finding and recommendations for the Colorado Gulch Preserve development as they pertain to the active transportation network within the proposed development and along Broadford Road from Cedar Street/State Highway 75 to Colorado Gulch Road. This area encompasses the full extent of the proposed development, the Hailey City Limits along Broadford Road north of the development, and a section of Broadford Road south of the proposed development to Colorado Gulch Road.

General Recommendations

- **Internal Streets:** The size of the development combined with lack of proposed street connectivity, if approved as submitted, would not create traffic volume and speed concerns to a degree that two-lane residential streets without curb, gutter, sidewalks and bike lanes would pose a serious threat to the safety and comfort of people walking or bicycling along those streets.
- **Broadford Road Cross Section:** There are topographical and right-of-way constraints along Broadford Road that pose a challenge to widening the existing pavement to a width great enough to accommodate dedicated bike lanes or bikeable shoulders. It is not recommended to add these facilities due to the constraints. The traffic volumes projected post-development are not at a level that creates a notable change to the traffic character of the road or would make it less suitable for those who already ride a bicycle along Broadford Road. The recommendation for a pathway along the east side of the road would serve people who currently walk in the street and bicyclists who are more comfortable riding on separated facilities, such as pathways.
- **Broadford Road Pathway:** Given the finding related to internal streets in the first bullet, allowing the developer to allocate fees in lieu of constructing sidewalks to a proportionate share of a multi-use pathway along the east side of Broadford Road is recommended. This pathway is consistent with the City's and Blaine County Recreation District's long-range plans to develop a pathway along Broadford Road. The pathway would eventually link to existing pathway segments south of the proposed development in unincorporated Blaine County.

Internal Street Network & Active Transportation

The January 23, 2017 Staff Report on Colorado Gulch Preserve identify an option for streets that did not include sidewalks. It stated:

- “There is no pedestrian access or sidewalk zone proposed within the 60’ R.O.W. section. Because this is a semi-rural subdivision on the edge of town, the Commission should discuss what pedestrian profile is appropriate. There are three potential options for sidewalk development within the subdivision (adjacent to Red Feather Way and Arrowhead Court):
 1. Determine that this is a semi-rural subdivision and internal sidewalks are not needed. Accept an lieu fee for sidewalks to be used towards bike/pedestrian improvements on Broadford Road
- “No sidewalks are shown. Staff intends to that a bike/pedestrian profile for Broadford Road be developed as part of this process. This application would be required to contribute a proportionate share of those improvements.”

Sidewalks are generally recommended for local streets with densities of 4 dwelling units per acre or greater. Pedestrians can share the street if traffic is light (generally less than 400 vehicles per day in a rural setting¹) and the speed limit is 20 mph. The Colorado Gulch preserve does is not of a density that would exceed 4 dwelling units per acre and the number of trips generated per day, based on the Traffic Impact Study, do not indicate that traffic volumes would be a concern. The proposed internal streets are a context similar to other residential streets in semi-rural settings within the City of Hailey.

The guidance for sidewalks along rural routes notes that a shoulder, marked or otherwise, of at least 3 feet in width outside the travel lane is preferred for pedestrian space. The proposed pavement width within the subdivision is 28 feet, which allows for a hypothetical 10 foot travel lane in each direction and a 4-foot shoulder space on either side.

Recommendation: Allow deviation from policy to allow internal streets without sidewalks. The size of the development combined with lack of proposed street connectivity, if approved as submitted, would not create traffic volume and speed concerns to a degree that two-lane residential streets without curb, gutter, sidewalks and bike lanes would pose a serious threat to the safety of people walking or bicycling along those streets.

Broadford Road Cross Section

Broadford Road is designated as a residential collector within the City of Hailey, per the January 23, 2017 staff report. It transitions to a rural collector beyond the city limit. The existing cross section of Broadford Road has the following characteristics:

- 20 to 22 ft pavement width
- 1,431 vehicles per day
- 25 mph posted speed limit

¹ Federal Highway Administration PEDSAFE Countermeasures Selection System. *Recommended Guidelines/Priorities for Sidewalks and Walkways. Table 1: Recommended Guidelines for New Sidewalk/Walkway Installation* http://www.pedbikesafe.org/PEDSAFE/resources_guidelines_sidewalkwalkways.cfm

The staff report also notes in the development application “there are no proposed sidewalks proposed adjacent to Broadford road. Broadford road is designated as a residential collector with bicycle corridor.”

The evaluation of the Broadford Road cross section incorporated discussions among city staff and development representatives about the pavement condition, desired pavement width, and design options for improving the existing conditions along Broadford Road. From an active transportation perspective, the addition of, at minimum, 4-foot wide bike lanes or 4-foot wide bikeable shoulders on both sides of the road would require an additional 8 feet of asphalt be added to the existing cross section. City Public Works staff indicated this additional width would pose feasibility issues pertaining to reengineering of drainage swales along the entire route. The traffic study indicates that the vehicular volumes and travel characteristics would not be altered by the proposed developed to a degree to warrant striping of travel lanes along Broadford Road.

The Planning and Zoning Commission will recommend a desired width of Broadford Road to the Council and the City will determine proportionate share. There is consensus that the width would not exceed 24 feet of total asphalt width, which is not wide enough to accommodate a bike lane or bikeable shoulder.

If the City of Hailey determines in the future that traffic volumes and characteristics warrant striping of a centerline and fog lines along Broadford Road, the City should consider a shared lane marking (“sharrow”) or advisory shoulder (as currently proposed along 2nd Avenue).

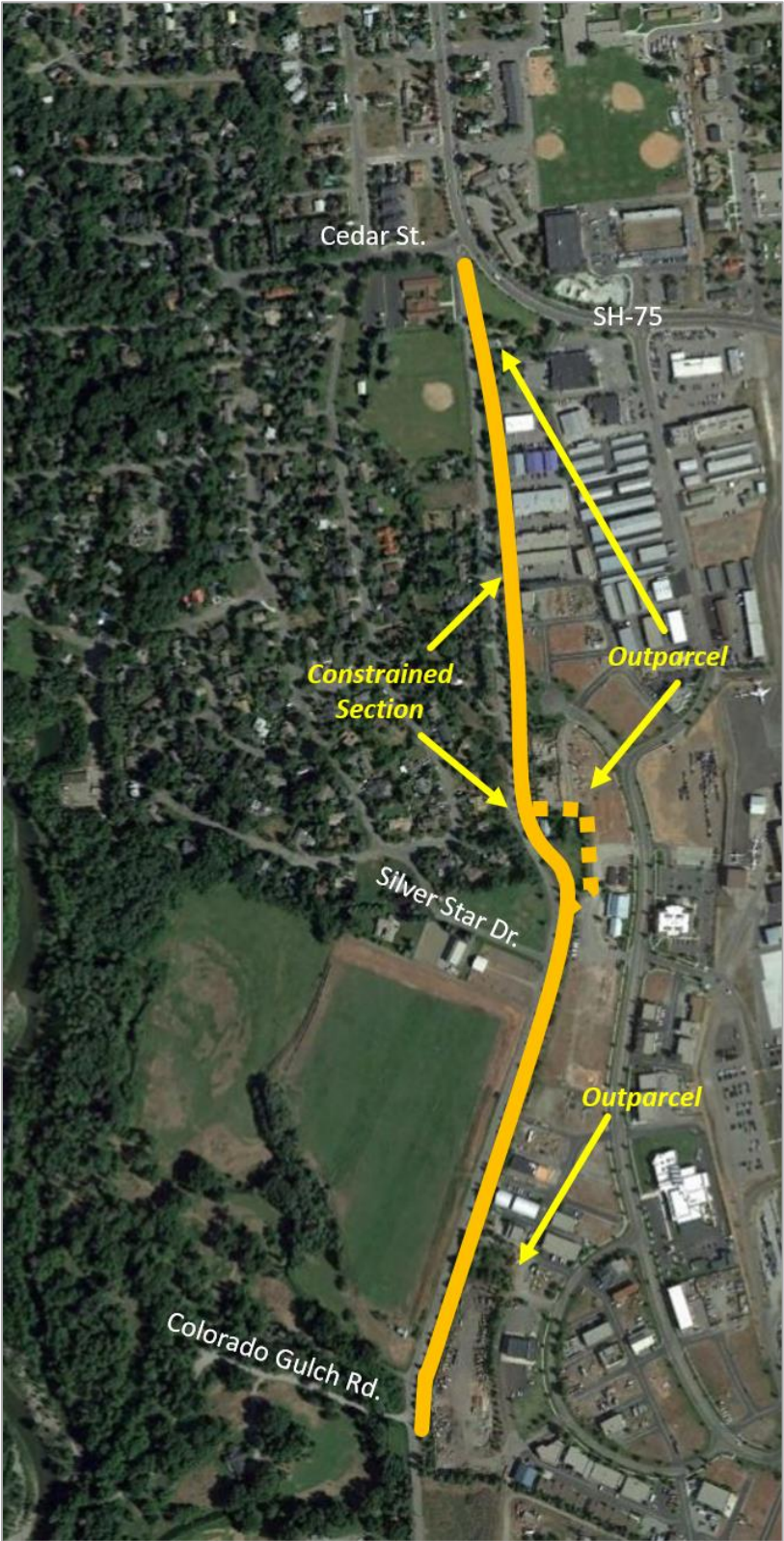
Recommendation: It is cost-prohibitive to widen Broadford Road to accommodate bike lanes or bikeable shoulders. The traffic volumes projected post-development are not at a level that creates a notable change to the traffic character of the road or would make it less suitable for those who already ride a bicycle along Broadford Road. The recommendation for a pathway (see next section) along the east side of the road would serve people who currently walk in the street and bicyclists who are more comfortable riding on separated facilities, such as pathways.

Broadford Road Pathway

The City of Hailey has preserved a parcel along the east side of Broadford Road for pathway development. Some sections exist as a primitive trail and trees are maturing within this buffer. It is recommended that the City pursue design and construction of the pathway along Broadford Road from Cedar Street to Colorado Gulch Road as a way to extend the City’s pathway network, link to new trails proposed along the Wood River west of Broadford Road, and connect existing and emerging residential areas to the City.

The Broadford Road Pathway is conceptualized as a 10-foot wide multi-use pathway (8-foot wide in some constrained sections) that would provide a facility for people who walk and bike along this route. This pathway would be constructed in lieu of on-street bike lanes and a curb-separated sidewalk. The illustration on Page 4 (next page) highlights the section evaluated as part of this review and denotes where outparcels are located.

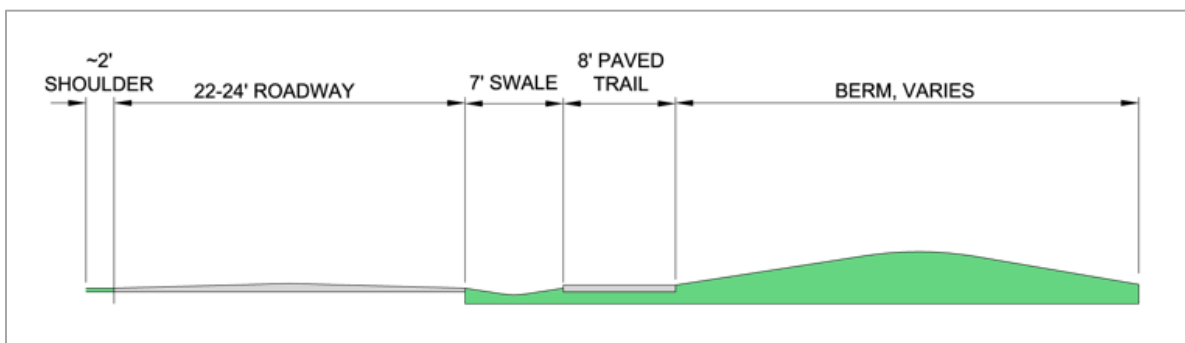
Broadford Road Pathway Section



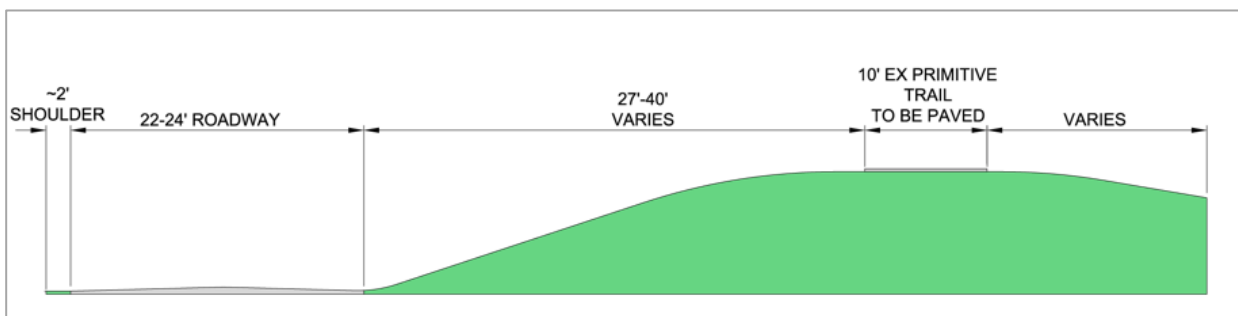
The section of pathway from Cedar Street to Colorado Gulch Road would be approximately 0.8 miles with an estimated design and construction cost of \$175,000 to \$250,000. The unknown elements that contribute to this range of cost involves the amount of cut and fill that would be required to account for berms and right-of-way along the business park frontage.

Within this 0.8 mile section there are three typical sections for the City to consider.

- Section 1: Cedar Street to Silver Star.** The section across from the church and sports fields is constrained by the berm east of Broadford Road that is part of the Business Park's property. A pathway could be constructed between the edge of pavement and along the berm (leveling off some undulation west of the existing tree line) with some separation from the road via a drainage swale. An easement may be needed from the Business Park development. The cross section below illustrates a typical section for this segment of the pathway.



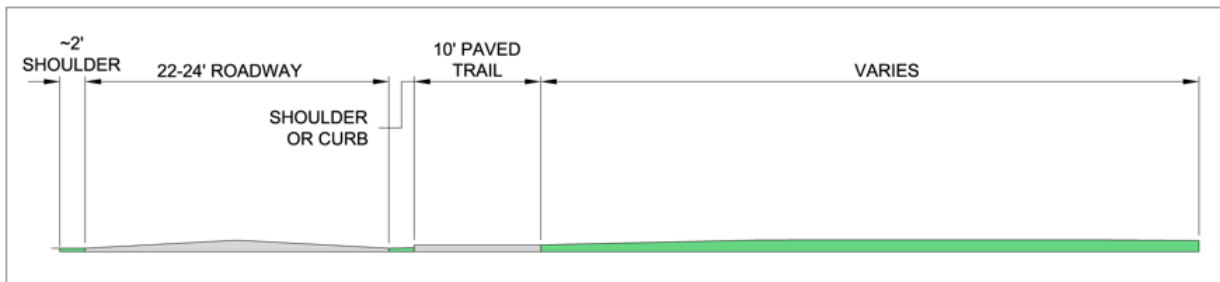
- Section 2: Silver Star Road to Colorado Gulch Road.** A primitive trail exists east of Broadford Road in between clusters of trees. Formalizing this trail by paving it and enhancing the design would have little impact to existing drainage along the street. Construct a trail access near Silver Star that climbs the berm at a slope compliant with ADA requirements. A typical cross section for this segment is below.



- Section 3: Outparcels & Constrained Areas.** There are three outparcels where residential properties have direct access to Broadford Road. The City may negotiate transfer of property along the north, south and east sides of these properties in exchange for permission to construct the pathway between the dwelling units and Broadford Road. A pathway that is visible from the street is more

desirable than a pathway that circles behind these parcels, however, it may be desirable to wrap the pathway around the parcel just north of Silver Star Road due to grade, roadway constraints and potential for access to the Business Park.

An attached pathway that is curb-separated from the road may be most feasible to preserve existing landscaping in these areas. A narrow drainage swale may be accommodated if landscaping can be impacted. A typical cross section for these outparcels is below. A separated barrier should be at least 5-feet wide, without curbing.



The following locations should also be considered as the pathway is designed and built:

- **Colorado Gulch Preserve Access:** Evaluate a marked crosswalk and pathway connection from Broadford Road to the pathway to allow access from residents of the proposed development. The south entrance is preferred or may tie into a Colorado Gulch Road connection
- **Silver Star Crossing:** Provide a marked crosswalk and pathway connection from Broadford Road to the pathway to allow access from residences along Silver Star Road and local streets connect to Silver Star.
- **Cedar St Connection:** Evaluate an on-street connection or separated bike lane along Cedar Street, west to the planned bikeway along River Street.
- **SH 75/Cedar Street Intersection:** Track progress of any projects for this intersection and work with ITD to safely design access for multi-use trail traffic across this intersection to access the Campion Ice House, Skate Park, Rodeo Grounds, and other destinations to the north of this area.
- **Business Park Access:** Once the trail is constructed, look for “desire lines” that indicate where people are using the pathway to then access the post office or intersection at Airport Way and SH 75. Currently there is not an easily identifiable route that could be upgrade to provide this connection. It may be best to see what patterns emerge before approaching the business park about obtaining an easement or redesigning an internal street to provide this connection. If the trail is wrapped around the outparcel just north Silver Star, a connection to the street network of the Business Park is desirable at that location.

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Public Works Memo

To: Members of the Hailey Planning and Zoning Commission

CC: Heather Dawson, City Administrator;
Lisa Horowitz, Community Development Director;
Ned Williamson, City Attorney;
Sam Stahlnecker, City Engineer; and
Cole Balis, Water Division Manager

From: Mariel Miller, Public Works Director

Date: 4/19/2017

Re: City water right status, options and requirements for irrigation of new developments

The Water System Master Plan shows the City has enough water rights for about 20 years; however, this evaluation, done by the consulting firm that completed the plan, considered all City water rights to be available for use by the City for municipal delivery. The City has several types of water rights. Hailey's water rights include groundwater rights and surface water rights. Depending on the water right, a water right may be used for irrigation only or for municipal purposes, which includes both irrigation and domestic use. The water that is delivered to homes and business throughout the City's well system are groundwater rights designated as municipal use. Without converting surface water rights to groundwater or transferring some of the groundwater rights to a different point of diversion (City wells) and/or converting uses from irrigation to municipal use, the City is more limited than what the Master Plan states (i.e. enough water rights for 20 years of projected growth).

Without applications to and approvals from the Idaho Department of Water Resources (IDWR) for these various transfers and conversions, the City is currently limited to 6400 gallons per minute (gpm) with our current groundwater rights for municipal uses at our City wells. We use about 5300 gpm during our peak demand. This leaves 1100 gpm of existing rights to be used at our existing wells. Due to the City being very near it's firm capacity (redundancy of a system, measured by the ability of the water system to sustain peak demand when the highest producing well is offline), a new well is recommended in the Master Plan. The City would either need to 1) acquire new water rights, 2) not exceed 1100 gpm at the new well, or 3) successfully transfer and convert existing unused water rights to groundwater rights with preferably a municipal use designation. As demand increases, the need for an additional well could become more critical, especially if irrigation is occurring and increases the peak demand (irrigation is what adds to the peak demand in the City and accounts for approximately 73% of the City's overall water usage). When a new well is determined necessary, water rights of the right type will also be necessary.

As described above, several options exist to provide the type of water rights needed for a new well. Converting an irrigation water right acquired from an annexation to a municipal water right could have some merits, but would require approval from IDWR.

1. Conversion of Groundwater Right to Municipal Right. An excerpt from an email received from Brockway Engineering on March 31, 2017 is provided below, describing two options to consider when converting a groundwater right used for irrigation to a municipal right:

There are two options when a municipality acquires an irrigation right:

Option 1: Transfer it into the city system and convert them to municipal use. This allows the water right to be used for all of the usual things under the “municipal” umbrella, including residential, commercial, and irrigation. However, in the change of use IDWR will only allow the consumptive use volume to be transferred (because they assume all municipal uses to be 100% consumptive, which is not true, but it’s their policy). This means that about 25% of the annual volume allowance is lost in the transfer, but the diversion rate is not affected. This is often acceptable because cities typically are short on peak diversion rate more than annual volume.

Option 2: Transfer it into the city system but keep it as an irrigation right. This is a relatively new hybrid approach that IDWR has allowed – they call it “municipal irrigation.” In this case, the full water right volume is preserved, but the right can only be used for irrigation within the service area. In essence, the right would replace some of the irrigation occurring under the existing municipal rights, freeing that amount up for other municipal uses. For this option IDWR requires that the city demonstrate that there is in fact at least as much irrigation occurring within the service area than the irrigation right allows (which should not be a problem with Hailey), and that the city provide an update every five years that this is still the case (also should not be a problem).

The second option is beneficial because it allows more irrigation to be replaced than Option 1, but it does come with more strings and is less flexible than the straight municipal option. Also, a significant factor is the threat of conjunctive management, whether by water call or otherwise, which makes the priority date of the irrigation right important. Option 2 would explicitly tie the water right to a certain number of acres, so that if it were a late-priority right and were curtailed, those acres could be in greater jeopardy.

In either case, a transfer application would be required to change the place of use to the city’s service area, and make all wells points of diversion on the water right. The above analysis applies for primary groundwater only; if the land also has surface water, things get much more complicated.

2. Conversion of Surface Water Right to a Municipal Right. Converting a surface water right to a groundwater right is more complicated. It requires an application to IDWR to show that 50% of the water pumped from a well (groundwater) site will return to the surface water body where the water right is from within 24 hours. Brockway stated that from what they have seen, the well usually must be within 200-250 feet from the surface water body.

An alternative to using a surface water right in the City's water system, that could also be beneficial, is using it for recharge into the aquifer. Surface water rights used for recharge could be good to have to provide mitigation or defense against a water call. The challenge in this case is finding the land area to place the recharge water. The land would need to be owned or leased by the City, in close proximity to the surface water source or means of conveyance and would need to land area large enough to accommodate the amount of water in the right. Typically, a recharge area looks like a large pond.

Another point to consider when evaluating water rights under the context of an annexation application is Idaho Code Section 67-6537, which requires annexed properties to provide their own irrigation water, if available. A drawback to this requirement could be that water meters may not be installed at individual properties for irrigation use and as a result, property owners would not be charged for usage based on the gallons of water consumed. This could lead to excessive water use and less incentive for individuals to conserve. In addition, a private system like this would not allow the City the ability to impose watering restrictions during certain times of day or days of the week, which improves water conservation. The following excerpt from Idaho Code explains this in greater detail:

USE OF SURFACE AND GROUND WATER. (1) The intent of this section is to encourage the use of surface water for irrigation. All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation. Surface water shall be deemed reasonably available if:

- (a) A surface water right is, or reasonably can be made, appurtenant to the land;*
- (b) The land is entitled to distribution of surface water from an irrigation district, canal company, ditch users association, or other irrigation delivery entity, and the entity's distribution system is capable of delivering the water to the land; or*
- (c) An irrigation district, canal company, or other irrigation delivery entity has sufficient available surface water rights to apportion or allocate to the land and has a distribution system capable of delivering the water to the land.*

In summary, water rights are a complicated topic and there are many things to consider. If a property can provide their own surface irrigation water, it is required by Idaho Code that they do so. If there are groundwater rights available, it is recommended that the City acquire them if the City is to provide municipal water from the City's water system to the properties. It is recommended that the City provide all City properties with water from the City's system, excluding irrigation water, when feasible. If additional irrigation water is needed for annexed properties, the need for additional water rights and a new well, to meet peak demand and Idaho Department of Environmental Quality's recommendation for systems at or beyond firm capacity to have more redundancy, is needed.





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